

1 Seeing none, we'll close it and bring it
2 back to the Board.
3 Chip, we'll start with you this time.
4 MR. WITHERS: I'm okay with it.
5 MR. BEHAR: Maria?
6 MS. VELEZ: I'm fine.
7 MR. BEHAR: Venny?
8 MR. TORRE: I'm perfectly fine with it.
9 I'm concerned about the time it takes to get
10 somebody like Mr. Wolfe to have the ability to
11 do this. And how we started, this is the
12 comment you made, didn't we do this before, and
13 I thought we had, and here we are doing it
14 again.
15 So I'm concerned, you know, why did we take
16 this process. And, again, could you explain
17 it, because I'm confused why he's here today
18 and not already having drinks outside.
19 MR. TRIAS: Yes. I mean, I can answer that
20 question directly. This has been discussed for
21 a while, and what happened is that the
22 Commission, the last action they took is, to
23 make the request a Conditional Use. Now, the
24 consequence of that is that it's a very lengthy
25 process, et cetera. So they're re-visiting

1 there, and check the height for the leg
2 supports, so that if it's an individual with a
3 wheelchair, they're not hitting their knees.
4 Those are my only two comments on that.
5 And you've already moved it?
6 MR. MURAI: I've moved it.
7 MR. BEHAR: I would, just for the record,
8 state that on behalf -- I apologize for how
9 long it's taken for you to be able to do that,
10 and I think it's a great idea. And Mr. Trias,
11 we should look at the process, to make sure
12 that --
13 MR. TRIAS: We are. We already have the
14 proposed language.
15 MR. BEHAR: Expedite this.
16 MR. TRIAS: Yes.
17 MS. ANDERSON: Okay. I'll second it.
18 MR. BEHAR: We have a second.
19 Can you please call the roll?
20 THE SECRETARY: Rene Murai?
21 MR. MURAI: Yes.
22 THE SECRETARY: Venny Torre?
23 MR. TORRE: Yes.
24 THE SECRETARY: Maria Velez?
25 MS. VELEZ: Yes.

1 this idea, to make it a little more streamline,
2 I believe --
3 MR. BEHAR: -- process.
4 MR. TRIAS: Now, I think that that's likely
5 to happen, but as of today, we do have this
6 process in place and Mr. Wolfe has complied
7 with the requirements.
8 MR. TORRE: So this is the precursor to the
9 Commission approval that is conditional base?
10 MR. TRIAS: Yes.
11 MR. TORRE: This is the precursor to that?
12 MR. TRIAS: Yes. The process includes
13 Planning & Zoning, and then Commission.
14 MR. TORRE: Okay.
15 MR. MURAI: May I move it? May I move
16 approval, please?
17 MR. BEHAR: Any comments?
18 MS. ANDERSON: I have a couple of comments
19 on the tables, not that it's going to affect
20 approval, because I am in favor of it. I was
21 up in Winter Park. There was a wine bar there.
22 There was a lot of activity.
23 I would just refrain from using tables that
24 are high top tables, because it tends to crowd
25 the sidewalks and we end up with a problem

1 THE SECRETARY: Chip Withers?
2 MR. WITHERS: Yes.
3 THE SECRETARY: Rhonda Anderson?
4 MS. ANDERSON: Yes.
5 THE SECRETARY: Robert Behar?
6 MR. BEHAR: Yes.
7 Thank you.
8 Item E-2, Mr. Attorney, can you please read
9 it in, for the record?
10 MR. COLLER: Item E-2, a Resolution of the
11 City Commission of Coral Gables, Florida
12 granting conditional use approval pursuant to
13 Zoning Code Article 4, "Zoning Districts,"
14 Division 2, "Overlay and Special Purpose
15 Districts," Section 4-208.A.3(a), "Residential
16 Infill Regulations," for a multi-family
17 building on property zoned Multi-Family 2
18 legally described as lots 12, 13, 14, 15 and
19 16, Block 11 of Douglas Section, Coral Gables,
20 Florida; including required conditions,
21 providing for severability, repealer and an
22 effective date.
23 Item E-2, public hearing.
24 MR. TRIAS: May I have the PowerPoint,
25 please?

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1 Mr. Chairman, Members, we have another
 2 project that is taking advantage of the Infill
 3 Regulations in North Ponce. It's similar to
 4 some of the projects that you may have seen in
 5 the recent past. It's located on Santillane,
 6 right adjacent to the commercial areas of Ponce
 7 de Leon, but it's within the MF2, the
 8 Residential area. You can see the area right
 9 there.

10 As you know, the Infill Regulations apply
 11 for properties that are over 20,000 square feet
 12 in size. So this is one of those. The MF2
 13 Zoning and the Land Use are here, and many of
 14 you, actually, had a chance to work on the
 15 Overlay Regulations and you may remember all of
 16 these discussions that we had about the
 17 Commercial areas and the paseo that can be in
 18 between the Commercial and the Residential and
 19 so on. So this project actually complies with
 20 many of those requirements.

21 It is within the GRID, which, for
 22 transportation purposes, means that it doesn't
 23 have any impact. And what happens with the
 24 North Ponce regulations is that, in a nutshell,
 25 they increase the density and the FAR and the

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1 it's basically the same design that has been
 2 reviewed for quite awhile.

3 The landscaped area, on site there's about
 4 28 percent, which is more than the required 25
 5 percent, so it complies from that point of
 6 view. In addition, there's four percent for
 7 the parkway, which is also counted. So
 8 ultimately the green area, which is shown in
 9 green in this image, light green within the
 10 property, the darker green within the
 11 right-of-way, is about 30 -- a little bit over
 12 30 percent.

13 The open space is a little bit more, and
 14 this is an important distinction, because what
 15 happens with open space and the definition of
 16 open space, is that it also includes some area
 17 that may be within the building, like arcades
 18 and so on, and I want to point out that if you
 19 look at the area around the paseo, which is
 20 right there, there's some public areas that
 21 were designed to take advantage of that open
 22 space.

23 So those are some of the characteristics of
 24 the project that I think the architect can
 25 explain in more detail, that are meant to

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1 height, should the Conditional Use be approved.
 2 So it's not by right, but if the project is
 3 approved and the Conditional Use is approved,
 4 the density basically is double. It can go to
 5 100 units per acre. And the FAR can go to 2.5.
 6 So it's a very significant decision.

7 And the idea is that the design
 8 characteristics of the project should enhance
 9 the district. That is basically what's being
 10 asked of you. And there's some criteria in the
 11 Code that you can look at.

12 So the request is about 30,000 square feet,
 13 FAR is 2.49, nine stories, which is 99 feet up
 14 at the maximum that you can do with the
 15 Overlay, and a mix of units, and the open
 16 space, which is around thirty percent. And
 17 I'll explain it in some detail, because that is
 18 one of the important provisions. There has to
 19 be high quality additional open space than
 20 otherwise would be required by MF2.

21 This is the Site Plan. The Site Plan was
 22 enhanced recently slightly, and you have the
 23 updated area. There's a little bit more green,
 24 because there's less sidewalk, and also there's
 25 an improvement in the design of the facade, but

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1 comply with the open space provisions of the
 2 Overlay.

3 The conceptual rendering is here. It was
 4 approved by the Board of Architects for
 5 Mediterranean architecture. And some of the --
 6 there was a condition, a very specific
 7 condition of approval, that dealt with the
 8 design of the bay window in the front, and that
 9 has been resolved. They re-designed it in the
 10 last couple of days and that is the way that
 11 the final design is, and the architect can
 12 explain it in more detail.

13 This is the front elevation. Parking is at
 14 the ground level. However, as required,
 15 there's a liner. There are apartment right
 16 along the front, so you don't see any parking
 17 directly from the sidewalk. And, also, there's
 18 a ten-foot landscaped front yard, for lack of a
 19 better description, which is also required by
 20 the Overlay. So those are the features --
 21 those are the features that allow for the
 22 important decision of having more density and
 23 more FAR.

24 The review timeline, the Departmental
 25 Review Committee looked at the project in

1 March, the Board of Architects looked at it in
 2 August, and then the neighborhood meeting in
 3 November, and today we are here in the Planning
 4 & Zoning Board. The Staff reviewed the place
 5 at those different meetings. We had comments
 6 from all of the different departments. And
 7 also letters were mailed to owners within a
 8 thousand feet, as required by Code.

9 The public notification included two
 10 letters, two times, three times the property
 11 was posted for DRC, Board of Architects and for
 12 tonight's meeting, three times the website
 13 posting for those three meetings also, and the
 14 required newspaper advertisement for the
 15 Planning & Zoning meeting of tonight.

16 Staff recommends approval with conditions,
 17 and there are a few conditions that are fairly
 18 typical. There is one that is a proffer of an
 19 additional contribution for open space. The
 20 condition reads \$125,000. That really, at this
 21 point, is still at a little bit of a
 22 placeholder. The applicant will proffer a more
 23 precise number or maybe tonight they're ready
 24 to say that, but that's a discussion. That's
 25 in addition to the Site Plan improvements in

1 mean, to me, it would be easier to just say,
 2 "Do it." I mean, I would think.

3 MR. TRIAS: Yes. There are some aspects of
 4 the project which is, do it, which is right
 5 what's in front of their project, and that's
 6 included in the Site Plan. It includes, I
 7 forget --

8 MR. WITHERS: No, I understand. But
 9 there's other things we want them to do, and
 10 we're going to tell them that we're going to do
 11 it and we're going to ask for money from you
 12 for us to do it.

13 MR. TRIAS: Let me clarify. You asked me,
 14 is there a Master Plan?

15 MR. WITHERS: I'm sorry. I'm sorry.

16 MR. TRIAS: Yes, but when I say, "Yes," I
 17 don't mean that they have construction
 18 documents ready for construction. If we had
 19 that, we would certainly prefer that, that
 20 option, to make them do it. We have a Master
 21 Plan, but the Master Plan simply says, here
 22 we're going to have this type of trees and
 23 we're going to try to go ahead and implement it
 24 as time goes by.

25 MR. TORRE: Can you explain, this off-site

1 the open space.

2 And if you have any questions, I'll be here
 3 and I think that the applicant has a
 4 presentation.

5 MR. WITHERS: And so how is that number
 6 figured, that 125,000? Is that just, let's
 7 pick 125,000?

8 MR. TRIAS: No. It is comorable to some
 9 other projects and it has to do with the cost
 10 of improving about a block worth of the
 11 streetscape on North Ponce, more or less. So
 12 basically the idea is that each project
 13 contributes incrementally to implementing the
 14 whole --

15 MR. WITHERS: But is there a Master Plan we
 16 want them to follow?

17 MR. TRIAS: Yes. There actually is.

18 MR. WITHERS: So why don't we just tell
 19 them to do it, instead of asking money for it?

20 MR. BEHAR: Because the money amount, you
 21 never know. I mean, you may run into a
 22 problem --

23 MR. WITHERS: No. I guess what I'm saying
 24 is, I mean, for us to take the money and hire
 25 the people and do the work and manage it, I

1 improvement, 125, is a requirement of this
 2 infill Requirement?

3 MR. TRIAS: It's proffered by the applicant
 4 as a way to comply with the additional open
 5 space and the high quality open space that
 6 is --

7 MR. TORRE: Normally that would not
 8 normally be proffered by other developers?

9 MR. TRIAS: It's not unusual. I mean, that
 10 has been fairly typical in most.

11 MR. TORRE: Has it?

12 MR. TRIAS: Yeah.

13 MR. MURAI: I don't understand the reason
 14 for it. What is the reason for this?

15 MR. TRIAS: Well, the reason is that the
 16 applicant is getting twice the density and more
 17 FAR. So it's a significant benefit. And there
 18 has to be a comorable public benefit or a
 19 benefit to the public that is worthy, let's
 20 say, of improving that area. So that's the
 21 logic behind it. And that has been fairly
 22 typical, a very typical way of implementing
 23 some of the public spaces that the City is
 24 enhancing in that district. So that's the
 25 logic.

1 Now, you may or may not agree with it and
 2 you may or may not support it, but that has --
 3 MR. MURAI: But who determines what they
 4 have to do?
 5 MR. TRIAS: There are two things. One is
 6 the Site Plan, which is determined very
 7 specifically, and the other one is the
 8 contribution, that is more general, and will be
 9 determined later on, as the Public Works
 10 Department prepares final plans and so on. So
 11 that's the way to get it done in a --
 12 MR. TORRE: In this specific instance, are
 13 those dollars meant to be used for us in the
 14 consideration of the approval of the Infill?
 15 Meaning, is this part of the consideration for
 16 that extra enhanced FAR?
 17 MR. TRIAS: Yes.
 18 MR. TORRE: That is part of that tit for
 19 tat?
 20 MR. TRIAS: That is part of it, yes.
 21 MR. BEHAR: Let's go and have the applicant
 22 please come up.
 23 MR. COLLER: Mr. Chairman, just one thing I
 24 wanted to just say for the record, that in this
 25 particular case, there was an e-mail sent and

1 information. It's a 30,000 square foot
 2 property, located at 211 Santillane, just west
 3 of Ponce de Leon Boulevard. What has always
 4 sort of impressed me about this site, in
 5 particular, is how long it has been vacant.
 6 This site has been vacant as long as I've been
 7 doing Zoning work in Coral Gables, so it's
 8 getting close to probably at least two decades
 9 that it's been vacant, and it's just surprising
 10 to see a vacant property in such a prestigious
 11 City, where usually everybody wants to be and
 12 everybody wants to be developing.
 13 I think the fact that it's been vacant for
 14 so long is indicative of the fact that the old
 15 Zoning it had, the MF2 Zoning, was just not
 16 motivating the proper type of re-development
 17 that we want to see in this part of the City,
 18 and that was one of the reasons, one of the
 19 motivating reasons, behind which the City
 20 Commission adopted the Residential Infill
 21 Regulations back in 2017, and we've already had
 22 a couple of projects come through here for the
 23 Residential Infill Regulations, one as recently
 24 as last month was reviewed by this Board, and
 25 this is another one.

1 that e-mail was distributed to the Members of
 2 the Board.
 3 MR. BEHAR: Okay.
 4 MR. MURAI: An e-mail about what?
 5 MR. BEHAR: Let's bring it up when we open
 6 it up to the public.
 7 MR. GARCIA-SERRA: And if I can be provided
 8 a copy, I would appreciate it, when the time
 9 comes.
 10 MR. BEHAR: Can you make sure the
 11 applicant's attorney gets a copy of that
 12 e-mail, please?
 13 Perfect. Thank you.
 14 Go ahead, Mr. Serra.
 15 MR. GARCIA-SERRA: Good evening, Mr. Chair,
 16 Members of the Board, Mario Garcia-Serra, with
 17 offices at 600 Brickell Avenue, here this
 18 evening representing 211 Santillane, LLC. I'm
 19 accompanied by Luis Arevalo, one the principals
 20 of 211 Santillane, LLC, along with Glenn Pratt
 21 and Marshall Bellin of Bellin, Pratt & Fuentes,
 22 the project architects, Sarah Fiol, our traffic
 23 consultant from David Plummer and Associates is
 24 also here.
 25 Ramon gave you some of the basic

1 It complies completely with all of the
 2 requirements of those Residential Infill
 3 Regulations. It's about a nine-story
 4 building -- it is a nine-story building, with
 5 69 units, which are intended to be rental
 6 units, one, two and three-bedroom units, with
 7 structured parking and amenities.
 8 Of particular note with this project is the
 9 fact that it's set back on the east side, and
 10 Ramon already started alluding to this. This
 11 is the paseo area he was talking about. It's
 12 double what is required by the Residential
 13 Infill Regulations, thereby creating an
 14 opportunity for a sort of open space, that
 15 could be of public benefit, as well as the
 16 spaces that are fronting this public open
 17 spaces paseo area could potentially be used for
 18 public benefit.
 19 And the architect now, Glenn Pratt, I would
 20 ask to come up and make a presentation, and in
 21 particular talk about that space, which I think
 22 is unique for this project in particular.
 23 MR. PRATT: Good evening, Glenn Pratt,
 24 Bellin, Pratt, Fuentes Architects, 285 Sevilla
 25 Avenue, Coral Gables.

1 Actually, I was going to set the easel up,
 2 as it may be easier for you all to see.
 3 MR. BEHAR: Can you make sure the camera
 4 could pick that up? Where is the location for
 5 the camera to pick that up, because
 6 otherwise --
 7 MR. COLLER: I think typically put it over
 8 here and the camera is able to pick it up, by
 9 the other podium.
 10 MR. BEHAR: This side.
 11 MR. COLLER: And then if they could --
 12 MS. ANDERSON: And that way you can use the
 13 hand mike, if necessary.
 14 MR. PRATT: Let's start with the overall
 15 Site Plan.
 16 MR. BEHAR: Glenn, there's a hand mike
 17 there. Maybe perhaps you could use that. It
 18 would be easier.
 19 MR. PRATT: Thank you.
 20 Is it on?
 21 MR. BEHAR: Turn it on, on the bottom, I
 22 think.
 23 MR. COLLER: I think it may be on.
 24 MR. PRATT: Yeah. No, I think it's on.
 25 MR. BEHAR: No.

1 meeting that we had with Mr. Trias, one of the
 2 things that we were interested in trying to
 3 achieve was -- as Mr. Trias mentioned, was a
 4 liner and a green belt behind the Commercial
 5 sector.
 6 Currently, I don't know -- there are
 7 currently vacant parcels behind the site also
 8 that are -- that are still undeveloped on the
 9 Ponce corridor, so we don't really know what's
 10 going to be happening high-rise wise or
 11 development wise with those vacant parcels
 12 also, but we've pushed the building to the west
 13 in order to maximize the amount of open space
 14 on the east, and in that open space and in the
 15 park that we created, we have -- well, we have
 16 a night shot and we have a day shot. This
 17 would be a view looking from the northeast
 18 corner of the property, and so that the area
 19 that you're seeing would be the open green
 20 space that would be created around a loggia
 21 piece that is open to the public, but we're
 22 thinking that, you know, it could be set up for
 23 the possibility of future events or that it's
 24 kind of a space that could be used as if we're
 25 an artist in residence, that it could be their

1 MR. PRATT: It's lit up, but it's --
 2 MS. ANDERSON: Now you got it.
 3 MR. PRATT: Okay. As we were talking or as
 4 Ramon, Mr. Trias, was saying, we've been
 5 working with the Planning Department and we've
 6 had numerous meetings with them to try and
 7 develop the site to the full extent the IRI was
 8 trying to achieve, and so that we've concealed
 9 and placed three levels of parking behind --
 10 the three levels of parking is completely
 11 enclosed in the building, so that none of the
 12 parking extends beyond the building. There
 13 will be no visible cars from anywhere around
 14 the site or from adjacent properties. The only
 15 visibility of the cars or the autos would be at
 16 the entrance for the garage.
 17 We've recessed or put the ramp behind a
 18 two-story liner, by the two-story units, that
 19 although we're calling them townhouses, they're
 20 really units within the building itself.
 21 They're not really townhouses, in the true
 22 respect of the Zoning Code, but they're
 23 two-story and they're individual -- each one
 24 individually.
 25 The central lobby, we -- in the initial

1 gallery space for an Art Basel, you know,
 2 possibility or during Art Basel or something --
 3 MR. MURAI: But you're talking about the
 4 open space or the building?
 5 MR. PRATT: This corner, actually --
 6 MR. MURAI: I'm confused.
 7 MR. PRATT: This corner of the building --
 8 actually, this shot that I was just showing
 9 you, would be taken from this direction and
 10 looking back at this open space.
 11 MR. BEHAR: That's the space you're calling
 12 the multi purpose space, right?
 13 MR. PRATT: I'm sorry?
 14 MR. BEHAR: You're calling that to be the
 15 multi purpose space?
 16 MR. PRATT: Yes, it is the multi purpose
 17 space, correct.
 18 MR. BEHAR: Okay.
 19 MS. ANDERSON: So it would be in the rear
 20 of the building, as opposed to the front of the
 21 building?
 22 MR. PRATT: Well, what we've done is that
 23 we've created the park. The park actually
 24 faces the street and fronts the street. It
 25 does several things. It creates a buffer

1 between the Commercial and the Residential, but
2 it also allows us to set up the urban
3 environment for the future, that if in the
4 event that -- we're doing our part, but in the
5 event that future project developments do occur
6 that would implement the paseo that Mr. Trias
7 was talking about, this is already in place and
8 it would continue or those projects would
9 continue that experience.

10 MR. MURAI: That's the front of the
11 building?

12 MR. PRATT: No, this is the back. This is
13 actually the rear of the building.

14 MS. ANDERSON: Rear.

15 MR. BEHAR: That's the side. The front --

16 MR. PRATT: The front of the building and
17 the park -- this is the street and this is the
18 open space on the east side of the building.
19 So all of that opens out onto the street, and
20 buffers -- like I said, it buffers the
21 Residential tower from the Commercial sector
22 along Ponce.

23 We pushed all of the entrance for the
24 garage and for the lobby, the entry for the
25 building, to the eastern part, because the

1 thinking is that, that's really where --
2 because of its proximity to Ponce and the
3 transportation corridor and all of the activity
4 that would be occurring, it would be more
5 appropriate to have all of that activity
6 happening closer to the Commercial portion of
7 the site than the Residential section.

8 So that's why we -- let me show this.
9 That's why we've grouped all of the more active
10 parts of the building to the east. This would
11 be Ponce out here. And, then, we've lined and
12 gone back into the Residential section with the
13 two story units to match the height and the
14 character of the existing Residential, but
15 these are the two story apartments -- the two
16 story townhouse units that essentially line the
17 street and create the ten-foot front yard.

18 And one of things that -- well, actually,
19 just to give an idea, this gives you an idea of
20 the existing neighborhood and the heights of
21 some of the existing buildings around. There
22 is established tall buildings in that area.
23 There's currently a new building that's going
24 to be going up on -- an ALF, that is just kind
25 of caddy-corner to us, that also, I know, has

1 the trolley stop that is being implemented in
2 there. So we're really -- for the
3 accessibility and for the public transportation
4 aspect, we really, you know, have direct access
5 to the public transportation.

6 So going back, with shifting the building
7 over, that, you know, gave us the substantial
8 green or additional landscaped area, as well as
9 also additional open space that we felt was
10 satisfying the requirement of the RIR.

11 Just a couple of other quick things. The
12 two-story townhouses, as I said, have higher
13 ceilings and we have the three levels of
14 parking behind all of that. And on the roof
15 terrace or on the last level of the parking,
16 we've incorporated, above that, a pool terrace
17 and an open garden, that does several things.
18 One is that it introduces an area of additional
19 landscaping, that the landscaping isn't counted
20 as a part of the green space, but it is
21 additional landscaping. And, secondly, is that
22 it pulls the building back, and so that, from
23 the pedestrian view and from the vehicular
24 view, the building will be pushed back from the
25 street, and so that you really read the

1 two-story -- the experience is more of the
2 two-story element at the street level. And,
3 you know, the building will be behind it, but
4 it's really more -- we're trying to keep the
5 scale of the building down at the street level.

6 MR. MURAI: What's underneath the pool?

7 MR. PRATT: Actually, it's the ramp, that
8 we're using the slope of the ramp. It's a
9 trick that a lot of architects use to use the
10 space that would be the void space above the
11 ramp, and so we're using that as the pool, to
12 create the pool deck and the pool area.

13 MR. MURAI: And, again, explain to me
14 the -- you said that the open area there to the
15 east may be used by the public?

16 MR. PRATT: Yeah. All of this is open as a
17 green park space. Anyone, from residents in
18 the neighborhood walking their dog or, you
19 know, a couple walking at night, could walk in
20 and sit down. And we originally were looking
21 to introduce some water features and had
22 fountains and a water feature there, but the
23 concern from having meetings with the neighbors
24 and the adjacent properties was that it was
25 kind of an attractive nuisance to homeless

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1 people and that they would prefer not to have
 2 water and the idea of, you know, people coming
 3 in and using it to bathe, I guess, or, you
 4 know, something other --
 5 MR. BEHAR: A public pool.
 6 MR. PRATT: -- than for decorative things,
 7 but --
 8 MR. MURAI: Mario, will there be an
 9 easement in favor of the public?
 10 MR. GARCIA-SERRA: Yes. The idea is to
 11 grant a public access easement in favor of the
 12 City, so that members of the public can be able
 13 to access that area.
 14 MR. MURAI: So that's part of the
 15 conditions?
 16 MR. GARCIA-SERRA: I don't know if it
 17 actually made it as a list of the conditions,
 18 but it should.
 19 MR. TRIAS: It should, and I think it is.
 20 Let me check.
 21 MR. PRATT: Just one last thing, I guess,
 22 I'm humbly wearing you out with the
 23 explanation, but the one thing that we were
 24 also looking to implement is that when we were
 25 studying the architectures, and one of the main

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1 you can see probably on the way home, if you
 2 look at the San Sebastian Apartments on Le
 3 Jeune, there's actually Mashrabiya or bay
 4 windows on that.
 5 And so one of the things that we were
 6 looking at is the possibility of using these
 7 screens -- actually, the Mashrabiya is really a
 8 screen element that kind of was the precursor
 9 to the new urbanism and it allowed the kind of
 10 eyes on the street without being observed, and
 11 so it allowed people to see what was going on
 12 and keep neighborhoods safe without being, you
 13 know, totally observed.
 14 And so one of the things that we were
 15 looking at doing was -- and we've met with the
 16 Art in Public Places, and kind of bounced the
 17 idea off of them, and they've told us to
 18 continue, is that these Mashrabiya screens
 19 would be something that we would like to use as
 20 a possibility for letting the artist come up
 21 with -- or we already have an artist that's
 22 been approved, but to have them come up with a
 23 concept for creating these screens as a part
 24 of -- in the same way that Mr. Codina did 29
 25 palms on the Salzedo Building, but to implement

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1 investors, we've done a number of projects with
 2 the investors, but one of the main investors is
 3 from Mexico and had expressed his liking for a
 4 very famous architect, Luis Barragan, who was
 5 probably one of the most famous Mexican
 6 architects, and when we were studying Barragan,
 7 and -- who is kind to a contemporary of the
 8 development of Coral Gables, he, as a young
 9 man, studied -- in the early 1920s, studied in
 10 Spain and went to Spain and Morocco for his
 11 studies, and he was very influenced by Moroccan
 12 and Moorish and Spanish architecture.
 13 And so when we were looking at putting
 14 together the design concept of the building,
 15 one of the things that we kind of discovered
 16 was his use -- and, actually, we found that a
 17 number of architects of the contemporaries of
 18 Walter De Garmo and George Fink used these
 19 elements, too, and they're called Mashrabiya.
 20 A Mashrabiya is an element that actually comes
 21 from -- the Moors brought it from the Southern
 22 Mediterranean area, and they're elements that
 23 are like clip-ons on the side of the building,
 24 and essentially they're like bay windows, and,
 25 actually, if you -- a good example of one that

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1 the art pieces into the architecture itself and
 2 let that be an element that would be both,
 3 something very much in harmony with the
 4 building, but also something very unique to the
 5 building, and, you know, we feel that it's
 6 something that will stand -- as Mr. Trias put
 7 in the requirements of the building, if we
 8 can't work something out with Art in Public
 9 Places, in terms of a satisfactory, these
 10 screens would be replaced. We originally had
 11 windows, but there are -- it's full glass
 12 behind these screens, and from some of the
 13 images that you see, that's -- you know, the
 14 idea that we're looking to achieve would be
 15 that this would be kind of a concept of the
 16 interior of the space, that you would have the
 17 glass and be looking through the screen from
 18 the inside.
 19 MR. TRIAS: Mr. Chairman, if I could
 20 clarify. The proposal is contingent on the
 21 approval by the Art in Public Places process.
 22 Okay. That still needs to take place, and if
 23 it doesn't take place, then they will replace
 24 it with windows. And that's important, because
 25 that's one of the conditions of approval.

1 MR. MURAI: What is the condition of
 2 approval, you said?
 3 MR. TRIAS: That the screens that the
 4 applicant is providing has to go through --
 5 they have to go through the Art in Public
 6 Places process to be approved.
 7 MR. BEHAR: For approval, so it can count
 8 as --
 9 (Simultaneous speaking.)
 10 MR. TRIAS: That hasn't happened yet. That
 11 is a proposal. Correct? Right?
 12 MR. MURAI: And if it isn't, then just
 13 glass?
 14 MR. PRATT: Yeah. It's already been -- I'm
 15 sorry.
 16 MR. TRIAS: No, go ahead. Go ahead.
 17 MR. PRATT: No, it's already been approved
 18 by the Board of Architects as just glass, as
 19 windows. The original submittal to the Board
 20 didn't have the screens. It was just the
 21 glass.
 22 MR. BEHAR: But what you'e going to be
 23 seeking is approval by the Art in Public Space
 24 in lieu of contribution or in lieu of --
 25 MR. PRATT: Well, it would -- yes.

1 MR. PRATT: We are discussing that, and
 2 there probably would be some operability --
 3 MR. BEHAR: You would have to be operable
 4 to meet the egress requirement, right?
 5 MR. PRATT: Because the building is fully
 6 sprinkled, it doesn't require the --
 7 MR. BEHAR: Require that?
 8 MR. PRATT: Yeah.
 9 MS. VELEZ: But they would have no other
 10 source of fresh air? They would not be able to
 11 open any windows otherwise?
 12 MR. PRATT: There's a lot of talk, in terms
 13 of green buildings nowadays, that whether it's
 14 better to have the operability of the window or
 15 not, because a lot of times what happens,
 16 tenants will leave the windows open and the
 17 humidity, especially in the summertime, will
 18 come in and it really messes up the balancing,
 19 and it causes a lot of mold, if it's something
 20 that's not corrected.
 21 MS. ANDERSON: So they don't open up? Is
 22 that what you're indicating?
 23 MR. PRATT: No. I guess what I'm saying at
 24 this point is that we haven't really decided.
 25 There is -- we're still in a discussion period

1 MR. TRIAS: Yes, and they have to go
 2 through a process, yes.
 3 MR. BEHAR: If you choose to still do the
 4 screen, you could do the screen, but you're not
 5 going to get the benefit of the Art in Public
 6 Space contribution.
 7 MR. PRATT: Correct. Correct.
 8 MS. ANDERSON: Do you have a picture of the
 9 building with just the glass, so we can see
 10 what that looks like, as well?
 11 MR. PRATT: Actually, no, I'm sorry, we
 12 don't.
 13 MS. VELEZ: I have a question. So the
 14 people that are living in the townhouses would
 15 be the ones who would have the screens in front
 16 of their glass?
 17 MR. PRATT: Correct.
 18 MS. VELEZ: And their source of light would
 19 be from this area, because they don't have any
 20 openings in the rear of their units?
 21 MR. PRATT: Correct. The front street is
 22 the only source of -- or the south face, excuse
 23 me, is where the windows are.
 24 MS. VELEZ: Will they be able to open these
 25 screens for ventilation?

1 right now with the developer about whether they
 2 would be operable or not.
 3 MS. ANDERSON: I mean, because most people
 4 just open them up when the weather is cool and
 5 dry.
 6 MR. PRATT: Yes, but --
 7 MS. VELEZ: I like the look. I'm just
 8 concerned about what happens in the situation
 9 where you have a hurricane and --
 10 MR. PRATT: Well, all of the windows would
 11 be impact resistant and --
 12 MS. VELEZ: No. No. No. But they would
 13 not be able to open any windows for air --
 14 MS. ANDERSON: Right. After.
 15 MS. VELEZ: -- these people who live in
 16 these townhouses.
 17 MR. PRATT: Yeah. I mean, that would
 18 depend on the power grid and --
 19 MR. BEHAR: You're not required by Code to
 20 even -- if you provide fresh air makeup, you're
 21 not even required by Code to have operable
 22 windows. You could have fixed glass there.
 23 MS. ANDERSON: But you have to have a means
 24 of egress other than your door.
 25 MR. PRATT: Well, we have a means of egress

1 by the entry door. The design meets the fire
 2 egress requirements.
 3 MR. MURAI: I think what happens, Maria, I
 4 had my in-laws living with us at the time --
 5 not living with us, but staying with us the
 6 night of Andrew, and quickly they moved out to
 7 a hotel.
 8 MR. GARCIA-SERRA: The windows, you
 9 couldn't open.
 10 MR. MURAI: Oh, no, the windows were all
 11 open, whatever. We were left there, and they
 12 said, you know, "See you. I'm at the
 13 Intercontinental Downtown."
 14 MR. TRIAS: Mr. Chairman, I did recommend
 15 operable windows and I think that's a good idea
 16 in most buildings. So that's a discussion that
 17 I think is still taking place.
 18 MS. VELEZ: It's a great look. I was just
 19 concerned about --
 20 MR. BEHAR: Regardless, you could have an
 21 operable window behind the screen, no matter
 22 what.
 23 MS. VELEZ: Right.
 24 MR. TRIAS: Yes.
 25 MS. ANDERSON: Yeah, you could have sliding

1 one of the things that we were thinking is, you
 2 know, it may be -- one of the things that's
 3 being looked at is an artist in residence or
 4 that it would be a space where they could have
 5 a pop-up gallery or, you know, just -- it's an
 6 open space that could be utilized for a number
 7 of --
 8 MR. TRIAS: Mr. Chairman --
 9 MR. MURAI: But if it's not enclosed --
 10 MR. TRIAS: -- if I could explain the big
 11 picture. The big picture is that there's an
 12 idea of having a paseo, a very public paseo,
 13 all of the way behind the Commercial areas on
 14 Ponce de Leon, which is what the applicant is
 15 proposing. I think we should make it very
 16 clear, in the condition -- and it has to be
 17 clarified beyond, because I was trying to read
 18 it, that it has to be a public easement and it
 19 has to be public. That's what the applicant is
 20 proffering.
 21 MR. GARCIA-SERRA: And that's the intent.
 22 Yeah.
 23 MR. TRIAS: And eventually there will be
 24 more and eventually they will connect, but
 25 that's the idea.

1 windows. You could have --
 2 MR. PRATT: Well, and the screens
 3 themselves will be operable for cleaning and --
 4 MS. VELEZ: Okay.
 5 MR. MURAI: Could you explain, one of the
 6 two of you, the room there on the northeast
 7 corner in the back, that says the multi purpose
 8 room or whatever?
 9 MR. PRATT: Yes. Or --
 10 MR. GARCIA-SERRA: No, you go ahead.
 11 MR. MURAI: That could be used by other
 12 people?
 13 MR. PRATT: It could be -- one of the
 14 things that we are interested in, is that we're
 15 trying to look for ways that would activate and
 16 animate the community, and so that if there is
 17 a spot where -- this would all be just open and
 18 non-air conditioned space. It would be --
 19 there would be the possibility of, you know,
 20 having some kind of evening events, that -- and
 21 we're thinking in terms of, you know -- I don't
 22 know -- my wife and I went to some Art Basel
 23 events, and, you know, just the idea that --
 24 MR. MURAI: Nobody could rent that?
 25 MR. PRATT: Yeah, it could be something --

1 MR. MURAI: Okay.
 2 MS. ANDERSON: Yeah. My problem with it is
 3 that it's hidden. So it's going to be public
 4 space and usable. It's in the back of the
 5 building, as opposed to the front of the
 6 building. Can't you shift some of the elements
 7 here, put maybe the bike parking in the back
 8 or --
 9 MR. PRATT: I mean, one of the things
 10 that -- in working with Mr. Trias, we pulled
 11 the building completely down. One of the
 12 things that -- or moved it to the west, to the
 13 extent possible, to maximize the park space and
 14 the open space on the east end of the building.
 15 So all of that area that fronts the
 16 street --
 17 MS. ANDERSON: This is what I'm talking
 18 about here. You've got -- the open space is in
 19 the rear of the building.
 20 MR. PRATT: Right.
 21 MS. ANDERSON: Nobody in the public is even
 22 going to even know it's there. If you have it
 23 in the front of the building, people will
 24 realize it's there and then have a little
 25 space, like you show in one of the pictures,

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1 where kids out there are kicking a ball around
 2 or, you know, somebody might want to bring out
 3 their portable grill or have a little table
 4 there where they can get down there and
 5 socialize and have some coffee or --
 6 MR. MURAI: That would require a complete
 7 re-design of the building.
 8 MS. ANDERSON: It would, but --
 9 MR. PRATT: Well, one of the other things,
 10 too, in response to your question, is that one
 11 of the other things that we were looking to do
 12 is to, you know, create that kind of central
 13 hub, where we've got bicycle parking and
 14 bicycle storage. You know, that's the entrance
 15 to the garage --
 16 MR. TRIAS: Mr. Pratt, I think if you show
 17 the Site Plan and pointed to the bicycle
 18 parking and all of that, maybe it will be more
 19 clear.
 20 MR. PRATT: Yeah. So there's actually a
 21 public bicycle parking area that is behind the
 22 screen.
 23 MS. ANDERSON: No, I see that there, but
 24 that's not my question.
 25 MR. PRATT: And storage for tenants and

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1 and going, but also the cars backing up, when
 2 you're compelling an individual in a wheelchair
 3 to go across a driveway area.
 4 Why not put them together -- they can even
 5 share the same access aisle -- and comply?
 6 MR. PRATT: That's something that we could
 7 study and see, and we originally had the two
 8 handicap spots side by side.
 9 MS. ANDERSON: As long as you're not
 10 requiring somebody to go behind a vehicle to
 11 get to that door, so --
 12 MR. PRATT: Yeah. Well, this handicap
 13 spot, as you said, they would roll across or
 14 they would be --
 15 MS. ANDERSON: Which is dangerous.
 16 MR. PRATT: And this one is the direct
 17 access.
 18 MS. ANDERSON: And the direct access one,
 19 because I'm talking about shifting some the
 20 elements in the building, only has the entrance
 21 there on the corner. If the bathroom -- the
 22 lobby and the bathroom was moved down and the
 23 doorway was put in between the lobby -- in
 24 there, you could have a shared access aisle --
 25 (Simultaneous speaking.)

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1 residents, and so that -- and so all of this,
 2 we felt, it was more appropriate that that, as
 3 an active kind of feature of the building,
 4 should be more towards the active corridor and
 5 transportation, and so that this is more of an
 6 area, rather than being on the street and
 7 subject to the traffic noise and so forth, that
 8 it was more appropriate to have that in kind of
 9 a more secret garden kind of thing.
 10 MS. ANDERSON: Well, I understand. If it's
 11 for the public, the public is not going to know
 12 about it in the rear of the building. So you
 13 have the bike storage in the front, and you
 14 could have swapping developments there.
 15 There's another poor issue that you have
 16 occurring with the design of the parking that
 17 creates a hazard, and that is, you have your
 18 handicap space on one side, that requires an
 19 individual in a wheelchair to go across the
 20 driveway, and you have one on the other side,
 21 that connects right with the door. So it's
 22 great that it's connected right with the door,
 23 but these two that are, you know, crossing
 24 right over that driveway, is a hazard, for a
 25 number reasons, not just for the cars coming

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1 MR. BEHAR: You can make both of them come
 2 into the lobby. I mean, that's a simple --
 3 MS. ANDERSON: Yeah. It's a simple
 4 solution.
 5 MR. PRATT: No, and that's something we can
 6 study, yeah.
 7 MR. MURAI: Can anyone tell me what's
 8 happening --
 9 MR. BEHAR: Before we --
 10 MR. MURAI: Go ahead.
 11 MR. BEHAR: Has the applicant finished your
 12 presentation?
 13 MR. GARCIA-SERRA: I was just going to have
 14 a few concluding remarks. I wanted to rebut
 15 the e-mail that was received and see if there's
 16 anybody else in the public, you know, that I
 17 would need to rebut.
 18 Staff is recommending approval. They're
 19 recommending approval with conditions.
 20 Practically all of the conditions, except for
 21 one, we are in agreement with. The one that we
 22 are not in agreement with is the one that's
 23 already generated some discussion, the
 24 requested \$125,000 contribution for the
 25 streetscape. In principal, we're fine with

1 doing our part, you know, to improve the
 2 streetscape in the area, but -- and this is
 3 even a legal matter, according to the law
 4 that's applicable to these sort of requests and
 5 so forth, there has to be a nexus and it has to
 6 be proportionate to the project itself.
 7 So it's something I've already started
 8 talking with the City Attorney's Office, to
 9 see, based on what's happened before, based on
 10 this project itself and its scale, what the
 11 appropriate amount is.
 12 So you'll remember, last month, when we
 13 were reviewing the Sidonia project, that amount
 14 was actually blank. There was a placeholder
 15 there sort of thing, and we sort of agreed to
 16 have a discussion to figure that out, and I
 17 think that's probably the best thing to do here
 18 with this project, also.
 19 MR. MURAI: I would agree.
 20 MR. GARCIA-SERRA: You know, especially
 21 with legal input, to make sure that what we're
 22 doing here, we're doing because it's the
 23 project and the project's impact on the area
 24 and not be accused of any potential contract
 25 Zoning, you know, claim or anything like that.

1 relatively brief. I think the main criticism
 2 that Ms. Longo has here in this e-mail is that
 3 she feels that the project is not Mediterranean
 4 style enough in its design and in its
 5 architecture. The important point here,
 6 though, is that in the City, the Board that
 7 determines the Mediterranean design and whether
 8 a project rises to the level of Mediterranean
 9 design is the Board of Architects.
 10 This project already went through the Board
 11 of Architects review and got approval for
 12 preliminary design and for Mediterranean
 13 design, and, indeed, you know, Mr. Pratt is a
 14 somewhat humble guy, but he is a very
 15 accomplished architect here in the City, has
 16 been practicing for how many decades now?
 17 We're almost at 40.
 18 He is very familiar with the Mediterranean
 19 architectural style and how it's implemented
 20 here in Coral Gables, and, again, I'm not sure
 21 what the vote was, but I suspect it was
 22 probably unanimous, when you went to Board of
 23 Architects.
 24 MR. PRATT: Unanimous, right, yes.
 25 MR. GARCIA-SERRA: Some other statements

1 And I don't know if you want -- I want to
 2 rebut the e-mail, but at the same time, I don't
 3 think there's anybody here in the public --
 4 MR. BEHAR: Let me open it up. If that
 5 concludes your presentation, I can open it up
 6 to the public and then we are going to open it
 7 up to the Board.
 8 MR. GARCIA-SERRA: After I rebut the
 9 e-mail.
 10 MR. BEHAR: Okay.
 11 MR. GARCIA-SERRA: Yeah.
 12 MR. BEHAR: Do we have any member of the
 13 public that wishes to speak on this item?
 14 Seeing none, there is a memo that was sent
 15 to us by Maria Longo, but she's not here to
 16 present, so Mr. Attorney, if she's not here --
 17 MR. COLLIER: Well, I think, since it's been
 18 distributed and it's technically part of the
 19 record, it would be appropriate to allow the
 20 attorney to make some comments in response to
 21 it. I think this would be a good time to allow
 22 counsel to make some remarks on the e-mail for
 23 whatever value the e-mail is worth.
 24 MR. BEHAR: Mr. Garcia-Serra.
 25 MR. GARCIA-SERRA: Sure, and it will be

1 she makes here in the e-mail are just not
 2 factually accurate. She refers to the second
 3 page of the applicant's chart. I believe she's
 4 referring to Page 2, actually, of the Staff
 5 recommendation. So this is something that
 6 Staff put together, not the applicant. She
 7 refers to the column, the second column, as
 8 being the as of right column. It's not. It's
 9 the column that's referring to what's allowed
 10 in the RIR, which requires Conditional Use
 11 approval right now.
 12 She references 75,000 square feet in that
 13 row, which I think she was perhaps reading it a
 14 little bit too quickly. It's really 7,500.
 15 And then she talks about how the Planning Board
 16 has the responsibility of scrutinizing projects
 17 that ask for Mediterranean bonus. Again, the
 18 Board that does that here, in the City of Coral
 19 Gables, is the Board of Architects, that has
 20 been doing it already now for many decades, and
 21 I'd say, doing an admirable job of it.
 22 You know, I question, you know, how
 23 thoroughly she actually has reviewed the
 24 project. The project is consistent with the
 25 requirements of the Residential Infill Overlay,

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1 which was adopted fairly recently and for good
 2 purposes by the City to try to motivate
 3 re-development in this area and I think we have
 4 a good project here. At least your Staff
 5 recognizes it as a good project and merits
 6 approval.
 7 MR. BEHAR: Okay. Thank you.
 8 Now I will open it up to the Board, and,
 9 Rhonda, you can start the questions.
 10 MS. ANDERSON: Okay. Well, I did raise
 11 some questions about the parking. I think you
 12 found a solution to deal with that.
 13 Because the bonuses that are permitted here
 14 under the Mediterranean Bonus of it, the amount
 15 of density being allowed in this area are quite
 16 significant, I am a little concerned that this
 17 public space that's provided is not usable
 18 enough for individuals, because it's hidden in
 19 the back. You show, as part of your display, a
 20 child kicking a ball around, but there's a lot
 21 of sidewalk in that area, not enough grass in
 22 that area.
 23 My suggestion is, in order to make this a
 24 public space that's more usable for the public
 25 and more accessible to the public, is to move

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1 know if this was included in the plans, so that
 2 visitors know where they're allowed to park and
 3 not think that they all have to fit out in the
 4 swale or the parallel parking spaces, that are
 5 limited in the front only.
 6 MR. PRATT: Right.
 7 MS. ANDERSON: Curb cuts, I'm not sure you
 8 have one on the walkway on the far -- let's see
 9 -- is it the west side? You have a small,
 10 little sidewalk that goes out through the
 11 parkway.
 12 MR. PRATT: Yes. Are you talking about
 13 this or this?
 14 MS. ANDERSON: No, that one's a driveway,
 15 so it's not really that usable when you have
 16 cars coming in and out of it or people coming
 17 out of the parallel parking area and getting --
 18 trying to get up to get access to the building.
 19 You have one little sidewalk there. Is
 20 that a curb cut, as well, so that someone with
 21 a disability can access that sidewalk?
 22 MR. PRATT: Yeah. Yeah. Actually, that is
 23 for Waste Management, but we haven't really
 24 worked out with Public Works on -- we
 25 originally had a series of landscaped

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1 it to the front and move the bicycles somewhere
 2 in the center or the rear. I don't think it
 3 would be that difficult to shift some of these
 4 spaces around. If you had some comments you
 5 wanted to add to that, I'd be interested in
 6 hearing them.
 7 I have some questions about the parking, in
 8 addition, as to is it going to be marked
 9 parkings so visitors know where they're allowed
 10 to park? Do you have visitors parking within
 11 the building?
 12 MR. PRATT: Well, within the Code, visitor
 13 parking is included in the count or in the
 14 required parking. Visitors -- there is no Code
 15 requirement that has set visitor parking spaces
 16 identified. The identification of visitor
 17 parking, which probably would occur on the
 18 ground floor, that would make the lobby
 19 accessible for people going up to visit or
 20 guests coming in, but that would be really
 21 established by the people operating the
 22 rental -- all of this is rental apartments, and
 23 that would be something established by the
 24 people managing --
 25 MS. ANDERSON: I understand. I just didn't

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1 bulb-outs --
 2 MS. ANDERSON: Okay.
 3 MR. PRATT: -- and under the old scheme or
 4 under the old plan that was -- where Public
 5 Works had requested, as developments would
 6 occur, bulb -- landscaped bulb-outs to occur,
 7 and so we had a series of landscaped bulb-outs
 8 and landscaped areas that extended into the --
 9 that divided the on-street parking into a
 10 series of two. We were requested by Public
 11 Works to eliminate those, because those also
 12 had the access, as you said, from the street to
 13 the sidewalk.
 14 So that's something we haven't quite gotten
 15 the final decision on from Public Works with
 16 respect to how that access would work or what
 17 the delineation of those on-street parking
 18 would be, whether there would be a handicap
 19 parking, say, a public handicap parking spot in
 20 that area. That hasn't been identified yet by
 21 Public Works, but we will work with Public
 22 Works on continuing to develop those and
 23 identify that information.
 24 MS. ANDERSON: So, getting back to the
 25 question, there's no curb cut at that location

1 on the far left-hand side of the drawing?
 2 MR. PRATT: No, it is a curb cut. It's --
 3 MS. ANDERSON: There is a curb cut?
 4 MR. PRATT: Yes, it is a curb cut there,
 5 yes.
 6 MS. ANDERSON: And it could be used by
 7 somebody, if they needed to, for, you know, a
 8 stroller, a walker, whatever, you know, cars?
 9 MR. PRATT: Yes. I'm sorry, I
 10 misunderstood your question.
 11 Yes, it is a sloped curb cut that goes from
 12 the street to the sidewalk.
 13 MS. ANDERSON: Okay. I had some questions
 14 for you about the landscaping, because I
 15 noticed along the street you have just
 16 Crapemyrtle trees, which are not trees that
 17 stay foliated all year long, and to some
 18 people, they're also a bush, as opposed to an
 19 actual tree.
 20 You have a number of other options on here,
 21 Silver Buttonwood, that are also a small tree,
 22 that could be accommodated in a narrow area.
 23 Would you consider putting something that has a
 24 little more of a canopy, whether it be
 25 Bridalveil, Silver Buttonwood? You have a

1 MS. ANDERSON: Okay. All right. I saw the
 2 Crapemyrtle here and I was a little concerned
 3 we were going to go to Crapemyrtle everywhere.
 4 MR. TRIAS: Right. Right.
 5 MR. BEHAR: Anything else from you, Rhonda?
 6 MS. ANDERSON: Mario, I have the same
 7 question I did the last time, with regard to
 8 the conflict between the concurrency volume on
 9 traffic versus what's indicated on a traffic
 10 report. Have you been able to discern why
 11 there is such a distinction?
 12 MR. GARCIA-SERRA: Well, the extent of the
 13 traffic analysis that we had to do on this
 14 project was that the traffic -- our traffic
 15 engineer had to do a traffic generation
 16 statement.
 17 They did that analysis. It came out to
 18 less than 50 trips during the peak hours, and
 19 so once you reach that point, and you don't
 20 exceed that threshold of the 50 trips, there's
 21 no requirement for further analysis.
 22 Now, I think what you're comparing it to is
 23 the concurrency impact statement that's issued
 24 by the City?
 25 MS. ANDERSON: Right.

1 parkway that's five feet wide.
 2 MR. PRATT: All that is established by
 3 Public Works, and the street trees, that's a
 4 part of what -- as Mr. Trias was saying, in the
 5 Master Plan that they have, they've already
 6 given us what the street tree requirements are
 7 for that area of the swale or that area of the
 8 parkway.
 9 MS. ANDERSON: Mr. Trias, can you respond
 10 to that, because I've never seen Crapemyrtle?
 11 MR. TRIAS: The Master Plan, speaking for
 12 Public Works, you know, you could verify that,
 13 I believe it requires Gumbo Limbos there.
 14 MS. ANDERSON: All right. I mean, that
 15 would be, you know, more of the style of tree
 16 that I think would handle that --
 17 MR. PRATT: No, and I'm all for tree canopy
 18 and I think that, you know, to create as much
 19 shade and tree canopy as --
 20 MR. TRIAS: And that's something that has
 21 to be finalized with Public Works, and
 22 certainly, whatever is in the right-of-way,
 23 they will have to follow whatever the Master
 24 Plan says. Going on my recollection, it's
 25 Gumbo Limbo.

1 MR. GARCIA-SERRA: You know, I would ask
 2 our traffic consultant, Sarah, if you could
 3 maybe try to address that.
 4 MS. FIOLE: Hi, my name is Sarah Fiol, with
 5 David Plummer & Associates, 1750 Ponce de Leon,
 6 and so what we've completed is a trip
 7 generation letter, that quantifies what the
 8 trip generation for this project is, the 69
 9 units. So the trip generation letter concludes
 10 that this project generates 29 trips during the
 11 p.m. peak hour, and because it's less than the
 12 50 threshold, we're not required to complete a
 13 traffic study.
 14 MS. ANDERSON: I understand that, but I'm
 15 going to ask you to look at the concurrency --
 16 Coral Gables Concurrency Management Impact
 17 Statement on Tab 5. And on there, you'll see
 18 that the concurrency indicates there is a total
 19 of 483 potential trips. And, in your report,
 20 it says, 345, which is a difference of 138. I
 21 don't know if that's a distinction that makes a
 22 difference, but I'm trying to understand why we
 23 have a different number on a concurrency report
 24 and in your report.
 25 MS. FIOLE: Yeah. So I'm not sure where the

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1 two numbers are coming from. I can
 2 double-check in my report if they match either.
 3 But that's probably daily. So I can check --
 4 MS. ANDERSON: Yes.
 5 MR. TORRE: Those are, what?
 6 MS. FIOL: Daily vehicle trips.
 7 MR. GARCIA-SERRA: As opposed to peak hours.
 8 MS. FIOL: So what the threshold is counted
 9 against is during the a.m. and the p.m. peak
 10 hours.
 11 MS. ANDERSON: I see on Page 2 of your
 12 report, 345 total weekday trips.
 13 MS. FIOL: Correct. That would be the
 14 daily trips, so how many daily trips this site
 15 would generate.
 16 The concurrency table, I'm not sure where
 17 that comes from. But that's based on IT
 18 standards trip generation rates daily for that
 19 Land Use.
 20 MS. ANDERSON: Right. So why do we have
 21 483 on a concurrency impact statement and 345
 22 on your report?
 23 MR. GARCIA-SERRA: We would have to see
 24 what formula the City uses. That statement is
 25 literally generated by a computer program,

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1 that we've had since you've had the comment,
 2 you know, I know where you're coming from. At
 3 the same time, if the vision that, you know,
 4 the City is looking for, for this to some day
 5 actually be a cross block, you know, access
 6 actually happens and takes place, which
 7 presumably it will -- who knows when, but it
 8 will -- that is not so much the back, but that
 9 becomes the middle of everything, as far as the
 10 public walking from one street to the other and
 11 walking through that area.
 12 You know, it's a tough balance as to what
 13 should we give priority and put out in the
 14 front. Do we put the bike racks, you know,
 15 where people are going to be coming --
 16 MR. TRIAS: The design complies with the
 17 Master Plan, which is that, in the future, the
 18 north property could be developed in continuity
 19 with that paseo. To describe it as the back, I
 20 understand and I see your point, but certainly
 21 it's a linear park, that is meant to continue
 22 north and south.
 23 Now, there may be some opportunity to
 24 re-design some of the building in the front a
 25 little bit better, in terms of the arcade or

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1 which, you know, we obtain, because we're
 2 required to obtain it, but it's really Public
 3 Works' job to review our traffic submittal and
 4 that statement and so forth.
 5 MS. ANDERSON: I would just like to
 6 understand the difference, because it's a
 7 significant difference. It's 138 different
 8 trips or additional trips that occur.
 9 MR. GARCIA-SERRA: But the important thing,
 10 I think, as far as traffic management, are the
 11 peak hours. The peak hours are the ones which
 12 are the problematic ones. And here we did not
 13 cross that threshold that requires any further
 14 analysis or review.
 15 That said, there's still a condition of
 16 approval that's requiring traffic monitoring
 17 essentially for a three-year period, every year
 18 having to do a traffic analysis, and if that
 19 concludes that some sort of livability
 20 improvements are necessary, we're required to
 21 do them.
 22 MS. ANDERSON: Okay. Have you thought
 23 about the shifting of the open space more
 24 towards the front?
 25 MR. GARCIA-SERRA: You know, in the time

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1 the covered area, I believe, and maybe there's
 2 a chance to maybe place those bicycles a little
 3 bit further back. I mean, those things are
 4 possible.
 5 MS. ANDERSON: Because it would be more
 6 inviting --
 7 MR. TRIAS: Yeah, we can work with the
 8 applicant on that, certainly.
 9 MS. ANDERSON: To draw them in. Because to
 10 get this type of bonus, to be able to go to
 11 these levels, I think that, you know, the
 12 public space element needs to be enhanced.
 13 MR. TRIAS: But I think it can, without
 14 major changes to the Site Plan.
 15 MR. PRATT: Well, I think that the thing it
 16 would do, and which I'm fine with, is that it
 17 would -- we were -- the idea was that we were
 18 trying to group it altogether to create a
 19 larger space. And we could take and relocate
 20 some of the things, put the bike storage more
 21 to the back, but what we would wind up with is
 22 multiple smaller spaces, rather than one
 23 combined large space, you know, which is not
 24 necessarily a bad thing, it's just a different
 25 thing.

1 MR. TRIAS: But I think you should think
 2 about the design. I think there are
 3 opportunities to do what the Members are saying
 4 to enhance the activity toward the front
 5 without any major change to the building.
 6 MR. PRATT: And, also, to that light, you
 7 know, we felt that bicycle ridership, and, you
 8 know, the alternate vehicles and so forth, that
 9 all of that is really going to create a lot of
 10 interest, too, and, you know, that's something
 11 that's going to create a lot of activity that
 12 will draw people in, and, you know, observe
 13 that area in the back, too.
 14 MS. ANDERSON: I think you can work with
 15 the bicycles a little further back and another
 16 space up there. I've seen it along some of the
 17 apartment buildings, even the historic
 18 buildings that we have here, where they have
 19 like a little table and then people gather
 20 around and it creates -- generates that
 21 activity that we're looking for, and it makes a
 22 very nice space.
 23 I mean, I'm very much in favor of this
 24 corridor going through instead of having just
 25 walls and buildings.

1 street.
 2 MR. PRATT: That's really something that is
 3 a requirement in the Zoning Code that is for
 4 townhouses, in specific. If you're designing a
 5 townhouse, that is a stand-alone project,
 6 that's simply townhouses, because that also
 7 requires a parking garage in the rear and --
 8 MR. MURAI: All I'm asking is, are there --
 9 I mean, how do you get into the townhouses?
 10 MR. PRATT: No, the townhouses actually
 11 have sheltered entry.
 12 MR. BEHAR: They have a walkway from the
 13 sidewalk, right?
 14 MR. PRATT: Right. They have walkways from
 15 the sidewalk and --
 16 MR. MURAI: Each townhouse has a door to
 17 the street?
 18 MR. PRATT: Yes, correct.
 19 MR. MURAI: So why is she saying that they
 20 do not face the street?
 21 MR. GARCIA-SERRA: She's saying that it
 22 doesn't face the street directly.
 23 MR. PRATT: Well, that it doesn't have a
 24 door that can be seen from -- well, actually,
 25 you can, if you're walking --

1 MR. PRATT: No, as we are, too. I think
 2 that it's going to really create or set up and
 3 hopefully it will be continued in the future,
 4 but that it really creates a much nicer
 5 urbancape and usability.
 6 MS. ANDERSON: I've got one other request.
 7 When you put in those electric charging
 8 stations in this building --
 9 MR. PRATT: Actually, we have and they're
 10 located -- we have been working and we have
 11 implemented those charging stations, actually,
 12 on the ground level, so that they're accessible
 13 to everyone.
 14 MS. ANDERSON: Right. Make sure that one
 15 has a cord that can reach for handicapped
 16 individuals, as well.
 17 MR. BEHAR: Okay. Rene, your turn.
 18 MR. MURAI: Quickly. Condo or rental?
 19 MR. PRATT: It's all rental. It's a rental
 20 building.
 21 MR. MURAI: Including the townhouses?
 22 MR. PRATT: Yes. They're rental units.
 23 They're not really townhouses.
 24 MR. MURAI: Ms. Longo says that the main
 25 door of the townhouses does not face the

1 MR. MURAI: Where are the doors, Mario?
 2 MR. BEHAR: Show the elevation, because I
 3 think it's clear.
 4 MR. GARCIA-SERRA: What she's saying is
 5 that she wants to be able to see the door
 6 there.
 7 MS. VELEZ: From the sidewalk.
 8 MS. ANDERSON: Facing -- facing, yes.
 9 MR. MURAI: Okay. Got that one.
 10 That's okay. I'm good.
 11 MS. ANDERSON: We're good. We're good. We
 12 got that.
 13 MR. MURAI: I have -- my third question is,
 14 what happens in the back of the building? I
 15 wasn't quite clear. I mean, you have this
 16 building facing, what, single-family homes in
 17 the back?
 18 MS. VELEZ: It's an empty lot.
 19 MR. PRATT: No. All of the units in the
 20 back are -- I should say, the properties on the
 21 north side of --
 22 MR. MURAI: I'm sorry, the north side.
 23 MR. PRATT: All of those are rental units,
 24 also, residences.
 25 MR. MURAI: No, but I'm saying that you

1 have single-family homes north of this
 2 property.
 3 MR. PRATT: No. There's no single-family
 4 homes in the area at all.
 5 MR. TORRE: No.
 6 MR. MURAI: So north of this property, what
 7 happens?
 8 MR. PRATT: It's all apartment buildings.
 9 MR. GARCIA-SERRA: They tend to be smaller
 10 apartment buildings right now.
 11 MR. MURAI: I couldn't quite figure it out
 12 from -- just curious.
 13 MR. GARCIA-SERRA: They all tend to be a
 14 lot of the apartment buildings that were built
 15 in the 1940s, 1950s.
 16 MR. MURAI: Two stories, three stories,
 17 what?
 18 MR. GARCIA-SERRA: Right, two or three
 19 stories with, you know, somewhere between four
 20 and maybe ten units. Some of them are bigger.
 21 MR. PRATT: This is the side, and all of
 22 this is a three-story apartment building, and
 23 this is a two-story apartment building, and
 24 this is a vacant lot, and this is a parking
 25 lot.

1 MR. GARCIA-SERRA: I think that you did
 2 provide for retractable walls or some sort of
 3 enclosure that could potentially be enclosed at
 4 night or during --
 5 MR. MURAI: I'm not telling you what to do,
 6 but I'm just, you know, it may not be worth it,
 7 frankly, to have a multi purpose room there, if
 8 it's all open. It might be just better to have
 9 green space, you know, with chairs and, you
 10 know, whatever.
 11 I mean, I'm not telling you how to design
 12 it. I'm just saying, you know, I look at it as
 13 I do -- you know, what do I do with this space?
 14 It's all open.
 15 MS. ANDERSON: Well, it could be like a
 16 patio.
 17 MR. MURAI: Yeah. I mean, but I tell you,
 18 when we redid our house here in the Gables, we
 19 had a big terrace, open terrace. Roofed, but
 20 open. It lasted five years, until we decided
 21 that rain, heat, cold, dogs, cats, whatever,
 22 you know, to close it. So, to me, that might
 23 not be worth it. Maybe it's worth it to have
 24 green space and save some money.
 25 That's just a comment. It's not telling

1 MR. MURAI: Do you have landscaping back
 2 there, I assume?
 3 MR. PRATT: Yes, we do.
 4 MR. MURAI: Between your parking and the
 5 property line, there's going to be some
 6 landscaping?
 7 MR. PRATT: Yes.
 8 MR. MURAI: Tall?
 9 MR. PRATT: Yes. It will be dense and
 10 tall, because we're actually putting all of the
 11 utilities underground.
 12 (Inaudible.)
 13 MR. MURAI: But you're going to be able to
 14 have tall --
 15 MS. ANDERSON: Silver Buttonwood all of the
 16 way around.
 17 MR. MURAI: So that people won't be facing
 18 just --
 19 MR. PRATT: Correct. We want to shield the
 20 parking lot.
 21 MR. MURAI: Okay. Next point is, I have no
 22 problem with this space and the multi purpose
 23 room in the back, but, you know, it seems to me
 24 that if it's all open, I'm not sure that's
 25 going to be that --

1 you what to do. I'm just telling you, as a
 2 Member of this Board, having it in the back,
 3 I'm not bothered like she's bothered by it.
 4 MS. ANDERSON: Yeah.
 5 MR. BEHAR: Venny.
 6 MR. TORRE: Does the multi purpose room
 7 have bifold doors, folding doors?
 8 MR. PRATT: It's got a series of security
 9 that it can be enclosed for -- you know, to
 10 close it at night or something like that, to
 11 prevent unwanted people sleeping, you know,
 12 there.
 13 MR. TORRE: Is it normally open or normally
 14 closed?
 15 MR. PRATT: It would be normally open.
 16 MR. MURAI: There's no air conditioning,
 17 right?
 18 MR. PRATT: No, it's not air conditioned.
 19 MR. TORRE: And the Board, I guess, decides
 20 when it opens and when it closes, the condo?
 21 MR. PRATT: The management would, yeah.
 22 MR. TORRE: So second to that is, there's
 23 no requirement for that paseo to continue?
 24 That's a proposed possibility, but it's not a
 25 requirement? This could not happen or could

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1 happen?

2 MR. TRIAS: No, it is a requirement, if

3 there's a development on the north side that

4 meets the Infill Regulations, yes.

5 MR. TORRE: But required for them to meet

6 the same criteria on this side?

7 MR. TRIAS: Yeah. Yes.

8 MR. TORRE: Is that likely to happen, that

9 there will be a paseo there?

10 MR. TRIAS: I would hope so, yes.

11 MR. TORRE: So the question here for me is,

12 what are we judging on this project that

13 fulfills the requirements of this Infill

14 Ordinance, that lets me say you're allowed to

15 have these additional bonuses? And I'm not

16 sure I'm clear on what those requirements are.

17 MR. TRIAS: Yeah, the requirements are

18 about three pages of the Zoning Code, and the

19 ones that are more noticeable is that one of

20 them is that additional open space, meaning

21 beyond the 25 percent, which they comply, they

22 have 30 percent or so, or more, if open space

23 is understood including that multi purpose

24 room, which is according to the definition.

25 The other one is that they have to have a

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1 report has a multiple list of requirements and

2 maybe it could have more, if you'd prefer, for

3 the next time, but certainly the criteria are

4 somewhat open to interpretation. That's true.

5 It says, "Additional open space," and that's

6 something that you need to see whether or not

7 that makes sense. But some other criteria are

8 pretty clear, such as the ten-foot landscaped

9 front yard, that is a requirement, and that was

10 part of the idea to have some continuity along

11 the front for open space.

12 All of those things did not exist prior to

13 this Overlay. Prior to this Overlay, there's

14 many buildings that are built, that are fairly

15 dense, fifty units per acre or so, that come

16 all of the way to the sidewalk, have all kinds

17 of ramps and all kinds of things going on. So

18 all of those are the benefits or at least the

19 design features that the Overlay required and

20 they're listed in the Zoning Code.

21 Certainly, we can have any discussion you

22 want about them --

23 MR. TORRE: If we're setting precedent,

24 there has not been many of these so far. I

25 think the last one we saw merited the approval.

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1 liner on the parking, for example.

2 MR. MURAI: They have to have, what?

3 MR. TRIAS: The liner units, the townhouse

4 units that line the parking garage, that's a

5 requirement. There's some landscape

6 provisions.

7 MR. TORRE: But, for example, when I see

8 things at Historic Preservation, there's

9 reasons why these should be reasons for

10 designation to happen, and Staff provides, it

11 meets this criteria, it meets this criteria, it

12 meets this other criteria.

13 How are we to judge this, without having

14 you or anybody tell us, here are the reasons

15 that it should proceed, this goal, this goal,

16 this goal? I mean, I'm judging something that

17 I don't know where I'm supposed to look.

18 I know the open area situation, but the

19 criteria, it's kind of vague to me, and I'm

20 trying to see where this project differs from a

21 project that would have a ten-foot setback in

22 the front, ten-foot setback on the left, not

23 necessarily the green space on the right. So

24 where is that big difference?

25 MR. TRIAS: Well, I think that the Staff

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1 So I'm not used to seeing the difference

2 clearly here. There's some differences, but

3 I'm not quite sure --

4 MR. TRIAS: Right. Right. I understand.

5 MR. TORRE: -- that they're articulated

6 now.

7 So the green space on right, it's nice.

8 It's 20 feet. It's the size of an alley. It's

9 not a big space, but it's nice.

10 The one that gets me is the issue of the

11 front. So I think -- and maybe I'm wrong, part

12 of this is to enhance the urban space that is a

13 residential street. Meaning, what you see on

14 the ground is sort of enhanced to be pedestrian

15 friendly, the residential typology is there.

16 This one is giving me the appearance that

17 that's not the case. Why? I think it's these

18 two-story vertical elements, that when I'm

19 looking at this picture here, I thought it was

20 a garage you're hiding, and it's not a

21 residential feeling. It's not articulated

22 downstairs windows on the street.

23 You talked about eyes on the street.

24 That's not what I'm feeling. So from a

25 residential perspective, you have a three-story

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1 liner downstairs, but it's not reflecting on me
 2 that that's what's being provided. So it's
 3 giving me that more Commercial aspect, on that
 4 ground floor. So you're doing one great
 5 benefit, but you're not enhancing it to that
 6 streetscape and to that eyes on the street
 7 situation.
 8 MR. PRATT: Right.
 9 MR. TORRE: That's one of the things that
 10 sort of doesn't --
 11 MR. TRIAS: Mr. Torre, we had the same
 12 opinion and we shared that opinion with the
 13 applicant multiple times. And the applicant
 14 made some improvements in the design and so on,
 15 but they really believe that that is an
 16 important feature of the design.
 17 MR. MURAI: They, what, I'm sorry?
 18 MR. TRIAS: They believe those screens are
 19 very important for the design. That's what the
 20 applicant believes.
 21 MR. PRATT: Can I address the comment --
 22 MR. TORRE: Sure. Of course.
 23 MR. PRATT: -- if you're finished? May I?
 24 MR. TORRE: Yeah. I mean, I have more
 25 things, but --

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1 there's much more transparency to the screen.
 2 The screen isn't as -- will not give you the
 3 idea that it's a parking garage behind it, and
 4 it's going to be something that actually has
 5 very much of a transparency, both, in terms of
 6 what you would see during the day and the
 7 night.
 8 The idea is that the illumination in the
 9 interior of the unit in the evening and night
 10 hours -- or evening hours, you know, will be
 11 like a lantern, you know, shining through
 12 that. So -- but --
 13 MR. TORRE: I think, as a scale -- you
 14 know, from a scale perspective, the large
 15 openness of that space vertical just creates a
 16 space that feels like it's hiding something,
 17 even though it's transparent. It just doesn't
 18 -- it's articulated in a way that, again, it's
 19 not -- yeah, and, again, I'm looking at an open
 20 picture, but I think that's missing the
 21 translation, at least for me. And I think the
 22 garage and carport situation, this feels a
 23 little overpowering for the building.
 24 Again, I'm trying to get these buildings --
 25 so here's the judgment. The judgment is, what

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1 MR. PRATT: Actually, if I could show you,
 2 this is the most recent rendering, and --
 3 MR. COLLER: It would be better if you
 4 would put it on the easel and use the mike, so
 5 that the court reporter can pick up your
 6 comments.
 7 Great. Thank you so much.
 8 MR. PRATT: All right. This is a most
 9 recent rendering that was commissioned and it's
 10 still -- and I apologize if, you know, your
 11 looking at the elevation gave you the
 12 impression that the screen was very opaque.
 13 That's not the intention. The intention is
 14 that the screen -- and the screen that we
 15 represented in the submittal to the P&Z, that's
 16 really a placeholder. It's just an idea to
 17 illustrate the concept. It's not actually the
 18 screen itself.
 19 The artist that will be doing and producing
 20 the concept is going to be doing that
 21 independently and having to satisfy the Art in
 22 Public Places, but the screen, as you can see
 23 in the new, in the latest rendering, really has
 24 much more openness and much more visibility of
 25 the -- you know, that you can see the glass and

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1 are we giving as a bonus that comes back to the
 2 community, that sets the standard for the next
 3 project and creates something that transposes
 4 over time, correct? To me, it's that ground
 5 floor. If you've got those three stories that
 6 are becoming liners, I'm not looking for
 7 something like this. I'm looking for something
 8 more, again, Residential, more articulated,
 9 more feeling like there's people living there,
 10 like there's people coming back and forth, and
 11 this is creating something that feels
 12 Commercial to me and I'm not really fond of it.
 13 MR. GARCIA-SERRA: If I could, Mr. Torre.
 14 You know, what we're going by, what we have as
 15 our guide, is what's in the Code, and Section
 16 4-208 is the Residential Infill Regulations,
 17 and we've got to comply with certain criteria.
 18 Some of those are easy to understand, the
 19 compliance, because they're just numbers.
 20 You've got to be set back --
 21 MR. TORRE: And we talked about
 22 subjectivity and how we judge this, and, again,
 23 this is very open and fluid, so for us, what is
 24 it we're going to judge things by? To me, this
 25 is how I kind of feel. These streets should

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1 start to line up, from an urban perspective,
 2 from a Residential perspective, from that
 3 feeling of groundness and what you see on the
 4 ground floor is what you're going to feel more
 5 than anything. The upstairs gets lost. So I
 6 really want to pay attention to those first
 7 three floors, especially when you're trying to
 8 do a good job with the liner, which you've
 9 done.

10 So, again, reduction of the entrances,
 11 minimizing garages, all of these things, to me,
 12 play out as the bonus piece. Even when you
 13 don't give enough green space, those things
 14 should start to take big precedent.

15 MS. ANDERSON: Right.

16 MR. PRATT: The liner units are only two
 17 stories. They're not three stories.

18 MR. TORRE: I thought I read three.

19 MR. GARCIA-SERRA: But, you know, I think
 20 the important point of your comment is that
 21 there are sort of design recommendations that
 22 we could potentially incorporate in order to
 23 get that.

24 MR. TORRE: We're setting precedent here
 25 and this one leads to the next one, leads to

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1 MS. VELEZ: Because I think --

2 MR. PRATT: Yeah, I think that may have
 3 been a typo, but 96 is the requirement. And we
 4 actually have some area of possibility for
 5 additional. We were kind of holding it back
 6 for using it as a loading/unloading area for
 7 people moving in or moving out, instead of
 8 designating that, but we do have a parking
 9 area -- additional parking area that we could
 10 make additional spaces, if it becomes
 11 necessary.

12 MS. VELEZ: And I like what Venny is
 13 saying. I agree that we do have to think about
 14 what's coming. The design that we approve and
 15 whatever bonuses we approve today will be taken
 16 for the next time around.

17 That whole neighborhood -- many, many years
 18 ago, I lived in that area. I lived in an
 19 eight-story building that had ground parking.
 20 It's still there. The density was nowhere near
 21 what we're seeing now. I think there were six
 22 units per floor.

23 And now we're talking about a lot more and
 24 a lot more massing, so we do need to make it a
 25 pedestrian. We want to make it pedestrian

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1 the next one. So I'm just taking an approach
 2 of how I would take and feel more comfortable
 3 with these sorts of projects coming forward.

4 MS. ANDERSON: I would agree.

5 MR. TORRE: That's my comment.

6 MR. BEHAR: Thank you.

7 Maria.

8 MS. VELEZ: How is the issue of trash --
 9 how is access to those things? They're on the
 10 side. You've got this little extensive
 11 walkway. Is Waste Management driving in there?

12 MR. PRATT: Correct. No, Waste Management
 13 is going to collect it at the street, but they
 14 will bring it out from the trash room on the
 15 side of the building.

16 MS. VELEZ: So someone will bring that out?

17 MR. PRATT: Yes. Correct. In fact, they
 18 even said they have rubber wheels to prevent
 19 noise from affecting the adjacent neighbors.

20 MS. VELEZ: But there will probably be a
 21 manager on site to handle that?

22 MR. PRATT: Yes.

23 MS. VELEZ: And then the parking spaces,
 24 that they were numbered 97, but I only saw 96.

25 MR. PRATT: 96 is the requirement --

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1 friendly. We want to be able to feel like we
 2 are walking in a Residential area.

3 So, yes, I do like the screens, but maybe
 4 the screens can be moved somewhere else, if
 5 that's an issue, and windows might be making it
 6 more Residential feel.

7 MR. PRATT: Actually, I can talk with the
 8 client, but the screens could be -- if that's
 9 something that the Board feels would be
 10 preferred, we -- honestly, as the architect, I
 11 like the screens and I think that ultimately
 12 they could be something that would be very
 13 unique to the building and very much of a
 14 benefit, in terms of the pedestrian experience
 15 and just the neighborhood, in general.

16 As I said in the beginning, the screens
 17 were secondary and we originally -- the design
 18 that was approved by the Board of Architects
 19 had those as windows -- well, there's windows
 20 behind them. It's just that the Board of
 21 Architects approved it without the screens.

22 So it's -- personally, like I said, I think
 23 that the screens would be beneficial. Everyone
 24 has their own thoughts and opinions on Art in
 25 Public Places. We were one of the first

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1 buildings, with the PonceCatalonia, the Zubi
 2 Building, to implement art in Public Places on
 3 that building with the Flight to Freedom, with
 4 the sculpture that's on the building. Some
 5 people like it. Some people don't. It's just
 6 like the fountains in Biltmore Way.
 7 Everybody's got their opinion.
 8 If that's the deal breaker, I'm not
 9 completely married to it, but, again, it's a
 10 part of the concept or a part of what we
 11 thought would be something very unique and very
 12 beneficial.
 13 MS. VELEZ: No, I said at the beginning, I
 14 like the screens. I like the concept. I agree
 15 that it is Moorish and Mediterranean. It
 16 brings all of those features in. But maybe
 17 tone it down or may be make it to scale.
 18 MR. PRATT: And, again, what you're viewing
 19 is not the final --
 20 MS. VELEZ: So we don't know what it's
 21 going to look like, which makes it difficult.
 22 MR. PRATT: Yeah. Well, there's another
 23 whole Board and process, and, actually, the
 24 City Commission will be the final determinants
 25 of the approval of that Art in Public Places.

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1 proportions of the residences and the two-story
 2 nature of the existing neighborhood, so that
 3 the real Commercial sector happens on the east
 4 end of the building, and then, as it goes back
 5 into the more Residential section, is where all
 6 of the townhouses, two-story units --
 7 MR. TORRE: The picture I'm looking at kind
 8 of has a void behind the grills and gives me
 9 the feeling that there's a garage.
 10 MR. BEHAR: The garage.
 11 MS. ANDERSON: A garage.
 12 MR. PRATT: All right. And that's not the
 13 intent, and I apologize.
 14 MR. TORRE: And I agree, but I think given
 15 that wide -- again, to me, it's the wrong
 16 approach, but it's just my own take on what
 17 that two or three-story volume should start to
 18 look like for this particular Ordinance to
 19 start taking shape in the way that I think it's
 20 meant to be.
 21 MR. TRIAS: Mr. Chairman, in terms of the
 22 approval, keep in mind that what you're saying
 23 is that they have to go through the Art in
 24 Public Places process and it may be not
 25 successful. So, really, what you're looking at

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1 So it's really beyond this Board and beyond my
 2 purview, too, as the designer.
 3 But it really is something that would need
 4 to satisfy the City Commission at that level
 5 for final approval.
 6 MR. GARCIA-SERRA: I think it's fair to
 7 say, Ms. Velez, you don't want the screens to
 8 come at the cost of the streetscape appearance
 9 or the facade -- the appearance of the facade
 10 of the building, as far as the street is
 11 concerned, nor do you want it to come at a cost
 12 or a detriment to the experience within the
 13 unit, as far as light and air --
 14 MS. VELEZ: Yes.
 15 MR. PRATT: No, and I certainly don't want
 16 it to be --
 17 MR. MURAI: I have no idea what you said,
 18 by the way.
 19 MR. PRATT: Well, and just to reinforce,
 20 Mr. Torre, you know, I am concerned, actually,
 21 with your comment that, you know, you view it
 22 as something that would be a parking structure,
 23 because we really tried very hard to make
 24 something that had a lot of vitality and
 25 something that actually kept the same scale and

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1 is, as the applicant said --
 2 MR. BEHAR: But Ramon --
 3 MR. TORRE: It has nothing to do with Art
 4 in Public Places.
 5 MR. BEHAR: -- it has nothing to do,
 6 because if they choose to put a screen, it's
 7 just a difference of getting credit for the Art
 8 of Public Space or not. They can do the
 9 screen, if they want to, and not get credit for
 10 the Art in Public Space.
 11 And what I hear the Board Members saying is
 12 that it doesn't feel like a Residential
 13 building.
 14 MR. TRIAS: No. What I'm saying is, what
 15 is being approved, which is -- the condition is
 16 that it's going to go through the Art in Public
 17 Places and it's going to be an art piece.
 18 Otherwise, it's not going to be a screen.
 19 MR. MURAI: I know, but I think what I hear
 20 him saying here is that we may prefer to vote
 21 for approval without the screens.
 22 MR. TRIAS: That's fine. That's fine.
 23 MS. ANDERSON: But even without the
 24 screens, it still has a Commercial --
 25 MR. TORRE: I mean, we're a little bit

1 playing Board of Architects --
 2 MR. BEHAR: And we --
 3 MR. TORRE: Unfortunately we are.
 4 MR. BEHAR: We should not be.
 5 MR. TORRE: I understand that, but the
 6 point is that the design and how this feels and
 7 acts and relates to the ground is part of this
 8 bonus situation, as far as I'm concerned. It's
 9 a bonus to the community to have a more
 10 residentially type design for the benefit of
 11 having more units, more FAR -- what else -- if
 12 you're not giving me 40 feet of grass in the
 13 front. If you were giving me 40 feet of grass
 14 in the front, maybe there's a trade, but in
 15 this case, we're tied to ten feet. So I'm just
 16 looking at it in context, but that's how I
 17 feel.
 18 MS. ANDERSON: Right.
 19 MR. MURAI: I agree.
 20 MS. ANDERSON: I mean, this is more of a
 21 Commercial type of Mediterranean as opposed to
 22 Residential Mediterranean, in my opinion.
 23 MR. TORRE: Yeah.
 24 MR. BEHAR: Let's go on. Chip, you --
 25 MR. WITHERS: Well, I'm going to probably

1 Conditional Uses that are placed on this.
 2 I have been here, what, three meetings?
 3 The last building we saw met the Conditional
 4 Use, not our Zoning Code, and so now we have,
 5 instead of 50 units, we have 100 units.
 6 So, you know, I know you don't want to pay
 7 the 150 or 175,000 dollars or whatever, but I
 8 mean, doggone it, the developers are getting
 9 twice as much density, twice as many units, and
 10 if the City is saying, "We want a little more
 11 realm improvements to make the public
 12 experience walking on the street a little bit
 13 nicer and do little things to make it feel a
 14 little more pedestrian friendly" -- you know, I
 15 think the City should probably be asking for a
 16 little bit more, to be perfectly honest with
 17 you.
 18 And what I mean by that is, if we need to
 19 use physical improvements on the street and the
 20 sidewalks and lighting and things like that to
 21 bring out the pedestrian friendly feel of a
 22 Residential neighborhood, as opposed to trying
 23 to modify the front of buildings, you know,
 24 maybe we look at the way we design the streets
 25 and the way we design the flow and the

1 ramble, but I'm not going to ramble for a long
 2 time.
 3 Look, to me, anything that's -- as that
 4 apartment district develops, which it will, as
 5 you pointed out yourself, you've got big
 6 buildings coming up all over the place, it's
 7 going to be an apartment district. And, Venny,
 8 I hear what you're saying. I agree with you a
 9 thousand percent. But you know what, whether
 10 you put a balcony, a Mediterranean, you know,
 11 looking balcony or you put barrel tile, you put
 12 a window surround or you -- it's still going to
 13 look like a big Commercial apartment building
 14 to me, you know, unless it's 45, 50, but
 15 hundred foot buildings all through that area,
 16 it's going to look like an apartment district.
 17 And I think, you know, where we kind of
 18 made a left turn, and I know this is probably
 19 going to upset some of our Commissioners, is
 20 that, you know, the City started Zoning through
 21 PADs and Overlays and now, you know, this
 22 Conditional Use Ordinances, and it's a way
 23 to -- it was a Zoning tool that was supposed to
 24 help move stuff around and get things better,
 25 but right now the Zoning Code is the

1 sidewalks and the green spaces and the setbacks
 2 and the on-street parking, and make it feel
 3 Residential, because you don't see -- if you
 4 drive through the Residential areas of our
 5 City, you don't see anything close to what you
 6 see on the Residential streetscape in this new
 7 apartment district. Do you see what I'm
 8 talking about?
 9 So maybe we can't deal with the buildings,
 10 because they're already edged in stone, unless
 11 we change the Zoning Code with Conditional Use,
 12 but we can do physical improvements along the
 13 street, streetscapes that maybe will help
 14 relieve some of that.
 15 MR. TORRE: So, I may be wrong with this, I
 16 think the last project we saw was 30 feet.
 17 MR. WITHERS: Yeah. I know, it was a nice
 18 setback. That was Residential.
 19 MR. TORRE: Again, so we have to take each
 20 of them for what it brings. And short of me
 21 telling you, "Move the building back 20 more
 22 feet," I'm not doing that, I'm saying, "Well,
 23 the benefit here should be in this regard." So
 24 everyone is different, but in this regard,
 25 since I'm not getting other things, what I'm

1 looking for is this particular improvement.
 2 And that's how I'm judging. So one thing
 3 is not necessarily the final answer, but it's a
 4 combination of how these things, as a whole,
 5 begin to improve it. In one case, it's going
 6 to be on the side. In one case, it's going to
 7 be in the front. In this case, maybe a little
 8 better architecture is the key.
 9 MR. WITHERS: But I guess my point is,
 10 Staff feels that they've met all of the
 11 conditions for a Conditional Use.
 12 MR. TORRE: I understand.
 13 MR. WITHERS: Then it's subjective, you
 14 know.
 15 MR. TORRE: It is. And that's what I
 16 started to say, this Ordinance is subjective.
 17 MR. WITHERS: Yeah.
 18 MR. TORRE: And I guess --
 19 MR. WITHERS: It worries me --
 20 MR. TORRE: But we have to set some
 21 precedent. I think the rules become the rules
 22 when we set precedence, and we set rules that
 23 begin to say, this is what we -- I mean, I
 24 don't know how else to do it, short of us
 25 having to --

1 MR. TORRE: We're judging these things for
 2 the first time.
 3 MR. BEHAR: Okay. All right. Chip,
 4 anything else from you?
 5 MR. WITHERS: No. No. I'm sorry if I --
 6 MR. BEHAR: I will start by saying that I
 7 like the building. I think you've done a very
 8 nice job. And my comments, it has nothing to
 9 do with the great work that you have done.
 10 My problem is very simple, and I'm taking
 11 the hat off, of being an architect, and putting
 12 the hat on, on being a Member of this Board,
 13 and the Code is very vague, because it says,
 14 you know, for open space, additional area. It
 15 doesn't specifically say anything that --
 16 parameters that we have to -- guidelines that
 17 we have to follow.
 18 I'm looking at your open space. Within
 19 your site, you're required 25 percent and
 20 you're providing 28.03 percent, which is a
 21 three percent increase. On the outside, which
 22 is great, on the public right-of-way, you reach
 23 up to 32 percent, an additional four percent.
 24 But I'm looking at, on the site itself,
 25 three percent additional open space --

1 MS. ANDERSON: Well, we're not going to be
 2 drawing the buildings, and when we draft
 3 Ordinances, but we can --
 4 MR. TORRE: No, but after ten of these, we
 5 should know a little bit more what people are
 6 trying to get by with and what people are
 7 trying to pull the strings with --
 8 MS. ANDERSON: Right.
 9 MR. TORRE: -- and all of this other stuff.
 10 MR. WITHERS: They're trying to build as
 11 many units as they possibly can, within an
 12 envelope of 90 feet, by throwing stuff onto the
 13 building that meets the Conditional Use
 14 Ordinance. That's what they're doing.
 15 MS. ANDERSON: Right, so they've checked
 16 the boxes.
 17 MR. TORRE: Glenn, you're a little bit of a
 18 guinea pig. I apologize for having -- but this
 19 is what's happening.
 20 MR. WITHERS: I mean, it's not against you.
 21 MR. TORRE: No. No. This is the first
 22 time we're actually trying to judge these
 23 things.
 24 MR. BEHAR: And I think it has to do with
 25 the way the Zoning Code is written.

1 percentage of open space, but we're getting an
 2 additional 34 and a half units. And the
 3 complaint about not even wanting to -- and I
 4 don't want to say an amount. It seems very,
 5 very minimum of what we're getting in the City
 6 in return for what you're getting.
 7 I feel, and I have clients that I work with
 8 in the same way, I think that perhaps -- I
 9 would prefer -- you allow in this area up to
 10 ten stories, correct?
 11 MR. TRIAS: It's in feet.
 12 MR. PRATT: No, it's unlimited, actually.
 13 MR. GARCIA-SERRA: A hundred feet.
 14 MR. BEHAR: It's a hundred --
 15 MR. PRATT: It's a hundred feet. There's
 16 no limit --
 17 MR. BEHAR: I mean, I was looking at my --
 18 MR. PRATT: But there's no limitation on
 19 the number of floors.
 20 MR. BEHAR: I think your last floor is at
 21 90.
 22 MR. GARCIA-SERRA: 99.
 23 MR. TORRE: 99.
 24 MR. PRATT: Well, that's to the top of the
 25 tower, actually --

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1 MR. BEHAR: You're 99 to the roof.
 2 See, I would prefer, really, going even a
 3 little bit higher, maybe the Commission can do
 4 that, going a little bit higher, but give us
 5 more open space. I like the idea of the paseo.
 6 I think the paseo, in principle, could work.
 7 The spaces, the location, I agree with a lot of
 8 the comments. I think, if the property to the
 9 north will come in with a development, and it's
 10 a substantial development, we'll have that
 11 continuation. That will work great. That
 12 space, whether it's on the front, on the back,
 13 it will be usable space.
 14 I have a problem, again, with, we're
 15 getting -- we're giving away a lot of density
 16 for a very little return on the open space.
 17 And my calculation of 3.03 is there. It's
 18 based on the numbers you've given me.
 19 Actually, that number is about 740 square feet
 20 of additional open space. It doesn't seem to
 21 be a fair trade for what we are willing to
 22 give.
 23 I like the architecture. I actually --
 24 it's probably, to me, one of the nicest
 25 buildings that I've seen your firm do in the

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1 right now. What we have to work with is the
 2 Code and the Code that we have right now -- and
 3 the provision even that you're referring to is
 4 even a little bit more nuance than what we've
 5 talked about up until now, because it says,
 6 "Additional open space at the ground level
 7 shall be required to achieve maximum allowed
 8 height and FAR."
 9 Open space is actually a different defined
 10 term than landscaped open space in the Code,
 11 and so in open space, you can count things that
 12 are not landscaped, like plazas and that sort
 13 of thing, and if you use those numbers, the
 14 percentages turn out better. Not counting the
 15 right-of-way, you end up at 34 percent, and
 16 then counting the right-of-way, you end up at
 17 42 percent.
 18 But how you mentioned, there's no number
 19 mentioned there. It just says, "Additional."
 20 It doesn't say how much more additional. And
 21 when you say that, you figured that they could
 22 have put a number there, if they wanted to, and
 23 they didn't. So were they also trying to grasp
 24 the idea that, aside from quantity, how much
 25 you have, you also want quality, as far as the

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1 last five years, so I'm very pleased on what
 2 I'm seeing on the architecture.
 3 I agree with Venny on the aesthetics on
 4 that screen. It looks more like a garage
 5 screening than a screening of -- the intention
 6 of the screening of the units that you have,
 7 because the example, that you're looking at,
 8 are a small example with the screen, not so
 9 much of the verticality that you have expressed
 10 on the townhomes, but that's something that I'm
 11 not here to design for you. I think you're a
 12 great architect and I admire your work.
 13 My problem is going back to only the three
 14 percent of additional open space, and that
 15 has -- is a result of the Code not being more
 16 specific. It says, "Additional." Well, one
 17 square feet is additional, and that's something
 18 that --
 19 MR. GARCIA-SERRA: It's even a little bit
 20 more nuance than that, Mr. Chair. Let me start
 21 off by saying, your idea of maybe a little bit
 22 more of height, can really gain a lot for us on
 23 the ground floor, is probably true. You know,
 24 I think that definitely is a possibility.
 25 Unfortunately, we don't have that here

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1 type of open space that you have.
 2 And at least on that count, I think
 3 certainly we've got, on that east side, a
 4 fairly good quality open space, as far as the
 5 ability for the public to use it, the size of
 6 it, what it could potentially be utilized for
 7 in the future.
 8 Again, we don't set the rules. The rules
 9 are set by somebody else. And we're doing our
 10 best to try to comply with them.
 11 MR. BEHAR: Any other comment from --
 12 MR. TORRE: I have one last comment. The
 13 side green space, condos are finicky. Condos
 14 are finicky people and privacy is an issue for
 15 a lot of people. I mean, some people just
 16 decide to go back and forth, 3:00, 4:00, middle
 17 of the night there, the people from the condo
 18 are going to have to be -- they have to be okay
 19 with this for the rest of their lives. I
 20 mean --
 21 MR. GARCIA-SERRA: Remember, this is a
 22 rental project, at least as proposed right now,
 23 but aside from that, it could some day be
 24 converted to a condo.
 25 MR. TORRE: So you rent into it, and I

1 guess you get what you get.
 2 MR. GARCIA-SERRA: Traditionally, the
 3 public access easements that we've granted on
 4 other projects also pretty much require that
 5 the access be the same as they are for City
 6 parks. So City parks are closed from sunset to
 7 sunrise, and, you know, the same idea would be
 8 able to be utilized here.
 9 MR. TORRE: But is there going to be a
 10 covenant that says this is open for the rest of
 11 the life of the building?
 12 MR. GARCIA-SERRA: Yes.
 13 MR. TRIAS: That is what the applicant is
 14 proffering and we have to write it properly.
 15 And I think what we suggested, sunset to
 16 sunrise, for example, could be some of the
 17 limits of the timing, but I think that's
 18 typical. We've done that before.
 19 MR. MURAI: It would be an easement and it
 20 may be that you have the right to close it from
 21 this time to that time, you know, with the City
 22 approval.
 23 MR. GARCIA-SERRA: For example, it's very
 24 legalese, but we reserve the right to close it
 25 one day out of the year so as to prevent any

1 residences there, and right now I see nothing.
 2 I mean, maybe you have it so you see something,
 3 but I want to see --
 4 MR. BEHAR: I think I heard a comment from
 5 the applicant, from the architect, that if it's
 6 a deal breaker, the screen would not be, you
 7 know, required or mandatory.
 8 MS. ANDERSON: But even with the screens
 9 off, it still has a very Commercial appearance
 10 and I think it needs more work. That's my
 11 comment.
 12 MR. BEHAR: But, Rhonda, we're getting now
 13 into the Board of Architects. And as much as I
 14 would want to do that, we cannot -- this is not
 15 the Board to do that.
 16 MS. ANDERSON: I understand, but we're also
 17 a Zoning Board, and the Zoning Code requires us
 18 to have a Mediterranean bonus based upon
 19 complying with the Mediterranean Ordinance, and
 20 I don't see that this complies with the intent
 21 that's behind the Mediterranean Ordinance for,
 22 especially, Residential units.
 23 MR. BEHAR: I think -- and I think
 24 that's -- maybe it is in the package, there's a
 25 reference to the historical references of the

1 potential claim of condemnation, you know, that
 2 sort of thing.
 3 MR. MURAI: I have two comments. I would
 4 prefer to approve this project without the
 5 screens, for the reasons that have been
 6 articulated here. And the second has nothing
 7 to do with your project, but for the future, I
 8 don't -- I know you're getting Mediterranean
 9 compliance, but, you know, I'm no architect,
 10 but I don't -- this is, to me, not at all
 11 Mediterranean in the least, but -- and I'm
 12 surprised that the Board of Architects approved
 13 this project as Mediterranean. I don't see it
 14 that way.
 15 MR. TORRE: I wanted to clarify something.
 16 I don't have a problem with the screens at all.
 17 It's the design of the two floors as it relates
 18 to the openness. It's not feeling Residential.
 19 It's feeling too of a different type. So the
 20 screens can come in --
 21 MR. MURAI: But one of the comments was
 22 that the screen appeared to hide a parking
 23 garage. If you don't put the screens, you
 24 don't have that.
 25 MR. TORRE: I want to see that there's

1 Mediterranean and how they were able to achieve
 2 that. And I will tell you, just because this
 3 building doesn't have a tile roof, doesn't mean
 4 it's not -- as an architect, you know, I see
 5 that it complies with the elements that you do
 6 see in the analysis of, you know, the arcade or
 7 the proportion, the vertical elements, that do
 8 comply with the Mediterranean Ordinance.
 9 You know, just -- again, just because this
 10 building doesn't have a sloped roof with tile
 11 doesn't mean that it's not -- they were not
 12 able to achieve those benefits.
 13 MS. ANDERSON: I understand. They checked
 14 some boxes. But when you stand back and look
 15 at the building, does this look like the feel
 16 that we're trying to create to get this
 17 enormous bonus for additional space, you know,
 18 the fifty units? Am I right?
 19 MR. TORRE: I think public benefits is a
 20 gift that we're allowed to offer. A public
 21 benefit could be interpreted as certain things.
 22 Design could be one of them. When you're
 23 talking about moving driveways, that's changing
 24 the architecture of the building. So we do
 25 that. We already do that. I don't think that

1 we're playing Board of Architects, to a certain
 2 extent. We're asking for the gift to be of a
 3 little different type.
 4 MR. BEHAR: The give is a different story.
 5 MR. TORRE: Well, the give in this case, I
 6 think, is redesign, maybe. I'm not saying,
 7 redesign it completely. I'm just saying, it's
 8 too Commercial for me, and maybe that's -- the
 9 way you just described it, that's not the way I
 10 was describing it. Maybe it's not Residential
 11 enough, or it's not enhanced enough, or it's
 12 not pedestrian --
 13 MR. WITHERS: But when can you take a
 14 hundred foot building, it's 150 feet long and
 15 100 feet deep -- how can you ever make that
 16 look like a Residential building? I mean it's
 17 a Commercial building.
 18 MR. TORRE: No. It's a Residential
 19 building, in a Residential zone, with people
 20 hopefully passing by it 10 times, 20 times a
 21 day. It's got to feel, to me, as much more
 22 Residential.
 23 MR. WITHERS: So let me ask you a question.
 24 When you drive on the 5500 Block of Collins
 25 Avenue and you make that big turn and you see

1 shades or whatever, it wouldn't look like a
 2 garage.
 3 MR. TORRE: Understood.
 4 MR. BEHAR: If you were going to do that,
 5 then you would want to have some balcony or
 6 something that, you know, breaks the scale down
 7 a little bit more, but --
 8 MR. TORRE: But here's what I'm saying.
 9 You made a case about open space, and I didn't,
 10 because, to me, there's going to have to be --
 11 again, what are the three or four things that
 12 this project brings forth that makes it worthy
 13 of the bonus? It's not in the green space.
 14 Where it is?
 15 So then you've left yourself with what
 16 you're going to offer.
 17 MR. BEHAR: But I think the intent of this
 18 additional bonus is to provide additional open
 19 space. I think that's the fundamental most
 20 important --
 21 MR. TORRE: You just made a case that it
 22 wasn't sufficient.
 23 MR. BEHAR: And I still believe that it's
 24 not sufficient, but I think that the intent of
 25 the Code says, provide additional space, and my

1 all of those condos there, does that look
 2 Residential to you?
 3 MS. ANDERSON: No. I'm looking especially
 4 at the ground floor level.
 5 MR. WITHERS: I understand.
 6 MS. ANDERSON: You know, those first couple
 7 of stories make the biggest impact for the
 8 pedestrian level experience. The upper floors
 9 don't impact as much.
 10 MR. TORRE: And this is going to come
 11 across when we start doing more of Downtown, I
 12 think that the ground floor designs of
 13 architecture needs to start taking a bigger
 14 role, because that's what we see. That's what
 15 the experience is. It's an urban planning
 16 issue. This is the beginning of what gets set
 17 as precedence for the style of those streets'
 18 feel.
 19 Short of pushing it back ten feet, I don't
 20 feel that much of a difference. I see these
 21 screens, that are very large, and these
 22 openings that are very tall and feel certainly
 23 similar to other garages.
 24 MR. MURAI: That's why the screens make a
 25 big difference, because if you had glass with

1 problem is that it's not providing sufficient
 2 additional space.
 3 MR. TORRE: But my proposal to them doesn't
 4 change the amount of square footage they're
 5 putting together and the amount of units, even
 6 the green space. I'm just saying,
 7 architecturally, improve the enhancements to
 8 the community. That gives -- you would have to
 9 shrink the building to appease more green
 10 space. I'm not even saying that.
 11 So, I mean, again, where do we draw the
 12 line to say, these bonuses do apply under these
 13 cases, these are the standards that we're
 14 setting?
 15 MS. ANDERSON: And just taking the screens
 16 off is just going to make it feel even more
 17 Commercial, because you have more glass. It's
 18 like a storefront then.
 19 MR. MURAI: You have more, what?
 20 MS. ANDERSON: More glass. It's like a
 21 storefront at that point. You know, I don't
 22 see that the dress of the building feels
 23 Residential, even with just the screens taken
 24 off.
 25 MR. WITHERS: But, see, that's a subjective

1 view. If the Board of Architects -- I mean, if
2 we just look at them meeting the requirements
3 of Conditional Use --

4 MR. TORRE: I know and then it comes to
5 us -- agreed. I think the point is well taken.
6 So if we don't judge the architecture and we're
7 only based on other factors, I think we're
8 basically stuck with, what other benefits were
9 given in this particular case, green space,
10 setback -- I mean, there's very little to grab
11 at.

12 MR. WITHERS: You think 550 Biltmore should
13 have gotten Mediterranean bonuses?

14 MR. MURAI: 5 --

15 MR. WITHERS: The one with the lions in the
16 front.

17 MR. MURAI: 550 Building --

18 MR. WITHERS: No, 550 Biltmore. The ones
19 with the lions in the front.

20 MR. MURAI: He designed it.

21 MR. WITHERS: Yeah. I know. I'm just
22 saying, do you think that should have been --
23 no. From your vision of a Mediterranean
24 building, no, but it did have balconies, yes.
25 Did it have an open arcade, yes. Did it have

1 process of improving these projects that have
2 Infill Regulations. What are we going to do
3 and what are we going to ask for, if we don't
4 have an amount of percentage? How are we going
5 to judge and how are going to say it's enough
6 or it's not enough? At this point, we're kind
7 of struggling to find reasons to say it's
8 enough.

9 MR. TRIAS: Mr. Chairman, in the course of
10 my academic research, I had the opportunity to
11 read the minutes from the '80s and the '90s, et
12 cetera, of Planning and Zoning and the
13 Commission on the issue of architecture and
14 Mediterranean architecture. And it was exactly
15 the same discussion every time. Am I right?

16 MR. WITHERS: Exactly.

17 MR. TRIAS: And what happens is that it's a
18 discussion. It's really a conversation.
19 There's no yes or no. There's some
20 subjectivity to it.

21 If you want to make my job easier, what you
22 do is, you have very specific criteria, and you
23 say, three percent open space extra. Then I
24 just say, check, done.

25 That is not what the Code says. Why not?

1 the elements of the Mediterranean architecture,
2 yes. So it's the elements that adds to the
3 building, not necessarily --

4 MR. TORRE: But I never said the word
5 Mediterranean here, in this discussion, at all.
6 I don't think it has nothing to do with
7 Mediterranean. I think it has to do with other
8 things that are public realm issues.

9 MR. WITHERS: But I'm saying, if they meet
10 the criteria of the Mediterranean elements,
11 you've got to give them the Mediterranean
12 bonus.

13 MS. ANDERSON: That's a Commercial building
14 now.

15 MR. TORRE: That's not what we --

16 MR. WITHERS: No, I know, but I'm just
17 saying, in our Code --

18 MR. BEHAR: Chip, you're absolutely
19 correct.

20 MR. WITHERS: -- if they've met the
21 requirements and they've met the Conditional
22 Use requirements and Staff said they had --

23 MR. TORRE: So what I'm doing is not
24 against you. Glenn, again, the respect is
25 always going to be there. This is about the

1 Because the Code has a superior view of what
2 architecture should be. It has a Board of
3 Architects, that has professionals looking into
4 it; it has the Art in Public Places Board,
5 professionals looking at the art. That is the
6 best Code you can have.

7 If you think, by whatever reason, that
8 having simple criteria and a simple checklist
9 is going to make the buildings better, what I
10 would tell you is that that's not going to be
11 the case. Now, it's going to make it easier.
12 We're going to be able to review everything
13 very easily, but will it be a better quality
14 design or a better quality city, probably not.

15 So all I'm saying is that this is a very
16 healthy discussion, but it has been going on
17 for a long time. And at this point -- I mean,
18 thirty years, forty years, you name it. And
19 what I would recommend is that if you don't
20 think it complies, then vote against it. If
21 you think it does, then support it.

22 MR. GARCIA-SERRA: Or if I might, Mr.
23 Chair, just for the sake of trying to bring
24 this in for a landing, you know, I think we're
25 all trying to go in the right direction to try

1 to get a project that works for everybody and
2 has a good public benefit. Remember, your
3 role here is making a recommendation to the
4 City Commission. That recommendation could be,
5 we think you should approve the project, but
6 you've got to study those two floors that face
7 the street and make it more compatible with the
8 Residential design and, you know, Residential
9 uses in the area. There are some sort of
10 constructive suggestions that you can
11 incorporate as part of your recommendation to
12 see if we can get there.

13 MR. BEHAR: I think we have enough.

14 MR. TORRE: That could be a motion I could
15 make.

16 MR. BEHAR: You can make that motion.

17 MR. TORRE: And I think that solves that.
18 You know, again, I'm not disproving your
19 project is worthy. I'm just trying to make
20 rules that we apply on how these rules are to
21 be set in the future, and I don't know that we
22 know the answer yet. We're trying to figure it
23 out.

24 MR. BEHAR: If we don't have any other
25 comments from the Board, then we'll close it

1 for the project, as presented, with the
2 recommendation to the City Commission and/or to
3 the architect, both, and to the presenter, the
4 ground floor Residential component of liners
5 gets revisited for design as to more of a
6 Residential feeling, possibly, not -- removing
7 any kind of feeling that there's a garage
8 behind it and that kind of thing.

9 MR. MURAI: Second.

10 MR. TORRE: And then, also, that that study
11 includes the possible movement of the multi
12 purpose room to the front, if possible. I'm
13 just saying, just look at it.

14 That's the motion.

15 MS. ANDERSON: And then I would like to
16 clarify that. So that the open space is more
17 usable to the public.

18 MR. TORRE: To study moving it to the
19 front. If they're going to study that front,
20 maybe that's a consideration.

21 MS. ANDERSON: Okay. And so that we have
22 it in the record, as well, and I know we had
23 mentioned it earlier, but to make it simple for
24 the Commission reading the minutes, to move
25 those two handicap spots to be adjacent to each

1 and --

2 MR. TORRE: So I would like you to study,
3 in that regard, since we are studying that, the
4 movement of that open space to the front, maybe
5 that's something that would also -- again, the
6 enhancement of that front includes maybe just
7 the possibility of bringing it, not necessarily
8 for sure, but the possibility of bringing the
9 multi room to the front. So it's a combined
10 effort.

11 MR. MURAI: But I would like our motion,
12 whoever is going to make it, if I make it, is
13 to follow exactly what Mario just said. With a
14 recommendation to the City that they review the
15 looks of those three or whatever, four, five
16 townhouses, whatever the number is, to make it
17 more Residential looking, as opposed to the
18 appearance of it, although that's not the
19 intent whatsoever, of hiding a garage.

20 MR. TORRE: Both of you guys said the right
21 thing. I've got to put it together, but --

22 MR. GARCIA-SERRA: Leave it to the lawyers.

23 MR. BEHAR: We'll leave it to the attorneys
24 to do that.

25 MR. TORRE: So the motion is for approval

1 other and near the entrance there, and have the
2 charging station also accessible to individuals
3 with disabilities for handicap parking.

4 MR. GARCIA-SERRA: I think that's fine with
5 us, right, Glenn?

6 MR. PRATT: Yeah. No, that's fine.

7 MS. ANDERSON: Okay. Anything else?
8 Anybody?

9 MR. BEHAR: You made a motion, with the
10 friendly amendments. Are you still going to
11 second it or you're going to withdraw your
12 second? You're not favor of moving that public
13 space to the front, and I agree with you. I
14 don't think it's necessary, but --

15 MR. PRATT: We'll study --

16 MR. TORRE: To study it. All I've asked
17 for is to be studied.

18 MR. PRATT: The request was to study, as I
19 understand it.

20 MR. TORRE: Yes.

21 MR. BEHAR: We have a motion. Do we have a
22 second?

23 MS. VELEZ: It was seconded. I believe it
24 was seconded by --

25 MR. MURAI: I'm not going to second it.

1 MR. TORRE: He took it out.
 2 MR. WITHERS: I'll second it.
 3 MS. VELEZ: I'll second it.
 4 MR. BEHAR: You will second it?
 5 MR. TORRE: Is it Maria or is it Chip?
 6 MS. VELEZ: Chip.
 7 MR. BEHAR: All right. Jill, can you
 8 please call the roll?
 9 THE SECRETARY: Maria Velez?
 10 MS. VELEZ: Yes.
 11 THE SECRETARY: Chip Withers?
 12 MR. WITHERS: Yes.
 13 THE SECRETARY: Rhonda Anderson?
 14 MS. ANDERSON: Yes.
 15 THE SECRETARY: Rene Murai?
 16 MR. MURAI: Yes.
 17 THE SECRETARY: Venny Torre?
 18 MR. TORRE: Yes.
 19 THE SECRETARY: Robert Behar?
 20 MR. BEHAR: Yes.
 21 MR. GARCIA-SERRA: Thank you very much.
 22 Good night.
 23 MR. PRATT: Thank you. We'll take a look
 24 at those issues and get back. Thank you.
 25 MR. TORRE: Thank you, guys.

1 language. And this is the Ordinance that the
 2 Commission took a look at recently, and is
 3 before you.
 4 I'll be happy to discuss it in any detail
 5 you'd like, but it is pretty self-explanatory,
 6 in terms of the regulations and the features
 7 that we believe will be appropriate.
 8 MS. ANDERSON: What was different from the
 9 Ordinance we looked at previously?
 10 MR. TRIAS: It's been re-arranged a little
 11 bit. New content -- let me see -- I think we
 12 have clarified that the landscape will obscure
 13 the ground level from neighboring properties.
 14 MS. ANDERSON: Okay.
 15 MR. TRIAS: And I think that's basically --
 16 I mean, it's basically the same content as
 17 before.
 18 MS. VELEZ: My only concern on this is, B,
 19 5-107-B, "So it shall not exceed 120 square
 20 feet." We could conceivably have a playhouse
 21 that's 120 square feet?
 22 MR. TRIAS: That's what it says, yes.
 23 MS. VELEZ: I can see that for the jungle
 24 gym and the swing set, but I don't want to see
 25 a 120-foot playhouse.

1 MS. VELEZ: Thank you.
 2 MR. BEHAR: All right. Our last item, E-5.
 3 Can you please, Mr. Attorney, read it in for
 4 the record?
 5 MR. WITHERS: Venny is going to have to
 6 tear down his treehouse. He's pretty upset
 7 about that.
 8 MR. COLLER: Item E-5, an Ordinance of the
 9 City Commission of Coral Gables, Florida
 10 providing for text amendments to the City of
 11 Coral Gables Official Zoning Code, by amending
 12 Article 5, "Development Standards," Section
 13 5-107, "Playhouse," and Section 109,
 14 "Recreational Equipment," clarifying provisions
 15 for play structures and recreational equipment;
 16 providing for severability clause,
 17 codification, and providing for an effective
 18 date.
 19 Item E-5, public hearing.
 20 MR. TRIAS: Mr. Chairman, this item has
 21 been discussed before, some months ago. We
 22 talked in this meeting about the treehouse, the
 23 possible regulations and so on.
 24 Since then, a lot of discussion has taken
 25 place. We've revised some of the original

1 MR. TRIAS: Yeah. And that's the issue.
 2 The issue is that some of it may be -- let's
 3 say, may have a little roof. It could be like
 4 a little house. But then you add some other
 5 equipment, and so on, and that's where you get
 6 to the 120 feet. That was the thinking.
 7 Certainly, it's a good idea to have some
 8 maximum size, I believe, because otherwise it
 9 may be difficult to enforce. What the right
 10 size is, is certainly subjective.
 11 MS. VELEZ: Yeah. I do like the idea of
 12 having a playhouse. That's wonderful. I know
 13 that for a while they were not allowed. But
 14 120 square feet, that is wide open.
 15 MS. ANDERSON: Yeah, that's pretty big.
 16 MS. VELEZ: Yeah.
 17 MS. ANDERSON: What is the typical size of
 18 playhouses? Does anybody know?
 19 MS. VELEZ: They're small.
 20 MR. WITHERS: Well, if you want to use it
 21 as a cabana, it's 120 feet.
 22 MS. ANDERSON: An adult playhouse.
 23 (Simultaneous speaking.)
 24 MS. VELEZ: Right. So we don't want to
 25 have that possibility.