

1 one public hearing, and we'll vote separately
2 on the items.

3 CHAIRMAN AIZENSTAT: Thank you.

4 MR. COLLIER: Item E-2, a Resolution of the
5 City Commission of Coral Gables, Florida
6 granting Remote Parking Conditional Use
7 approval pursuant to Article 14, "Process",
8 Section 14-203, "Conditional Uses," for
9 proposed remote parking associated with the
10 mixed-use project referred to as "The Avenue"
11 hotel and residences on the property legally
12 described as Lots 8 through 11, Block 9,
13 Revised Plat of Coral Gables Industrial Section
14 (351 San Lorenzo Avenue), Coral Gables,
15 Florida; including required conditions;
16 providing for a repeater provision,
17 severability clause, and an effective date.

18 Item E-3, a Resolution of the City
19 Commission of Coral Gables, Florida approving
20 receipt of Transfer of Development Rights
21 (TDRs) pursuant to Zoning Code Article 14,
22 "Process," Section 14-204.6, "Review and
23 approval of use of TDRs on receiver sites," for
24 the receipt and use of TDRs for a mixed-use
25 project referred to as "The Avenue" hotel and

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1 feet in size, based on the presentation, and
2 you see where it's located, at the northwest
3 corner of the intersection of San Lorenzo
4 Avenue and Laguna Street, directly across from
5 Neiman Marcus department store.

6 It is Zoned MX2, and located within the
7 Design and Innovation Overlay District that the
8 Zoning Code adopted in February of 2021, which
9 extended the ability to remote park and to
10 utilize TDRs in this area of the City. Being
11 able to remote park helps to bring the scale of
12 construction down to a very agreeable level.
13 This building is seven stories and 83 feet in
14 height, in an area where many new buildings
15 reach up to 120 feet. This more intermediate
16 scale has rarely been seen in the Gables, and
17 it's also possible, because with TDRs, we can
18 now transfer floor area from historic
19 properties to this area of the City, which, for
20 this property, means an additional 9,600 square
21 feet.

22 We are proposing to develop a 54-unit hotel
23 and residences project, where each unit will be
24 owned as a condominium unit, and centrally
25 managed by a hotel management company. These

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1 residences on property legally described as
2 Lots 8 through 11, Block 9, Revised Plat of
3 Coral Gables Industrial Section (351 San
4 Lorenzo Avenue), Coral Gables, Florida;
5 including required conditions; providing for a
6 repeater provision, severability clause, and an
7 effective date.

8 Items E-2 and E-3, public hearing.

9 CHAIRMAN AIZENSTAT: Thank you.

10 The applicant, please.

11 MR. GARCIA-SERRA: Good evening, again,
12 Mr. Chair, Members of the Board. Mario
13 Garcia-Serra, with offices at 600 Brickell
14 Avenue, here today representing San Lorenzo
15 Property, LLC, the owner of the property at 351
16 San Lorenzo Avenue.

17 I'm joined today by Mr. Willy Bermello, our
18 project architect, as well as Oscar Roger, Sr.
19 and Oscar Roger, Jr., my clients.

20 This is another project that is utilizing
21 some new or seldom used Code provisions to
22 create an exciting new project, which will
23 finally bring a hotel to this area of Merrick
24 Park.

25 The project site is about 11,000 square

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1 sort of units are the larger apartment like
2 hotel units which have become popular recently,
3 and will at last provide the Shops of Merrick
4 Park a nearby luxury hotel.

5 With that said, this is the location of the
6 remote parking spaces. They're going to be
7 across the street, at the parking garage of the
8 Merrick Shops, and with that said, I'll hand it
9 over to Willy now, so that he can make the
10 presentation of the project.

11 MR. BERMELLO: Thank you, Mario.

12 Willy Bermello, with an address at 4711
13 South Le Jeune Road.

14 Mr. Chair, and Members of the Board, I'll
15 take you quickly through the design. In this
16 project, we're taking advantage of the
17 Mediterranean bonus for the architecture. And,
18 basically, it's an architectural response, but
19 like our legal counsel said, one of the things
20 we wanted to do was to keep the bulk of the
21 building as small as possible. Instead of
22 reaching 11, 12 stories, which we could have
23 done, we wanted to keep that under seven
24 stories.

25 This is in response to what's immediately

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1 across the street from us. So this is a
2 project where we're trying to be very sensitive
3 to Merrick Park and its scale, its retail, the
4 treatment of the base, giving it a feeling of a
5 Ralph Lauren type feel, when you walk by, with
6 the shops. We are buying some of the on-street
7 parking to expand the sidewalks and create an
8 outdoor cafe environment.

9 In an earlier applicant, there were some
10 comments regarding deliveries, I believe, along
11 the alleyways. One of the things that we've
12 done, and one of the takeaways from this design
13 is that, we've created a breezeway, and that is
14 done for a couple of reasons. Number One is,
15 we wanted to reduce congestion for both, drop
16 off and deliveries, for the select service
17 hotel. So all of that is being done within the
18 property, not on-street or not on the alleyway.
19 We think that's a tremendous benefit.

20 Second, even though the setback
21 requirements along both, Laguna and San
22 Lorenzo, are zero up to the 45-foot step back,
23 we have provided, on the second and third
24 level, a seven-and-a-half foot step back. So
25 we wanted to make sure that we would provide as

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1 much light and sunlight to this sidewalk, and
2 then the building goes up, up to the seventh
3 level.

4 On the rooftop, we have an amenity level,
5 with a swimming pool and areas for small
6 dining.

7 In short, this is a small project. We
8 basically are dealing with 48 luxury suites,
9 basically one and two-bedroom super suites, and
10 on the ground level, we have approximately
11 3,800 square feet of Commercial space, that is
12 immediately fronting the front entrance to
13 Neiman Marcus.

14 So, in short, that is the essence of what
15 you're looking at. One of the items that we're
16 here for, obviously, is remote parking. So
17 this project would require 67 spaces as
18 designed. The developer has an agreement to
19 purchase 70, with an option to increase that up
20 to a hundred.

21 I'd like to go through some of the elements
22 of the --

23 MR. DELGADO: We had a video, but I don't
24 know if it's at the end of the presentation.

25 MR. COLLER: Can we get your name and

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1 address?

2 CHAIRMAN AIZENSTAT: Your name and address.

3 MR. DELGADO: I'm sorry. Heriberto
4 Delgado, on behalf of Bermello, Amajil &
5 Partners, 4711 South LeJeune Road, Coral
6 Gables, 33146. We moved recently.

7 MR. BERMELLO: So Ediberto will take you
8 through the different levels. We basically
9 have eight units per floor. The floor is
10 stacked, and the only difference is, we have a
11 lanai on the second floor, which is where the
12 building sets back the seven-and-a-half feet.

13 CHAIRMAN AIZENSTAT: Are you able to
14 control the presentation?

15 MR. DELGADO: Yes. Well, we had a video,
16 but I don't think it's included here. Can I
17 connect to the laptop?

18 MR. BERMELLO: There we go. Is it running?
19 Oh, there we go.

20 MR. DELGADO: You can see, in the aerial
21 view, how well the project -- this is taken
22 within the context, in terms of scale and in
23 respect to the other buildings, some of them
24 already built and others under construction.

25 This is a view of the corner on San Lorenzo

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1 and Laguna. You can get an idea of all of the
2 retail spaces. We'll be activating the street.
3 This is a view on San Lorenzo, and would spill
4 out into the sidewalk.

5 This is a view of the interior, just to
6 give you a feel of what the project is. This
7 is the lobby of the hotel. And these are a few
8 views of the interior units. You can see how
9 some of the iconic or this dark navy blue is
10 also being implemented, as far as the interior
11 of the units, as we're doing on the base of the
12 building, with the precast stone.

13 And on the last few, I think we will be
14 taking a look at the pool deck at the roof
15 level.

16 MR. BERMELLO: So we currently have
17 approval from the Board of Architects and the
18 Board of Adjustment. We're down to one -- two
19 more steps, with you, and subsequently, with
20 the City Commission, for both, the TDRs and the
21 remote parking.

22 And we're open to any comments or questions
23 from the Board.

24 CHAIRMAN AIZENSTAT: Thank you.

25 MR. GARCIA-SERRA: Thank you, Willy.

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1 With this project, we're coming full
2 circle, to a certain extent. Oscar Roger and
3 family developed the first mixed-use project in
4 this area in the early 2000, and they're now
5 bringing this area its first hotel. This is
6 another big step in realizing the mixed-use
7 village which was envisioned for this area of
8 the City in the late 1990s.

9 Your Staff is recommending approval, with
10 conditions, which are acceptable to my client.
11 We ask that you follow that recommendation and
12 recommend approval of this promising project.
13 Thank you very much for your time.

14 I'll reserve some time for rebuttal, if
15 necessary.

16 CHAIRMAN AIZENSTAT: Thank you.
17 Staff.

18 MS. GARCIA: Jennifer Garcia, City Planner.
19 Could I have the PowerPoint, please?

20 All right. As was just discussed, the
21 location of the property is San Lorenzo and
22 Laguna. You can see here, it's just outside of
23 the Shops of Merrick Park development.

24 The current Future Land Use designation is
25 Industrial and the Zoning is mixed-use, and

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1 Neighborhood Meeting in May, and we're here for
2 Planning & Zoning.

3 They sent letters within a thousand feet of
4 the property two times. The property was
5 posted two times, as well, and one website
6 posting, and it's been advertised once.

7 So we believe that the application is
8 consistent with the Comprehensive Plan, the
9 goals and objectives of the policies, and we
10 recommend approval, with conditions, and those
11 conditions are outlined, obviously, again, in
12 your Staff report, but just to summarize, to
13 comply with remote parking requirements, it
14 includes a covenant, the annual renewal, the
15 remedial planning, if the parking spaces fall
16 through, as well as maintain pedestrian access,
17 during construction, along Laguna and San
18 Lorenzo, and a payment for the loss of five
19 on-street parking spaces due to the impact of
20 the widening of the sidewalks, and improve
21 pedestrian crossing, signage and ramping along
22 that west wing of the intersection on San
23 Lorenzo and Laguna.

24 And that's it.

25 CHAIRMAN AIZENSTAT: Thank you.

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1 it's within the Design and Innovation District.

2 The property is on the top image, and the
3 Shops of Merrick Park are where the remote
4 parking will occur, on the bottom image.

5 And they're just having two requests. The
6 first one is remote parking. This is the Site
7 Plan. This is the retail, you can see it in
8 the orange, and the lobby in the yellow, and an
9 extended sidewalk along the perimeter.

10 Site data, I'm going to move through those
11 quickly, this is the TDRs with the 9,600 square
12 feet, and they're requesting a total of 70
13 remote parking spaces, and they'll be parking
14 those across the street, in the North Laguna
15 parking structure.

16 The second request is the TDRs. They'll be
17 getting the TDRs, the 9,600 hundred square
18 feet, from 36 Phoenetia, which in a local
19 historic landmark, currently being used as an
20 Airb -- sorry, bed and breakfast, and this has
21 been reviewed by DRC in November of last year,
22 and were recognized for approval back in
23 February of this year, and the Board Adjustment
24 for the upper floor step backs was approved
25 recently, in April, and they had their

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1 I'd like to go ahead and open it for public
2 comment. Jill?

3 THE SECRETARY: No one on Zoom.

4 CHAIRMAN AIZENSTAT: No one on Zoom?

5 THE SECRETARY: No.

6 CHAIRMAN AIZENSTAT: Nobody in Chambers?

7 THE SECRETARY; No.

8 CHAIRMAN AIZENSTAT: Nobody on the phone
9 platform?

10 Mario, I'll go ahead and close it for
11 public comment.

12 MR. GARCIA-SERRA: No need for rebuttal.

13 CHAIRMAN AIZENSTAT: Thank you.

14 At this time, I'd like to open it up for
15 Board discussion.

16 Julio?

17 MR. GRABIEL: I drive by this site every
18 day, and, obviously, there's a hole in the
19 fabric of the City, which this building will
20 fill it and fill it good. It's a nice project,
21 and I don't see anything that's wrong with it.

22 CHAIRMAN AIZENSTAT: Thank you.

23 Venny?

24 MR. TORRE: What about parking? So I don't
25 have any issue with the use of the Merrick Park

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1 Village parking. There's plenty there.
2 Obviously, that's the whole intent of providing
3 a thousand, two thousand spaces for future uses
4 like this. I'm all for it.

5 CHAIRMAN AIZENSTAT: All right.
6 Chip?

7 MR. WITHERS: Sorry. I'm just trying to
8 get my arms around this whole remote parking.

9 MR. KINNEY: This one is very much like you
10 started to go down the path last time.

11 MR. WITHERS: Okay.

12 MR. KINNEY: In fact -- if I may, this
13 project, Village of Merrick Park, was built --

14 CHAIRMAN AIZENSTAT: Kevin, if you may, for
15 the court reporter, if you would state --

16 MR. KINNEY: Kevin Kinney, Parking Director.

17 CHAIRMAN AIZENSTAT: Thank you.

18 MR. KINNEY: It was approved by the City in
19 the early 2000s, more than twenty years ago.

20 MR. WITHERS: Correct.

21 MR. KINNEY: And as part of that project,
22 the City negotiated 400 additional spaces
23 within Village of Merrick Park that are
24 dedicated to non-Village of Merrick Park use.

25 MR. WITHERS: Correct.

1 nor owned the spaces.

2 MR. WITHERS: This one, we're halfway
3 there?

4 MR. KINNEY: This one, we have some control
5 over the use of the space, but we do not
6 directly manage or own them.

7 MR. WITHERS: So I happen to be on the
8 Commission when the whole Merrick Park deal,
9 which the City did a terrible deal with Merrick
10 Park, not in the development of it, but in the
11 monetizing of it, I think.

12 MR. KINNEY: I would like to have more
13 control of the spaces, yes.

14 MR. WITHERS: Yeah. So the original intent
15 was, as those warehouses to the north were
16 developed into what they are now, there would
17 be additional public parking to support a lot
18 of that activity.

19 MR. KINNEY: Yes.

20 MR. WITHERS: So, philosophically, this is
21 kind of a change, because you're now giving 20
22 percent forever to this developer, and I know
23 the developer, I know Willy, I have all of the
24 respect in the world for these guys -- you're
25 giving, basically, all of that parking, which

1 MR. KINNEY: So I actually have some
2 control over those spaces, because they're
3 dedicated to the surrounding neighborhood.
4 This will be the first actual contract to use
5 any of those 400 spaces, and those 400 spaces,
6 220 of them are in the two garages north of
7 Village of Merrick Park and 180 of those spaces
8 are in the office tower, which is on the other
9 side of Ponce.

10 MR. WITHERS: Right.

11 MR. KINNEY: So this is the first time that
12 those 400 spaces are being used to develop a
13 project. And so this is a number that I am
14 well aware of, because I have some interest in
15 those 400 spaces, and we have chastised the
16 Village of Merrick Park historically for
17 misusing those 400 spaces, but this is a
18 perfectly appropriate use of those 400 spaces,
19 because it's a project outside of the Village
20 of Merrick Park that we believe supports the
21 development of this neighborhood.

22 MR. WITHERS: So, hence, the verb,
23 controlled versus owned?

24 MR. KINNEY: Yes.

25 The previous project, we neither controlled

1 was intended to be -- I mean, public parking,
2 to a single user. Now, I like the trade-off
3 between the height, the density -- versus -- so
4 that's what kind of pushed me into the
5 direction of, let's go with this, but
6 philosophically, tying up 20 percent of your
7 parking capacity, and all we ever heard is,
8 we're out of parking, we're out of parking,
9 we're out of parking, to someone in perpetuity,
10 how do you justify that?

11 MR. KINNEY: So this is kind of a unique
12 situation, the whole Village of Merrick Park
13 area, which is now called the Innovation
14 District, I think.

15 MR. WITHERS: Yeah, something like that.

16 MR. KINNEY: So what's happened in the
17 intervening 20 years, and we can go down there
18 and there's still some major construction
19 happening now, but as those other projects have
20 gone up, there's been significant parking
21 requirements.

22 MR. WITHERS: Okay.

23 MR. KINNEY: So, yes, I would agree with
24 you, the on-street parking is slight in this
25 area. It probably always will be, just like

1 the Downtown area, because there's such a
2 limited number of on-street spaces. But both,
3 Village of Merrick Park and the proposed
4 developments, have surveyed the parking
5 availability in the Village of Merrick Park,
6 the 3,400 plus spaces. The parking in that
7 facility is very underutilized.

8 MR. WITHERS: So --

9 MR. KINNEY: So I do think there's been a
10 shift in the 20 years and it seems like this is
11 a good use of those spaces, but I would never
12 say there's a lack of parking in this district;
13 on-street parking, yes.

14 MR. WITHERS: So your comment that, the
15 past 20 years, we have kind of required
16 additional parking, we've held the line on
17 parking requirements --

18 MR. KINNEY: Yes.

19 MR. WITHERS: So, this, we no longer feel
20 we have to hold that line any longer and we're
21 allowing this developer not to build parking?
22 Is that now -- that's the attitude change I
23 speak about.

24 MR. KINNEY: I think the infill -- and
25 there are just a very limited number of

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1 development sites left. I think, the infill,
2 there is more than enough capacity at Village
3 of Merrick Park for the infill that is still
4 remaining. You know, we've got one large
5 parcel on Aurora.

6 MR. WITHERS: Right.

7 MR. KINNEY: We've got another parcel along
8 Le Jeune --

9 MR. WITHERS: Right.

10 MR. KINNEY: -- between Altara and San
11 Lorenzo.

12 MR. WITHERS: Right.

13 MR. KINNEY: But other than that, there's
14 not a lot of parcels that are remaining to be
15 developed.

16 MR. WITHERS: So it's safe to say, the one
17 across from Nordstrom, the vacant lot --

18 MR. KINNEY: Yes.

19 MR. WITHERS: -- if a developer wanted to
20 come in there and build a six-story hotel, they
21 would not have to require any on-site parking?
22 Is that the precedent you're setting right now?

23 MR. KINNEY: That would be a little more
24 difficult conversation, because it depends
25 on -- if it was a hotel --

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1 MR. WITHERS: A hotel.

2 MR. KINNEY: -- I don't know that there's
3 enough space in those two garages to do a
4 hotel, because right now, with the 220 spaces
5 that are in the two north properties, we're
6 taking away 70 of them. So there's 150 left.

7 MR. WITHERS: In the rooftop of the
8 Nordstrom garage there, is that not available?

9 MR. KINNEY: That wouldn't be a deal with
10 the City. That would be a deal with Village of
11 Merrick Park. And I can tell you, Village
12 Merrick Park is very protective of their
13 customer.

14 MR. WITHERS: So I guess my main question
15 to you, as the Director of the City's Parking
16 Empire, your attitude change is to lessen the
17 requirement for developers to put parking
18 on-site, because you feel that over the past --
19 I'm not trying to put words in your mouth. I'm
20 just trying to understand where we -- you feel,
21 over the past 20 years, we have held the line
22 and we've required enough parking in order to
23 allow 20 percent or so of our controlled
24 parking towards a new development?

25 MR. KINNEY: Yes. It doesn't necessarily

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1 need to be open and available to transient
2 parking, short-term parking --

3 MR. WITHERS: Okay.

4 MR. KINNEY: -- because we've got a huge
5 parking supply in this district.

6 MR. TORRE: Mr. Chairman, I need to at
7 least understand.

8 CHAIRMAN AIZENSTAT: Yes.

9 MR. TORRE: When you say, "North," I'm
10 seeing east and west parking. I don't know
11 what north is, because --

12 MR. KINNEY: So the main garage is the one
13 that's south of the Shops at Merrick Park.
14 It's the big garage that everybody pulls in,
15 when they're going --

16 MR. TORRE: It's always full. That's the
17 south.

18 MR. KINNEY: That's the south.

19 MR. TORRE: Okay.

20 MR. KINNEY: The north is the two --
21 there's a garage underneath both of the
22 residential buildings north.

23 MR. TORRE: Is that the ones you're
24 deferring -- this project will be using those
25 mostly?

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1 MR. KINNEY: Yes. And, then, the east is
2 the one over on the 100 Block of San Lorenzo,
3 next to the office tower that's part of Village
4 of Merrick Park.

5 MR. TORRE: So the other project that was
6 looking for parking, we were going to use that
7 location?

8 MR. KINNEY: That's in that one, and that
9 one --

10 MR. TORRE: Correct? That was going over
11 there?

12 MR. BEHAR: We approved that project.

13 MR. TORRE: Yeah. I'm just saying,
14 location-wise, that was going to go use those
15 spaces?

16 MR. KINNEY: Yes, but that's in the tall
17 garage that's attached to the --

18 MR. TORRE: Nobody ever goes in there.
19 I've never been in there. I understand what
20 you're talking about.

21 The one in the north, now I understand it's
22 in the apartment -- underneath the apartments.

23 MR. KINNEY: Yes.

24 MR. TORRE: Which is a little awkward to
25 get in. You've got to make a real hard turn

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1 left and then go up the ramp.

2 MR. KINNEY: Yeah. That's the one that
3 would be a little over 200 spaces.

4 MR. WITHERS: No one even knows it's public
5 parking.

6 MR. KINNEY: Yeah, and they are, to be
7 honest, almost as empty as the --

8 MR. TORRE: I can understand why.

9 MR. BEHAR: I mean, I'm surprised, because
10 I go there to park sometimes and I don't know
11 how many empty spaces are there really. The
12 fact that there are extra spaces, I'm surprised
13 about that, but let me ask you, before I start
14 -- are you done there?

15 MR. WITHERS: I'm done, yeah. Thank you.

16 MR. BEHAR: But, again, is there a
17 payment -- because the other project that came
18 in, it was paying like \$10,500 for a space or
19 something like that?

20 MR. KINNEY: Yes.

21 MR. BEHAR: Are they paying into this?

22 MR. KINNEY: The previous project, the rate
23 on Miracle Mile is 5,500. The rate in the
24 Innovation District is 10,000.

25 MR. WITHERS: Remember, we went through --

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1 MR. BEHAR: So they're paying --

2 MR. KINNEY: Then, in other areas, it's
3 12,500, but in this zone, it's \$10,000 per
4 space.

5 MR. BEHAR: And that money is going to a
6 fund -- a parking fund that we --

7 MR. KINNEY: Yes, to develop parking any
8 place in the City. And if, for some reason --
9 well, it's an agreement with the City, so I
10 don't really perceive this happening, but if,
11 for some reason, they lost that contract, then
12 they would have to pay the fund again. I mean,
13 the City is not going to renege on the
14 contract.

15 (Simultaneous speaking.)

16 CHAIRMAN AIZENSTAT: Mario, I'd like to ask
17 you a question, if I may. The concept of this
18 property, it's done as a hotel, but the units
19 are sold.

20 MR. GARCIA-SERRA: Correct. They're in a
21 condominium form of ownership.

22 CHAIRMAN AIZENSTAT: So is that sort of in
23 the form of a resort transient use that would
24 be within the units? When the units go back on
25 the market for people to stay there, it's done

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1 through the main desk?

2 MR. GARCIA-SERRA: Correct.

3 CHAIRMAN AIZENSTAT: So the licensing and
4 so forth is done through the hotel part itself?

5 MR. GARCIA-SERRA: There's a centralized
6 management that's going to manage the unit that
7 are being rented out as hotels.

8 CHAIRMAN AIZENSTAT: Can the unit owners
9 opt out of that and --

10 MR. GARCIA-SERRA: A unit owner could live
11 there some of the time and use it to reside and
12 not have it part of the hotel.

13 CHAIRMAN AIZENSTAT: And what happens if
14 they want to go through other platforms?

15 MR. GARCIA-SERRA: No, they have to
16 go through -- it has to be managed as a hotel,
17 so there has to be one centralized management.

18 CHAIRMAN AIZENSTAT: That's what I wanted
19 to make sure.

20 MR. GRABIEL: They cannot lease it on their
21 own?

22 MR. GARCIA-SERRA: No.

23 CHAIRMAN AIZENSTAT: Okay. That's where I
24 was going. Thank you.

25 Anybody that would like to make a motion?

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1 MR. GRABIEL: I'd like to move --
2 THE SECRETARY: Sorry, we need two separate
3 motions.
4 CHAIRMAN AIZENSTAT: Sorry. Thank you.
5 MR. COLLER: We need one on E-2 first.
6 CHAIRMAN AIZENSTAT: Go ahead, Julio. So
7 let's do E-1 first.
8 MR. COLLER: No, E-2.
9 CHAIRMAN AIZENSTAT: Sorry. E-2 and E-3, I
10 apologize.
11 MR. COLLER: E-2 first.
12 MR. GRABIEL: I'd like to move for approval
13 for Item E-2.
14 MR. WITHERS: I'll second it.
15 MR. COLLER: That's in accordance with
16 Department recommendation?
17 MR. GRABIEL: Correct.
18 CHAIRMAN AIZENSTAT: For the remote
19 parking.
20 We have a first. Chip went ahead and
21 second.
22 Any comments? No?
23 Call the roll, please.
24 THE SECRETARY: Chip Withers?
25 MR. WITHERS: Yes.

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1 THE SECRETARY: Robert Behar?
2 MR. BEHAR: Yeah.
3 THE SECRETARY: Julio Grabiell?
4 MR. GRABIEL: Yes.
5 THE SECRETARY: Venny Torre?
6 MR. TORRE: Yes.
7 THE SECRETARY: Eibi Aizenstat?
8 CHAIRMAN AIZENSTAT: Yes.
9 The next is E-3, that has to do with the
10 transfer of development rights. Is there a
11 motion?
12 MR. GRABIEL: I move for approval of E-3
13 also.
14 CHAIRMAN AIZENSTAT: With the
15 recommendation of Staff?
16 MR. GRABIEL: Right.
17 MR. WITHERS: Can I discuss -- just a
18 question. Where are the development rights
19 coming from, which structure?
20 MR. COLLER: They identified it in the --
21 MR. TORRE: 36 --
22 MR. GARCIA-SERRA: 36 Phoenetia, the
23 historic landmark -- actually the original
24 homestead of the Douglas family, for whom
25 Douglas Road is named after.

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1 MR. WITHERS: I wanted to get that on the
2 record.
3 CHAIRMAN AIZENSTAT: So Julio went ahead
4 and made a motion. Robert second it.
5 Any further discussion? No?
6 Call the roll, please.
7 THE SECRETARY: Robert Behar?
8 MR. BEHAR: Yes.
9 THE SECRETARY: Julio Grabiell?
10 MR. GRABIEL: Yes.
11 THE SECRETARY: Venny Torre?
12 MR. TORRE: Yes.
13 THE SECRETARY: Chip Withers?
14 MR. WITHERS: Yeah.
15 THE SECRETARY: Eibi Aizenstat?
16 CHAIRMAN AIZENSTAT: Yes.
17 MR. GARCIA-SERRA: Thank you very much,
18 Mr. Chair, Members of the Board. I hope you
19 have a great evening.
20 CHAIRMAN AIZENSTAT: Thank you.
21 Next we have Item E-4 -- let's take --
22 MR. COLLER: Do you want to take a little
23 break?
24 MR. BEHAR: No. No.
25 CHAIRMAN AIZENSTAT: We can get it going.

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1 MR. COLLER: Okay. I thought you were
2 leaning --
3 CHAIRMAN AIZENSTAT: I was, but they're
4 filing out quickly.
5 MR. COLLER: Okay. Item E-4, an Ordinance
6 of the City Commission of Coral Gables, Florida
7 providing for a text amendment to Article 2
8 "Zoning Districts," Section 2-405 "Residential
9 Infill Regulations Overlay District (RIR)" of
10 the City of Coral Gables Official Zoning Code
11 to provide a maximum building length of three
12 hundred feet for all properties seeking
13 approval pursuant to the Residential Infill
14 Regulations; providing for severability,
15 repeater, codification, and an effective date.
16 Item E-4, public hearing.
17 MS. GARCIA: Jennifer Garcia, City Planner.
18 As you may remember, February of last year,
19 actually, there was a project that brought some
20 controversy because of the length of it. The
21 Board actually -- I was hoping that Mr.
22 Revuelta would be here, as it was his motion
23 actually to advise the Commission to maybe add
24 in some kind of limit, as far as the length of
25 the buildings for this district.

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1 That didn't move at the time, but now there
2 is a Commissioner -- actually, a Vice Mayor,
3 who wants to sponsor this text amendment. So
4 the text amendment, like you said, is limiting
5 the buildings within this district to be only
6 300 feet in length facing a street.

7 CHAIRMAN AIZENSTAT: Why 300? Do you have
8 any type of presentation or PowerPoint?

9 MS. GARCIA: I do not, no. No, it's just
10 one sentence.

11 CHAIRMAN AIZENSTAT: How long was the one
12 we were arguing about --

13 MS. GARCIA: How long is, what?

14 MR. TORRE: It was from Salzedo to Le
15 Jeune, whatever that length is.

16 MS. GARCIA: Yes.

17 MR. TORRE: What is the length of that? Do
18 you know? Just the comparison --

19 MS. GARCIA: What length was that building?

20 MR. TORRE: Yeah, what would you say that
21 was?

22 MS. GARCIA: I think it was between five
23 and five fifty.

24 CHAIRMAN AIZENSTAT: What I'd like to do
25 is, before we get into a discussion, let's find

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1 So 300 feet -- can you do 300, then a 10-foot
2 break, and then do 200 and just call that two
3 buildings and there's 10 feet in between two
4 very close to the same looking buildings?

5 MS. GARCIA: Right.

6 MR. TORRE: Is that going to accomplish
7 anything?

8 MS. GARCIA: I think her intent here is to
9 limit the building development and have open
10 space.

11 MR. TORRE: But this doesn't do a lot of
12 that. I mean, there's no other requirements to
13 change the building design from one to the
14 other. You could just say, I'm going to do two
15 buildings, 250 and 250, and just call it a day
16 and nothing's happening.

17 MS. GARCIA: I think that was a very
18 special project that had specific --

19 MR. TORRE: No, I know, but this is trying
20 to fix it. I'm not sure this is doing much.

21 MR. BEHAR: And, actually, you could have
22 two buildings, right, abutting each other, with
23 no separation of 10 feet, and you're going to
24 accomplish the same thing. I'm not sure -- I
25 see the intent, and I think it could be good.

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1 out -- is there anybody here from the public,
2 Jill, that's signed up?

3 THE SECRETARY: No.

4 CHAIRMAN AIZENSTAT: Anybody on Zoom or on
5 the phone platform?

6 THE SECRETARY: No.

7 CHAIRMAN AIZENSTAT: At this time, I'd like
8 to go ahead and close it for public comment and
9 open it up.

10 MS. GARCIA: So, to answer your question,
11 the 300 actually came from the City of Miami.
12 They have various similar regulations. They
13 require a break. I don't think they actually
14 use the word, link the building. And then
15 looking at past developments in the District
16 that are using the RIR, the Residential Infill
17 Regulations, they're all within that 300 feet.
18 All is, there's two of them.

19 MR. COLLER: I'm sorry, you need to lien
20 into your microphone.

21 MR. TORRE: Sorry.

22 To put things in context, the building was
23 about 500 feet?

24 MS. GARCIA: I believe so.

25 MR. TORRE: I'm going by my recollection.

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1 The City of Miami has an open to the sky paseo
2 requirement, I believe, that then dictate --
3 and I believe the County also does it, and you
4 have to have a separation, but I don't know how
5 much can we impose, but --

6 MR. TORRE: I guess the condition is, if
7 the two parcels are owned by the same group of
8 individuals, then the additional requirements
9 may make a difference, but if you have two
10 different owners, and you make one carve out a
11 piece of it, and the other one may carve out a
12 piece of it, just to create this huge
13 courtyard, you're kind of --

14 MR. BEHAR: Venny, that's simply
15 circumvented. You have one entity that owns a
16 parcel and the other entity -- and the same
17 developer, and you don't have to adhere --

18 MR. TORRE: I see what you're saying.

19 MR. WITHERS: You just change your name.

20 MR. BEHAR: That's it.

21 MR. WITHERS: You guys are the expert on
22 how you -- I mean, I really -- I remember you
23 talking about Codina's building, and, you know,
24 the streetscape is so important, you know. We
25 don't care as much about 50, 60, 70 feet, as we

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1 do walking down and seeing a blank wall. Is
2 there a way to architecturally clean it up, to
3 make it step back? Maybe every hundred feet it
4 has to setback 10 feet or something like that?

5 MS. GARCIA: Well, it's already a
6 requirement, in the Med Bonus, that it has to
7 be setback -- I think, if a building facade is
8 longer than 150, at 100 intervals, there has to
9 be some kind of vertical relief.

10 MR. BEHAR: I mean, I don't really think
11 there is some provision requirements that will
12 dictate that the building has the
13 articulation -- you know, breaking of the
14 facade. I understand the intent is not to have
15 the long 500 -- you know, the whole block, I
16 think it's like 500 feet from side to side.
17 How do we break it, you know, architecturally,
18 to be able to maybe read as two building, with
19 a break in the middle, you know?

20 MR. TORRE: Can I interrupt? I hope I'm
21 not going to take too much time from everybody,
22 but think this is important, because if we're
23 going to fix this -- and it's a very important
24 area, right? This is the North Ponce area. I
25 think we need to go back to why this

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1 that didn't do the necessary -- you know, I did
2 have a project that I was abutting the back
3 with Miami-Dade County, okay, so there was no
4 opportunity to create a paseo. What are you
5 going to do, you know, the bridge to nowhere?

6 So I think -- I like the intent. I think
7 we need to maybe look at it, where there's more
8 specific requirements to achieve, you know, the
9 massiveness of a continuous building.

10 MS. GARCIA: So it requires the building
11 separation --

12 MR. BEHAR: I don't know if it's a
13 separation or -- I mean -- Jennifer, for me,
14 right now, you know -- and it might be my fault
15 for not reading the whole, but it needs to be
16 something that gives the developer a greater
17 opportunity.

18 MR. TORRE: Okay. Let's put logic here.
19 The one that -- let me go back. To assemble
20 something this large from Salzedo to Le Jeune,
21 two sides, 500 feet, you've got to put an
22 assemblage of 20 properties, 30 properties.
23 Between the one that got assembled or done, was
24 there one family that controls --

25 MS. GARCIA: I think it was one -- I think

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1 Residential Infill Regulation really happened,
2 what was the intent that we're trying to
3 accomplish.

4 MR. BEHAR: To bring more density to that
5 area.

6 MR. TORRE: Density. And they did it in
7 these huge swaths of big, you can go ahead and
8 just do this block to block and we're going to
9 give you all of this, the extra density, and
10 there was no reason for dividing it up, at the
11 time, just go at it, go for it block to block.

12 MS. GARCIA: I think that that came out to
13 where maybe we should have limited it --

14 MR. TORRE: Right, but there was a
15 short-sided view saying, just go at it with
16 density, and there was no, hey, cut the block
17 up or have these other incentives. So, at this
18 point, we're sort of trying to fix the problem
19 that --

20 MR. BEHAR: But, you know, Venny, there are
21 requirements, that you have to have -- every
22 250 feet, you have to have a paseo. That is in
23 the Code today. There are provisions, you
24 know, that have to -- make you break it up. It
25 may be that one project, you know -- you know,

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1 it was less than 20 properties.

2 MR. TORRE: It's still a substantial amount
3 of properties to assemble.

4 MS. GARCIA: Yes.

5 MR. TORRE: Was there one family that owned
6 everything? How did that one come to be,
7 because I'm asking, what is the likelihood that
8 somebody is going to assemble, reality, Salzedo
9 to Le Jeune again or anything like that?

10 MR. GRABIEL: The Coral Gables --

11 CHAIRMAN AIZENSTAT: It will happen.

12 MR. COLLIER: We need to speak into the
13 mike, because the court reporter is listening
14 on Zoom, and if you don't speak into the mike,
15 it's really hard for her to hear.

16 MR. BEHAR: Okay. Was the project that
17 we're talking about, was that in the Crafts
18 Section?

19 MS. GARCIA: No. It's in the RIR. No,
20 it's just limiting to multi-family districts.
21 Her concern is not the mixed-use districts,
22 because, I mean, you want to create that wall,
23 that living room wall, you know, and create
24 that space in the ground. It's more of a
25 letting these buildings have that density, that

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1 was part of the policy that the Commission set
2 however many -- five years ago, six years ago,
3 I think, now, but to also allow these buildings
4 to kind of fit the context better, because
5 those prior buildings, although they're only
6 two and three stories tall, they are very
7 small. You know, they're on 50-foot wide lots.
8 This would allow the new development, taking
9 advantage of the extra density fill, to fit in
10 the context more, the fine great urbanism.

11 CHAIRMAN AIZENSTAT: I think what I'm
12 hearing is that this is just not enough to
13 accomplish what is intended.

14 MR. TORRE: Or to do something that could
15 be done well considering some of these things
16 could really screw things up. I mean, if you
17 do one or two of these, from one block to the
18 other, do two, it would be a mess. Why not
19 take an architectural approach to this and
20 really get into the fix, besides just putting
21 300 feet on there?

22 MR. BEHAR: And if you want to break down
23 the scale, which is not -- then you're going to
24 have to, you know, maybe take that separation
25 all of the way through, at least in the actual

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1 building, because, you know, right now the
2 way -- the 300 feet, if you have 500 feet,
3 you're probably saying, okay, 300 feet, and
4 then I'm going to do the other building the
5 other 200. So you're not -- at the end of the
6 day, you have not really accomplished what the
7 intent -- you know, I don't have an answer
8 tonight.

9 We need to look at it, study it, you know,
10 and then maybe come up with a solution that
11 will -- maybe, you know, you have to create a
12 break of "X" amount of open to the sky. That
13 way you dictate that you have to have two --
14 instead of one building, two independent
15 buildings. That gets complicated sometimes,
16 because then your parking starts getting
17 inefficient, and so, you know, this is not that
18 simple. It's creating, you know, a 300-foot
19 maximum, because -- especially in some of the
20 lots in the Gables.

21 Remember, the majority of the lots are only
22 a hundred foot in depth. So you don't have the
23 flexibility, when you've got to put liner
24 units, in most cases, and you've got to do --
25 you're really going to start taking away the

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1 development right that that property has, in my
2 opinion.

3 MS. GARCIA: That is a concern that legal
4 had brought up, as far as what impact this has,
5 as far as the taking of property rights.
6 However, she still wants to move forward,
7 because she feels like this is a good fix for
8 the issue of having the long buildings in a
9 neighborhood context that has the short end of
10 the --

11 MR. BEHAR: Without taking any property,
12 you know, specifically, I could tell you that
13 it is -- yes, you're going to be taking
14 development rights from the property owners,
15 and I think that, you know, without doing it
16 correctly, the analysis, I think we're going to
17 set ourselves, as a city, in a little --

18 MR. TORRE: Like a Bert Harris?

19 MR. BEHAR: Yes.

20 MR. WITHERS: Well, I mean, if you have
21 like individual front doors along the way,
22 like, you know, some of the developments of
23 townhomes, I don't think that was 300 feet, but
24 that's necessarily --

25 MR. BEHAR: But that's not intended for the

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1 townhome. That's intended for RIR.

2 MR. WITHERS: That's right. That's the
3 difference, yeah.

4 MR. BEHAR: Okay. You would never have --
5 I don't think you would ever have a kind of
6 project that is 500 feet long.

7 MR. WITHERS: No.

8 MR. TORRE: A hundred feet high, what does
9 that give you, how many floors?

10 MR. BEHAR: Really, like -- because there's
11 a hundred feet to the top of the architecture,
12 parapet and all, so you only really get nine
13 stories.

14 MR. TORRE: Well, what if you were to have
15 some kind of green space off-setting that joint
16 building and allow somebody to actually pop up
17 a little, just a smaller amount, take you up,
18 does it help anything? When you give that
19 square footage to the top, just so you can
20 carve out some space on the ground, is there
21 any place to carve out or force a carve out, to
22 give more space?

23 MS. GARCIA: I mean, this was a direct
24 motion from this Board early last year, a
25 discussion of limiting the building height --

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1 I'm sorry, the building length.
 2 CHAIRMAN AIZENSTAT: That was from Luis.
 3 MS. GARCIA: Yes, Luis made that motion.
 4 MR. BEHAR: But with more -- I mean, I
 5 think the intent is there. I think that just
 6 limiting it to 300, with no guidelines, no -- I
 7 think it's where I'm having a difficult time
 8 being able to support something like this. I
 9 don't -- again, I don't have the answer
 10 tonight, and it's something that I would
 11 definitely, you know, start thinking about, and
 12 see what would be the right solution for this.
 13 CHAIRMAN AIZENSTAT: What I'm hearing is
 14 that basically there's a work -- in other
 15 words, somebody can work around this very
 16 easily, if you're doing a 300 -- doing a 300
 17 and 200 and you still accomplish the same
 18 thing.
 19 MS. GARCIA: But your Building Code, it's
 20 still going to require some kind of building
 21 separation for fire, depending on how many
 22 openings you have.
 23 MR. TORRE: The thing is, when you start
 24 assembling, the more you assemble, why not just
 25 keep assembling? If there's no reason to stop

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1 at 20,000 feet, you want to keep going and
 2 going. So, by doing that, you're promoting a
 3 larger, larger, larger project.
 4 Once you start in a block, you have to keep
 5 going, right? So how do you fix that, so it
 6 does not become a mess? And I'm not sure this
 7 300 does it, which is what you're saying, which
 8 is what we're all saying.
 9 MS. GARCIA: The thought was not to limit
 10 the square footage, because I think that would
 11 be arguably a taking, because you could have a
 12 property that's in the middle of the block,
 13 that's fronting both streets, but fronting both
 14 streets is not more than 300 feet, so that they
 15 can least park it effectively and they wouldn't
 16 have that same impact on both of those streets
 17 as they would as a long building facing one
 18 street. That was the thought behind the -- I
 19 believe, the discussion between -- it was about
 20 limiting the building length on the street.
 21 MR. BEHAR: Well, I think that we need to
 22 look at it, because it may be that you limit,
 23 let's say, above -- if you allow nine stories
 24 and a hundred feet, above, let's say, the third
 25 floor, no more than "X" amount of continuous

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1 massing -- because what I see on the issue is,
 2 if you have half of the block and you have the
 3 alley in the back -- because, typically, our
 4 depth is like 230 feet from street to street.
 5 MS. GARCIA: In this area, yes.
 6 MR. BEHAR: Right? So if you have a
 7 twenty-foot alley, you're going to have a
 8 hundred and a hundred, so --
 9 MS. GARCIA: Well, this street doesn't have
 10 an alley, remember. So that each lot has a
 11 depth of 110 feet --
 12 MR. COLLIER: I'm thinking there are --
 13 MS. GARCIA: 125 is the North Ponce Area.
 14 MR. COLLIER: Right, but -- I don't want to
 15 -- I have thought there were some cases that
 16 you do have an alley, but, then, you also
 17 have -- you're putting more restrictions,
 18 because we did a Zoning change a while back,
 19 that you had to put the liner units, right?
 20 MS. GARCIA: Yeah, that's still a
 21 requirement of the RIR.
 22 MR. BEHAR: So if I only have half of the
 23 block, I'm going to restrict the development
 24 completely, because if I've got to put a liner
 25 unit -- I can't even park the building. This

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1 is -- I think that we need to really think
 2 about this and find a solution that is going to
 3 work for properties that may not go from block
 4 to block. I think this is assuming that you
 5 have, you know, from block to block, and you
 6 have access and all. What about if you only
 7 have half the block? Then what do you do,
 8 right?
 9 CHAIRMAN AIZENSTAT: I think it needs to be
 10 tweaked, is what I'm hearing.
 11 MR. BEHAR: I am -- and this is just
 12 without giving more consideration, I'm more in
 13 favor of saying, okay, the envelope of the
 14 building, above the third floor -- and just to
 15 throw out a floor -- has to be limited, because
 16 for the first three stories, you're going to
 17 have -- most likely, you are going to have
 18 units on the ground floor, and you're going to
 19 have the movement in and out, and you're going
 20 to have the parking behind it. Above the third
 21 floor is when you're going to see the
 22 continuous facade.
 23 MR. TORRE: I think what was a shock for us
 24 was to see a project built 500 feet long, one
 25 project. I'm not sure how to take that back or

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1 to change it, but it was the project that was
2 500. How was that project built?

3 MR. BEHAR: But, you know, Venny, if that's
4 the case --

5 MR. TORRE: I think this is kind of back to
6 that, right?

7 Yeah, these chairs kind of only work one
8 way. How do they sit here for twelve hours,
9 these Commissioners? I can't sit here for two
10 hours.

11 The idea was that, I think, 500 feet was
12 just a shock of a building, and I'm not sure
13 how many buildings you've done that are 500
14 feet, either on Laguna or by Bird Road. I
15 mean, 500 feet, as a project, is a very large
16 project.

17 So I think this is trying to cut the
18 project down. I'm not sure that's successful,
19 but it's just a building. Whether you slice it
20 this way or that way, you could -- you would
21 be, you know, 500 feet.

22 MR. GRABIEL: Maybe design a building that
23 is a thousand --

24 MR. TORRE: This wouldn't be so bad then,
25 right?

1 Right. I cross --

2 MR. WITHERS: You know, there's a lot of
3 articulation and heights and you've got some
4 towers that are seven stories, some that are
5 four stories. So maybe the articulation of
6 height -- again, I'm not an architect. I just
7 visually --

8 MR. BEHAR: No, I would tell you -- and,
9 again, I'm trying to visualize -- in a
10 residential building, more than like 150 feet
11 from the elevator, it's a long way.

12 MR. WITHERS: A mile.

13 MR. BEHAR: So you're not -- I mean, 300
14 feet, to me, would be like, then you're going
15 to have two buildings within the site. I'm
16 trying to think, you know, how far can you walk
17 and be, you know -- to me, the problem, again,
18 is, as I'm visualizing it, it's above a
19 certain, you know, floor, because for the first
20 three floors, you're going to use the
21 example -- you know, you could have 500 feet,
22 but it could be articulated, where it looks
23 like, for the most part, you're required to
24 have residential uses on the ground floor.

25 So you could have movement within that

1 MR. GRABIEL: You can design a building
2 that's a thousand feet long and still make it
3 work. I mean --

4 MR. TORRE: Correct.

5 MR. GRABIEL: -- a good example is Bath,
6 the England, the rows of townhouses which are
7 thousands of feet in length and it's
8 incredible, and it's all broken up. I mean,
9 you see each unit.

10 I don't have a solution, but I don't have a
11 problem with it 500 feet, as long as within
12 those 500 feet, there is a break on the facade
13 that makes it interesting or, for the City, it
14 creates a great facade, but I don't have a
15 solution.

16 MR. TORRE: Is it not an architectural
17 solution that should be prescribed than more
18 than just a --

19 CHAIRMAN AIZENSTAT: Instead of Code --

20 MR. TORRE: Yeah, a more architectural type
21 of solution.

22 MR. WITHERS: Was it in Giralda, the 200
23 Block of Giralda, on the north side -- you know
24 what I'm talking about?

25 MR. BEHAR's:

1 facade, so it's not a continuous, you know, 500
2 foot facade. As you get up, is when you have
3 the issue, I think.

4 MS. GARCIA: But what the sponsor is
5 wanting is to have more moments of landscape,
6 and you can only get that when you're limiting
7 the building frontage on any street, because
8 you're going to allow more -- what looks like
9 side setbacks, more landscape visible from the
10 sidewalk.

11 MR. BEHAR: I propose that we table this
12 until we could find maybe a more specific
13 requirement, without -- carefully not taking
14 away development rights from property owners.

15 MR. COLLIER: What is the time sensitivity?
16 Are they expecting the Board to make a decision
17 tonight?

18 MS. GARCIA: I'm not sure, actually. I
19 don't think this is relative to any project,
20 per se. I don't think this is being rushed.

21 MR. COLLIER: Well, I mean, the Board has
22 three options, approve, deny, defer. But the
23 thing is, if you're going to defer it, what
24 input are you -- do you want to ask that the
25 City Architect appear and see if he might have

1 a solution? Maybe that would be an option, to
2 request the City Architect to appear before the
3 Board, to get his take on the issue?

4 MR. TORRE: There are enough things in the
5 Code to provide for such things, in terms of up
6 and back --

7 CHAIRMAN AIZENSTAT: Break, screens, so
8 forth.

9 MR. TORRE: -- that I think the Code
10 already does in many other ways. Why couldn't
11 the Code try to do something for this
12 particular problem, the same way it does for
13 others? I think there are ways to accomplish
14 what I think everybody here is trying to do.

15 MS. GARCIA: I think those ways were
16 incorporated in a project that brought this to
17 your attention last year.

18 MR. TORRE: To add to that, whether it's
19 green space must be every 200 feet, and that
20 green space must be setback 20 feet -- so it
21 could be --

22 CHAIRMAN AIZENSTAT: That's how you can
23 accomplish it.

24 MR. TORRE: Right. I mean, there should be
25 certain things, that simply enough can be

1 you taking away from each one of those owners
2 their rights or is their rights only considered
3 what their lot is, but not massed together?

4 MR. COLLIER: It's unclear, because I think
5 that when you look at -- the question is, what
6 was the expectation of a property owner. I
7 mean, it would be somewhat speculative. Well,
8 I'm one of thirty property owners, and I might
9 have thought that at sometime I could have
10 gotten into an agreement with my other 29
11 property owners to assemble a property. It may
12 be -- there might be a property owner out there
13 that does have the sufficient property, that
14 they could take advantage of it. That's a
15 possibility, and there might be an issue.
16 That's a possibility.

17 MR. BEHAR: And that's what I'm concerned,
18 that that owner -- and it may be, you know,
19 one, two or ten, that does have a large parcel,
20 that we're going to be affecting.

21 MR. COLLIER: And the Board could take the
22 position, well, we think that this can be
23 addressed architecturally and we don't need
24 this particular regulation, and that could be
25 your recommendation for the Commission.

1 carved out or -- I'm not trying to break up the
2 property, but I think we do that in the Code
3 many, many different ways and this is just
4 another example.

5 MR. BEHAR: And I think the Board of
6 Architects has a lot of leverage to achieve
7 that. I really -- you know, for us to further
8 impose on something --

9 MR. TORRE: Here's the answer. I don't
10 think this accomplishes everything that it's
11 trying to accomplish, and I think that by
12 approving this, we just haven't solved
13 everything, and I think -- we can approve it,
14 but I don't think it does the trick. That's
15 agreed -- does everybody agree with me?

16 CHAIRMAN AIZENSTAT: Craig, let me ask you
17 a question, if I may. There's a lot of
18 discussion that's been done about property
19 rights and taking away property rights. This
20 mainly deals with massing of properties. An
21 owner that owns "X" amount of square feet, but
22 not the entire project, are you taking away
23 property owner's rights -- if you have 10,000
24 square feet, and there's 20 owners, let's say,
25 that are going to be amassing to do this, are

1 Alternatively, well, we think we need to take a
2 further look at this, and if you want to defer
3 it, and have further consideration on it, or
4 you could just approve it, but say, there needs
5 to be more, because this is not, in and of
6 itself, going to fix the problem that you're
7 trying to address. There might be another way
8 to go.

9 CHAIRMAN AIZENSTAT: Robert? Venny? What
10 do you guys --

11 MR. TORRE: I think there's inherent
12 problems to this that we're not seeing, and I
13 think, by approving this, we would leave some
14 problems on the table. I'm just of that --

15 MR. BEHAR: I would tell you, I'm not in
16 favor of approving this the way it is right
17 now.

18 MR. TORRE: Not that the intent is wrong,
19 it's just that I think there are inherent
20 issues that we can't see, because the lots are
21 -- you've got to be 20,000 feet, and if you
22 assemble two properties, and the one doesn't
23 work, and the other one doesn't work, you
24 have --

25 CHAIRMAN AIZENSTAT: There's three

1 recommendations we can give. One is to approve
2 it as is, one is to go ahead and say come back,
3 or let it be done architecturally.

4 MR. TORRE: I think it doesn't hurt to have
5 a conversation with the City Architect
6 regarding this matter, just to get started.

7 MR. BEHAR: I'm just thinking, you said, if
8 you get two properties -- two 20,000 square
9 foot properties, typically it's going to be 200
10 feet by a hundred. But once I do that, it's
11 400 feet. So I am already --

12 MR. TORRE: -- forced to do two 200s.

13 MR. BEHAR: Yeah. You know, so I think the
14 intent is there. I just don't know that the
15 execution we're looking for is there.

16 CHAIRMAN AIZENSTAT: The mechanics.
17 Do we have a motion?

18 MR. BEHAR: I'm going to make a motion to
19 defer. I would like to get input from the City
20 Architect and maybe we need to look at a way
21 to -- from the City Architect and maybe even
22 the Board of Architects, one of the
23 representatives of the Board, to see how we
24 could make this effective and without taking
25 away development rights from that property

1 (Board Members voted aye.)
2 CHAIRMAN AIZENSTAT: And thank you for the
3 towels or blankets.

4 MR. BEHAR: Thank you.

5 CHAIRMAN AIZENSTAT: Thank you.

6 (Thereupon, the meeting was concluded at
7 8:00 p.m.)
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1 owner.

2 I'll make a motion to defer, to try to get
3 input from the City Architect and maybe a
4 member of the Board of Architects.

5 MR. TORRE: I'll second it.

6 CHAIRMAN AIZENSTAT: We have a second.

7 Any discussion? No?

8 Call the roll, please.

9 THE SECRETARY: Julio Grabiél?

10 MR. GRABIEL: Yes.

11 THE SECRETARY: Venny Torre?

12 MR. TORRE: Yes.

13 THE SECRETARY: Chip Withers?

14 MR. WITHERS: Yes.

15 THE SECRETARY: Robert Behar?

16 MR. BEHAR: Yes.

17 THE SECRETARY: Eibi Aizenstat?

18 CHAIRMAN AIZENSTAT: Yes.

19 Do we have any discussion items?

20 MR. BEHAR: None. I'll make a motion to
21 adjourn.

22 MR. GRABIEL: Second.

23 CHAIRMAN AIZENSTAT: We have a motion to
24 adjourn and a second. Everybody in favor, say
25 aye.

C E R T I F I C A T E

3 STATE OF FLORIDA:

4 SS.

5 COUNTY OF MIAMI-DADE:

6
7
8
9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
10 Public for the State of Florida at Large, do hereby
11 certify that I was authorized to and did
12 stenographically report the foregoing proceedings and
13 that the transcript is a true and complete record of my
14 stenographic notes.

15
16 DATED this 15th day of June, 2023.



-----NIEVES SANCHEZ-----