

1 Jill.
2 THE SECRETARY: Felix Pardo?
3 MR. PARDO: Yes.
4 THE SECRETARY: Javier Salman?
5 MR. SALMAN: Yes.
6 THE SECRETARY: Chip Withers?
7 MR. WITHERS: Yes.
8 THE SECRETARY: Robert Behar?
9 MR. BEHAR: Yes.
10 THE SECRETARY: Julio Grabiell?
11 MR. GRABIEL: Yes.
12 THE SECRETARY: Sue Kawalerski?
13 MS. KAWALERSKI: No.
14 THE SECRETARY: Eibi Aizenstat?
15 CHAIRMAN AIZENSTAT: Yes.
16 MS. GARCIA: Thank you.
17 CHAIRMAN AIZENSTAT: So you have your
18 direction.
19 MR. SALMAN: Some.
20 MR. BEHAR: A lot.
21 MS. GARCIA: Yes.
22 CHAIRMAN AIZENSTAT: Let me ask the Board,
23 should we continue on Number 4 and 5, so Robert
24 can stay?
25 MR. BEHAR: Look, I think -- I'll go

1 outside. I appreciate it, but in fairness to
2 the applicant, I'll sit out for a little while.
3 MR. GRABIEL: Thank you.
4 CHAIRMAN AIZENSTAT: Thank you very much.
5 I just wanted to get a consensus.
6 Madam City Attorney, if you'd please read
7 -- let the record state that Robert Behar has
8 left the dais.
9 MR. WITHERS: Elvis has left the building.
10 CHAIRMAN AIZENSTAT: Elvis has left the
11 building.
12 Thank you.
13 MS. SUAREZ: So E-1 is a Resolution of the
14 City Commission of Coral Gables, Florida
15 approving Conditional Use Review of a Site Plan
16 pursuant to Zoning Code Article 14, "Process"
17 Section 14-203, "Conditional Uses," for a
18 proposed townhouse development referred to as
19 "The George" on the property legally described
20 as Lots 29 through 41, Block 10, Coral Gables
21 Biltmore Section, Coral Gables, Florida;
22 including required conditions; providing for a
23 repealer provision, severability clause, and an
24 effective date.
25 E-2 is a Resolution of the City Commission

1 of Coral Gables, Florida approving the
2 Tentative Plat entitled "The George" pursuant
3 to Zoning Code Article 14, "Process," Section
4 14-210, "Platting/Subdivision," being a re-plat
5 of 36,634 square feet into 13 platted lots for
6 thirteen residential townhouses on property
7 assigned Multi-Family 4 District zoning, the
8 property legally described as Lots 29 through
9 41, Block 10, Coral Gables Biltmore Section,
10 Coral Gables, Florida; providing for a repealer
11 provision, severability clause, and an
12 effective date.
13 CHAIRMAN AIZENSTAT: So E-1 and E-2, we'll
14 look at together, but have separate votes on
15 them.
16 MS. SUAREZ: Correct.
17 CHAIRMAN AIZENSTAT: Thank you.
18 MR. GARCIA-SERRA: Good evening, Mr. Chair,
19 Members of the Board, Mario Garcia-Serra, with
20 offices at 600 Brickell Avenue, here this
21 evening representing The George, LLC, the
22 applicant and owner of the assemblage of
23 property located at 711 to 741 Valencia Avenue.
24 And I'm accompanied this evening by Alirio
25 Torrealba, the principal of MG Developer, the

1 parent company of The George, LLC, my client,
2 as well as Jenny Ducret and Jose Mata, from MG
3 Developer, and our project architects, Maria
4 del la Guardia and Kegan Marshall.
5 So, as I mentioned earlier, The George, LLC
6 is a subsidiary of MG Developer, which is one
7 of the City's most successful and recognized
8 developers. Just in the vicinity of this site,
9 as is indicated on the aerial photo, they have
10 built four other projects, Biltmore Park,
11 Althea Row, Beatrice Row and Biltmore Row. All
12 of these projects have been very well received
13 and recognized for their architecture and
14 sensitive scale.
15 The project under review tonight -- Kegan
16 is going to show you a few more images of each
17 of those projects. The project under review
18 tonight, The George, named on in honor of our
19 City founder, who is literally looking upon us
20 this evening from behind you, continues that
21 great tradition of those other projects. It is
22 a thirteen-unit, three-story townhome,
23 incorporating the best of Coral Gables
24 architecture.
25 In a demonstration of how this developer

1 thinks differently, even though this property
 2 has one of the more intense Zoning designations
 3 in the City, which is MF4, the project comes
 4 nowhere close to maintaining -- to realizing or
 5 maximizing that development potential. Where
 6 thirteen stories is permitted, this project is
 7 proposing three stories. Where 50 condo units
 8 are permitted, this project is proposing
 9 thirteen townhomes. Where an FAR of 2.5 is
 10 possible, this project is at an FAR of 1.5.

11 Through the good work of my client and
 12 others, this area of the City has indeed
 13 transformed itself in a very positive
 14 direction, and this is the next step in that
 15 evolution. This project complies 100 percent
 16 with its existing Zoning regulations and we're
 17 only requesting Site Plan review and a replat
 18 of the property.

19 We've had two neighbor meetings, one before
 20 the Board of Architects and one before this
 21 Planning and Zoning Board meeting. Both of
 22 them were very well-attended, where we received
 23 very positive feedback on the project from the
 24 neighborhood.

25 With that said, I'll hand it over to Kegan

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1 desire for high architectural standard,
 2 inspired by its beautiful historic
 3 architecture. In keeping with these standards,
 4 The George admirably showcases a preference for
 5 quality and community integration over
 6 maximizing development potential, and I'm going
 7 to repeat some of the numbers that Mario shared
 8 with us.

9 The decision to construct only thirteen fee
 10 simple townhouses, on a site zoned MF4, is a
 11 testament to MG Developers' commitment to
 12 enhancing the residential quality and aesthetic
 13 value of Biltmore Square. The Coral Gables
 14 Zoning Code for an MF4 district allows 50
 15 units, yet 13 are being proposed. It allows
 16 2.0 FAR, yet 1.5 is being proposed. It allows
 17 150 feet height, yet 42 and a half feet is
 18 being proposed. It allows a net floor area of
 19 73,000 square feet, yet 55,000 is being
 20 proposed. Finally, although 26 parking spaces
 21 are required, the project proposes to double
 22 that, with 52 parking spaces.

23 With a proposed lower floor area ratio of a
 24 modest building height, The George is poised to
 25 blend seamlessly into the existing urban

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1 and Maria now to walk you through the project.

2 CHAIRMAN AIZENSTAT: Welcome.

3 MS. DE LA GUARDIA: Good evening. Maria de
 4 la Guardia and Kegan Marshall, from DLGV
 5 Architects and Urbanists.

6 CHAIRMAN AIZENSTAT: Could you state your
 7 address, also, for the record, please?

8 MS. DE LA GUARDIA: 224 Valencia Avenue,
 9 Coral Gables.

10 In the tradition of its namesake, George
 11 Merrick, The George emerges as a landmark
 12 development on Valencia Avenue, exemplifying
 13 luxury townhouse living, while deeply
 14 respecting the architectural ethos of Coral
 15 Gables.

16 This assemblage of thirteen fee simple
 17 luxury townhouses, meticulously planned by MG
 18 Developer, is an homage to the architecture of
 19 historic Coral Gables. The George's designed
 20 philosophy and execution reflect the
 21 conscientious approach to urban development,
 22 prioritizing spacious, luxurious living
 23 environments within a harmonious community
 24 setting.

25 Coral Gables is a City celebrated for its

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1 landscape, further enriching the neighborhood's
 2 architectural diversity.

3 Drawing inspiration from iconic structures,
 4 such as the Coral Gables City Hall by Phineas
 5 Paist, and James Knox Taylor's historic Old
 6 Federal Building, The George seeks to view its
 7 design with a sense of historical continuity
 8 and architectural elegance. These influence
 9 manifest in the project's facade, weaving the
 10 two-story order, including the domestic third
 11 floor, with the rusticated base. The facade is
 12 grand, yet the base presents a relatable scale
 13 to the pedestrian. This architectural approach
 14 not only pays homage to the City's heritage,
 15 but also promotes a pedestrian friendly
 16 streetscape, that enriches the community's
 17 public realm.

18 The design process for The George involved
 19 the thoughtful study of classic townhouse
 20 design, to strike a balance between the
 21 individual character and the collective
 22 harmony. This research informed the facade
 23 layout and composition, drawing cues from the
 24 cohesive architectural expressions in the Upper
 25 East Side and Boston's Back Bay and the unified

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1 elegance of the collective whole at The Circus
2 in Bath, English. The individual distinction
3 and the architectural continuity coalesced to
4 form a vibrant urban type of street.

5 The George introduces a collection of
6 three-story townhouses, each with balconies and
7 terraces, in four-bedroom configurations. The
8 inclusion of an elevated second floor principal
9 living space reflects a contemporary
10 interpretation of the traditional Piano Nobile
11 concept, enhancing resident privacy, while
12 fostering engagement with the outdoor
13 environment. The individual four-car garages
14 are accessible only from the alley, thus does
15 not disrupting the streetscape.

16 This design philosophy extends to the
17 careful selection of materials -- this design
18 philosophy extends to the careful selection of
19 materials and architectural details, where each
20 element was chosen to evoke the Mediterranean
21 heritage of Coral Gables. The building has a
22 first floor cast stone rusticated base, with
23 Mahogany widows and doors and arches that march
24 down Valencia. The second floor is punctuated
25 by three nine-foot tall French doors, opening

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1 Villa Valencia is, a block away, so we could
2 have done pretty much Villa Valencia on this
3 site, we're proposing 42 feet and three
4 stories, and 13 units, instead of 50.

5 As this project comes before the Planning
6 and Zoning Board, it does so with the
7 commitment of the design and development team,
8 renown for its contribution to award winning
9 projects within the community. The George
10 presents not just a continuity of this legacy
11 of excellence, but also in not maximizing
12 development opportunity, to contribute a new
13 chapter to the architectural narrative of Coral
14 Gables, with a design that respects its past,
15 while representing the needs of modern living.

16 The George stands as a beacon of thoughtful
17 community-oriented development, ready to enrich
18 The Biltmore Square for generations to come.

19 MR. GARCIA-SERRA: Thank you very much,
20 Maria.

21 We spent most of the time taking about the
22 Site Plan. We are requesting a replat of the
23 property, too. If you could maybe show --
24 there you go -- the tentative plat. It's
25 pretty straight forward, basically replatting

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1 to a balcony, with finely designed geometric
2 metal railings. The second and third floors
3 are finished in stucco, with precast
4 architectural accents.

5 The three-story building is capped with a
6 precast cornice that has been proportioned to
7 the building height. The flat clay tile
8 represents the balance of the materials on the
9 facade. Moreover, The George's contribution to
10 the streetscape of Valencia Avenue, through
11 thoughtful urban planning and street planning,
12 underscores its commitment to community
13 enhancement. The proposed six-foot sidewalk
14 and twelve-foot parkway improvements,
15 accompanied by the strategic placement of the
16 street trees, parking and lighting, are
17 designed to foster a welcoming and vibrant
18 pedestrian experience, in line with the
19 character of adjacent townhouse developments by
20 the same team.

21 Urbanistically, The George is charged with
22 the responsibility of transitioning from
23 multi-family high density to single-family
24 residence. So although we could have built 150
25 feet in height and 13 stories, which is what

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1 the lots on the side. So it's going to be 13
2 lots, a lot corresponding to each townhome, so
3 they can be conveyed in fee simple. There, of
4 course, will be a master covenant governing the
5 whole property, just so that it's sort of
6 managed in a unified fashion.

7 CHAIRMAN AIZENSTAT: So no association for
8 each home?

9 MR. GARCIA-SERRA: It's not going to be a
10 condominium. It's going to be a property
11 that's subject to a master covenant that
12 everybody has to participate in, and sort of
13 governs how common areas are maintained, and
14 party wall issues and stuff like that.

15 MR. SALMAN: Is there an authority for
16 that?

17 MR. GARCIA-SERRA: What do you mean?

18 MR. SALMAN: I mean, is there a group that
19 will be charged with the enforcement of that?

20 CHAIRMAN AIZENSTAT: Can you speak into the
21 microphone for the court reporter, please?

22 MS. DE LA GUARDIA: So, in these
23 townhouses, there's a property homeowners
24 association, and the exterior of the building
25 is codified, in terms of what can be done and

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1 what can't be done. And, then, there's
2 typically sort of a management team, that takes
3 care of the entire perimeter. So everything is
4 the same and --

5 MR. SALMAN: So it works like a
6 condominium, except it's not a condominium.

7 MS. DE LA GUARDIA: But it's a condominium.

8 MR. SALMAN: Just an association. They do
9 collect fees?

10 MS. DE LA GUARDIA: Minimal, like \$200 a
11 month, I think.

12 MR. SALMAN: Do they have the right to cite
13 one of the individual owners if he doesn't want
14 to paint his building?

15 MR. GARCIA-SERRA: There are usually
16 mechanisms in place, so that if one isn't, you
17 know, doing what they have to do, the other
18 ones can pay and lean the one who hasn't paid,
19 and, then, you know, be able to ultimately
20 collect.

21 MR. SALMAN: Sounds like a mess.

22 MR. GARCIA-SERRA: It ends up being like an
23 association form of structure, but it's not a
24 condominium.

25 CHAIRMAN AIZENSTAT: Continue, please.

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1 Garcia, Planning Official.

2 So, the location, as you know, is on
3 Valencia, between Cardena and Anderson Road.
4 It's just to the south of what's known as the
5 David Williams Hotel, next to Beatrice Row, and
6 across the street from Biltmore Park, and what
7 is under construction right now, 701 Valencia.
8 The Land Use right now is Multi-Family High
9 Density, and the Zoning is MF4.

10 The request, there's two requests, the Site
11 Plan, which is required, because they're more
12 than 29,000 square feet, and then the tentative
13 plats.

14 So, the lot area is, more or less, 36,000
15 square feet. There's no change in Zoning, no
16 change in Land Use. The FAR 1.51. The maximum
17 would be 2.2. The maximum height is 43.5, so
18 33 and a half feet, and 13 units, and they're
19 providing 26.4 percent open space, where the
20 requirement is 25 percent, and the parking, the
21 requirement would be 26 spaces total, and
22 they're parking 52, which is four spaces per
23 unit.

24 Under the Site Plan, the parking is in the
25 rear, accessed from the alley. There's an

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1 MR. GARCIA-SERRA: No. I think that's it,
2 for our main presentation.

3 MR. SALMAN: What's the width of those
4 lots?

5 MS. GARCIA-SERRA: The width of the lots?

6 MR. SALMAN: That you're proposing for the
7 replat. I can't read it from here.

8 MS. DE LA GUARDIA: The internal lots are
9 24-6. The end lots, because there are setbacks
10 and the unit is exactly the same, is 29-6. The
11 property is not completely rectangular, so
12 there's -- but, basically, internal lots are
13 24-6.

14 MR. GARCIA-SERRA: That's the extent of our
15 presentation. We'll reserve time for
16 questions, of course, or rebuttal, if
17 necessary.

18 CHAIRMAN AIZENSTAT: Thank you.

19 MR. SALMAN: You want to tell --

20 CHAIRMAN AIZENSTAT: Sorry?

21 MR. SALMAN: The public --

22 CHAIRMAN AIZENSTAT: No. Staff, the City,
23 is going to make their presentation.

24 MR. SALMAN: Okay.

25 MS. GARCIA: Good evening. Jennifer

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1 alley on the rear, as well as on the side, all
2 of the entrances. There's no additional curb
3 cuts being proposed on the side block.

4 These are renderings of what it would look
5 like. And the tentative plat is -- like I
6 said, it's 13 individual lots. The lots, on
7 either side, are wider, given the setbacks
8 they're required.

9 So the DRC reviewed this in December. It
10 went to the Board of Architects in April. And
11 here we are for the Planning and Zoning. It
12 will go to the City Commission for the Site
13 Plan resolution, to be determined when, and the
14 final plat would go to the County, and then
15 come back for final approval by the City
16 Commission in the coming months.

17 So there were letters sent out to the
18 property owners and current occupants within a
19 thousand feet of the project three times, for
20 two neighborhood meetings and tonight's
21 meeting, as well as the property was posted
22 twice, for DRC and PZB. The website was posted
23 twice, as well, newspaper advertisement was
24 once, and one e-mail was sent out last week.

25 So the application has complied with the

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1 findings of fact, that's part of your Staff
2 Report, that you have before you, and there are
3 conditions of approval. Those are located on
4 the last few pages of your Staff Report. But
5 the unique ones are to relocate the six-foot
6 mature live oak trees, for them to coordinate
7 with Public Works on that, to pay for any loss
8 of on-street parking, as well as any additional
9 trees that would be provided on Valencia,
10 Biltmore Court, Cardena and Biltmore Way, in
11 the future, based on any funds collected from
12 the canopy mitigation payments or funds that
13 are required in the future. And, then, also,
14 minimizing the construction dust. There is
15 concern for the neighbor on the north side of
16 all of the construction dust and demolition,
17 during construction, so that was also a
18 condition of approval.

19 That's it.

20 CHAIRMAN AIZENSTAT: Thank you.

21 Jill, we have two e-mails that you
22 circulated to us. Those are going to be
23 entered, for the record?

24 THE SECRETARY: Yes.

25 CHAIRMAN AIZENSTAT: Are there any other

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1 the architect should have commended, that we
2 have developed a brand new village in that
3 section of town, with all of the townhouses
4 that have been built. The scale is right and
5 everything is right.

6 I think this is the best townhouse project
7 that you have done, by the way, and I think
8 it's a great project and I would vote for it.

9 CHAIRMAN AIZENSTAT: Thank you.

10 Chip.

11 MR. WITHERS: I just want to know how long
12 it took you to come up with the name. I mean,
13 seriously, was it discussed or did it just,
14 bang, or how did it just happen? I think we
15 never had The George. What comes next?

16 MR. GARCIA-SERRA: You think it should have
17 happened already, but each of them have a
18 history behind them, you know.

19 MR. WITHERS: I mean, I'm real curious --

20 MR. GARCIA-SERRA: Maria will tell you,
21 Althea, Beatrice --

22 MR. WITHERS: I know it has nothing to do
23 with the application, but I'm just curious to
24 know how you came up with that name.

25 MS. DE LA GUARDIA: We named one after his

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1 comments, besides these two, that you received
2 via e-mail?

3 THE SECRETARY: No. Those were the only
4 two.

5 CHAIRMAN AIZENSTAT: Okay. As far as
6 speakers in the Chambers, what do we have? Did
7 anybody sign up?

8 THE SECRETARY: I mean, no one was --

9 CHAIRMAN AIZENSTAT: No. No. Do we have
10 any speakers in Chambers?

11 THE SECRETARY: No.

12 CHAIRMAN AIZENSTAT: Do we have any on Zoom
13 or telephone?

14 THE SECRETARY: No.

15 CHAIRMAN AIZENSTAT: Okay. So, at this
16 time, I'll go ahead and close it for public
17 comment.

18 Julio, will you start us off, please?

19 MR. GRABIEL: Yes. You know, we spent a
20 lot of time in the previous discussion about
21 what is quality architecture and what is
22 Mediterranean, and I think this is a perfect
23 example of what quality architecture is, how it
24 reacts to the street, to the massing, creating
25 a new district. Actually, the developer and

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1 mother.

2 MR. WITHERS: Right.

3 MS. DE LA GUARDIA: Althea, Althea Row.
4 And there's a series that were named after
5 female names, which is sometimes the case in
6 townhouse projects in England.

7 MR. WITHERS: Right.

8 MS. DE LA GUARDIA: And, then, we just
9 wanted to break with sort of the Row, and so we
10 just came up with The George. And we coined it
11 really fast, as soon as we came up with it.

12 MR. WITHERS: I just tried to grab
13 TheGeorge.com and it's already been taken, so
14 you know.

15 MR. PARDO: There's still The Chip.

16 MR. WITHERS: I hope they have elevators,
17 too.

18 But I just have a question for Staff on the
19 parking. Are they actually taking more of the
20 sidewalk into the right-of-way or why --

21 MS. GARCIA: No. So right now there's no
22 curb cuts and there's no bump outs on that
23 street, except for one, I think, that's next to
24 the alley.

25 MR. WITHERS: Okay.

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1 MS. GARCIA: So, one of the requirements of
 2 the Zoning Code is to provide street trees.
 3 MR. WITHERS; Okay.
 4 MS. GARCIA: So the standard is, usually,
 5 two spaces and a bump out and then two spaces
 6 and a bump out and so on.
 7 MR. WITHERS: So there's paid parking there
 8 now?
 9 MS. GARCIA: Right now -- what do you mean?
 10 Right now there's asphalt.
 11 MR. WITHERS: I mean -- you said they're
 12 paying for the parking spots.
 13 MS. GARCIA: Well, that's standard, right.
 14 So they're incorporating a little bit more bump
 15 outs than we would normally be okay with.
 16 MR. WITHERS: No. No. Is there meters
 17 there now?
 18 MS. GARCIA: There are no meters there
 19 right now. Residential parking only.
 20 MR. WITHERS: But we're going to charge
 21 them as if there were meters there?
 22 MS. GARCIA: No. So, in the City Code,
 23 you're required to pay 43,000 and some
 24 change --
 25 MR. WITHERS: I know. Is that because of

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1 lost parking revenue?
 2 MS. GARCIA: I guess there is --
 3 MR. WITHERS: I guess my question is, if
 4 there's no parking there now, so we're not
 5 losing revenue now, why are we charging them
 6 for revenue that we're not enjoying right now?
 7 I'm just curious for the logic behind that.
 8 MS. GARCIA: The curb space.
 9 MR. WITHERS: What?
 10 MS. GARCIA: The curb space. So there's
 11 some analysis, before I was here, that however
 12 much you're generating from a parking space --
 13 and, yes, it's not metered, so technically,
 14 yes, we're not losing metered space, but you
 15 are losing that curb space to park more cars;
 16 therefore, putting more demand on parking on
 17 other parts of the area.
 18 MR. WITHERS: Are we charging there now?
 19 MS. GARCIA: We are not charging per hour
 20 on that spot, no.
 21 MR. WITHERS: So I can park there for free?
 22 MS. GARCIA: I think it's residential
 23 parking right now. I could be wrong.
 24 CHAIRMAN AIZENSTAT: Could I ask you to
 25 come up, because that way it will be on the

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1 record?
 2 MR. WITHERS: I'm just trying to figure out
 3 the logic behind it. That's all. And then
 4 we'll discuss it here.
 5 MS. GARCIA: So any time you remove a
 6 parking spot, whether it's metered or not
 7 metered, the City charges you for it, because
 8 you're impacting the curb.
 9 MR. WITHERS: Except if you're in a
 10 residential neighbor and then we don't charge
 11 for parking?
 12 MS. GARCIA: No., you're still charged.
 13 Like if you're in the North Ponce, where you
 14 have on-street parking, that you're not paying
 15 a meter, if you remove parking, the City will
 16 charge you for removing that parking space.
 17 Residential, as far as single-family, no,
 18 because it's swale, it's not a parking space.
 19 MR. WITHERS: So I'm not clear. Are we
 20 charging people if they want to park there now?
 21 MR. GARCIA-SERRA: No. Right now -- any of
 22 us could go park there right now and would not
 23 have to pay any sort of fee. It is a
 24 residential parking zone. So, at certain
 25 times, you have to have your decal, indicating

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1 you're a resident, or another one that
 2 indicates you're a guest of a resident, but
 3 there's no -- it's not being charged now, nor
 4 has it ever been, in my living memory, at
 5 least.
 6 MS. GARCIA: You can only park there if you
 7 have a decal. You only can park if you have a
 8 permit with the Parking Department.
 9 MR. GARCIA-SERRA: But is that the whole
 10 day or only at certain times?
 11 MS. GARCIA: I'm not sure.
 12 MS. SUAREZ: Yeah, I'm not sure, in that
 13 area --
 14 MR. WITHERS: Are they developing the curb?
 15 MS. GARCIA: Yes. If you want me to go
 16 into the Site Plan, I can show you.
 17 MR. WITHERS: No. So there's no parking
 18 charge now. They're developing the curb.
 19 They're actually underbuilding what they can
 20 and enhancing the neighborhood, and we're
 21 charging them as if we could park there. Is
 22 that the logic?
 23 CHAIRMAN AIZENSTAT: I think Chip is asking
 24 why do they have to pay into a fund for
 25 parking, when there's no parking there?

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1 MS. GARCIA: Now, there's -- it's
 2 accommodating cars that park there.
 3 MR. WITHERS: But they don't pay.
 4 MS. GARCIA: They pay a permit, I believe,
 5 a residential permit.
 6 MR. PARDO: I think they do.
 7 CHAIRMAN AIZENSTAT: But the cars that are
 8 parked there now, are they going to lose the
 9 ability to park?
 10 MS. GARCIA: I wish Michael was here --
 11 MS. SUAREZ: There will be a loss of
 12 parking, correct, Jennifer? There will be a
 13 loss of parking there.
 14 MS. GARCIA: Yes, which is triggering the
 15 payment --
 16 MR. WITHERS: So I'm going to ask my
 17 question again, are people paying to park
 18 there? That's my very simple question. It's
 19 either a yes or a no.
 20 MR. GARCIA-SERRA: My client, who's there
 21 every day, advises it's a residential parking
 22 zone 24/7, and you do have to pay to get your
 23 permit or decal in order to park there.
 24 MR. WITHERS: Okay. Okay. Got you. That
 25 answers my questions.

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1 MR. GARCIA-SERRA: 50 dollars --
 2 CHAIRMAN AIZENSTAT: The court reporter is
 3 not able to capture that.
 4 MR. GARCIA-SERRA: I'll repeat it. The
 5 space in front of this property, as well as
 6 across the street, is a residential parking
 7 zone 24 hours a day, seven days a week, and the
 8 resident needs to pay for a decal to put on
 9 their car, which I believe I was told it was
 10 fifty dollars a year.
 11 MR. WITHERS: Fifty dollars --
 12 MR. GARCIA-SERRA: A year.
 13 MR. WITHERS: A year?
 14 MR. GARCIA-SERRA: Yeah.
 15 MR. WITHERS: And how many parking spots
 16 are there?
 17 MS. GARCIA: Right now, there are fifteen
 18 parking spaces. They're providing eight.
 19 MR. WITHERS: Wait a minute. Let me do the
 20 math here. So that's -- I'm not that sharp.
 21 That's about \$750 a year, right, we're getting
 22 in revenue. And how much are we charging for
 23 the parking?
 24 MS. GARCIA: So it's a one time fee that a
 25 developer pays when they're impacting any

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1 parking --
 2 MR. WITHERS: I get it.
 3 MS. GARCIA: -- whether it's metered or
 4 whether's it's permitted.
 5 MR. WITHERS: So that number is what?
 6 CHAIRMAN AIZENSTAT: 43,000.
 7 MS. GARCIA: 43 and some change.
 8 MR. GARCIA-SERRA: 42 and change.
 9 MR. WITHERS: So 4,200?
 10 MR. GARCIA-SERRA: 42,000.
 11 MR. WITHERS: Oh, so we're basically saying
 12 for 200 years of parking.
 13 MR. GARCIA-SERRA: There is a reduction, if
 14 you're losing the parking space because you're
 15 putting in a bulb-out because of the
 16 streetscape requirement --
 17 MR. WITHERS: Okay. So I'm in favor of
 18 this, but I'm against charging them for the
 19 parking. I'm just telling you, that's how I
 20 feel, and I don't know how the rest of the
 21 Board --
 22 MS. GARCIA: So that's a Code requirement.
 23 MS. KAWALERSKI: If I can comment. That's
 24 a public street. That's public, right? That's
 25 a public street. Residents don't own that

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1 street -- I mean, a resident. I mean, we all
 2 own that street. Is that correct?
 3 CHAIRMAN AIZENSTAT: Yes.
 4 MS. GARCIA: It's a right-of-way.
 5 MS. KAWALERSKI: Any taxpayer owns that
 6 street, that's public property, correct?
 7 MS. GARCIA: It's a right-of-way, yes.
 8 MS. KAWALERSKI: It's a right-of-way, it's
 9 public property.
 10 MS. GARCIA: Yes.
 11 MS. KAWALERSKI: Why would we give away my
 12 right to park there to a developer?
 13 MS. SUAREZ: So our Code requires this
 14 parking replacement assessment, so that the
 15 City can then develop additional public parking
 16 elsewhere in the City.
 17 MS. KAWALERSKI: Well, what happens to the
 18 people who are now parking there?
 19 MS. SUAREZ: So that's why there is a
 20 \$42,000 per space --
 21 MS. KAWALERSKI: I understand, but what
 22 happens to the people that are now parking
 23 there, who, all of a sudden, are not going to
 24 have their public parking spot?
 25 MS. SUAREZ: There are other available

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1 parking areas.
 2 MS. DE LA GUARDIA: I think what's
 3 important to note, you're losing parking, but
 4 you're losing parking so that we can make the
 5 street more beautiful. You're losing parking
 6 so we can create bulb-outs, so we can plant oak
 7 trees. Right now, in the stretch in front of
 8 the property, there's not a single street tree.
 9 It's on the north side of the street, so it
 10 gets blasted by the sun all day.

11 So, on the south side, at least, Biltmore
 12 Park gives a little bit of shade to the
 13 sidewalk, but the north side, it just gets
 14 blasted, blasted, blasted. So we're losing
 15 parking, but not because we're -- it's because
 16 we want to put trees. And, actually, we've put
 17 a lot of effort into studying what would be the
 18 best spacing between the trees, in order to
 19 create a continuous tree canopy, in order to
 20 protect the pedestrian. So all of this is not
 21 because we're going to benefit by eliminating
 22 parking. All of this -- it's our chance to
 23 really hit it out of the park on Valencia.

24 MS. KAWALERSKI: Look, I understand. Look,
 25 I love trees. I understand what you're saying

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1 about trees and beauty. I'm for trees and
 2 beauty. But if I have a car, and I live on
 3 that street, and I've been relying on that
 4 parking space, and it disappears, I'm more
 5 concerned about where I'm going to park my car.

6 MS. DE LA GUARDIA: Yeah, but if you live
 7 on the street, you have a park -- you have four
 8 parking spaces. If you live in The George, you
 9 have four parking spaces in your unit. If you
 10 live in Biltmore Park, across the street, you
 11 have your internal garage. If you live in
 12 Beatrice Row or Biltmore Row, you have your
 13 parking spaces.

14 So you have to live maybe one or two blocks
 15 away, to need that parking space, and we --
 16 it's not like we're eliminating all of the
 17 parking spaces on the street. You know, we're
 18 keeping seven to eight parking spaces on that
 19 street, but most importantly, we're beautifying
 20 the street. We're trying to create a shady
 21 canopy, so that everybody who wants to take a
 22 stroll down the sidewalk, can do so in the
 23 shade.

24 MS. KAWALERSKI: No, I understand.
 25 But let me ask you something, these bump

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1 outs -- these bump outs, does that count
 2 towards the 26.4 percent open space that you
 3 are required?

4 MS. DE LA GUARDIA: No.

5 MS. KAWALERSKI: Is this part of your open
 6 space?

7 MS. DE LA GUARDIA: No. All of the open
 8 space has to be accommodated within our
 9 property line, within our property.

10 MS. KAWALERSKI: All right, because that
 11 has happened in the past with some projects.
 12 Trust me.

13 MS. DE LA GUARDIA: Okay. I know, for a
 14 fact, that all of our projects --

15 MS. KAWALERSKI: Okay. So this doesn't
 16 account for any of the required -- minimum
 17 required open space, okay.

18 MS. DE LA GUARDIA: No.

19 MS. KAWALERSKI: All right. So you're
 20 saying you're taking seven to eight parking
 21 spaces away from the fifteen that are currently
 22 there. Did we do any study about -- I mean,
 23 are those spaces vacant all of the time, where
 24 we can just give away the parking spaces?

25 MS. DE LA GUARDIA: So there's currently

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1 seventeen units, in our buildings, on that
 2 site, and those units don't have any garages,
 3 zero garages. So all of those current existing
 4 apartments either park on the street or they
 5 park in the alley. Basically, everything is
 6 accommodated on the street and the alley.

7 Now we're offering 52 spaces for the
 8 thirteen townhouses, and that's all internal.
 9 So that's a car that you're not even seeing.
 10 That's a car we're taking off the road, which
 11 means, you know, that we're not taking up --

12 MS. KAWALERSKI: No, I understand, but
 13 where is the UPS driver, where is the FedEx
 14 driver, where is the deliveries -- now that
 15 you're taking away these spaces that normally
 16 would be taken by potentially somebody that
 17 lives on that street or the street over and/or
 18 you're taking away any opportunity for those
 19 delivery trucks to have a space to park.

20 MS. DE LA GUARDIA: Well, there will be
 21 space -- I don't know if we can pull up the
 22 Site Plan. There will be space for the
 23 delivery trucks. We're not getting rid of all
 24 parking. We are proposing seven parking
 25 spaces.

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1 But, most importantly, I mean, I think we
2 want to make a beautiful City. We want to make
3 a beautiful Valencia. Valencia, on that side,
4 is horrendous. The only way to do it is to add
5 trees and add bulb-outs and add green, because,
6 right now, it's an asphalt jungle.

7 MS. KAWALERSKI: I'm with you. I'm with
8 you. I totally understand, but let me ask you
9 this, according to Sheryl Gold, who is a
10 resident who notified us, there are 91 trees on
11 the property. Is that true, there are 91 trees
12 on the property? How many will remain on the
13 property?

14 MS. DE LA GUARDIA: Right now, we are
15 relocating or cutting most of them.

16 MS. KAWALERSKI: Okay. So you want a tree
17 canopy, but you're cutting down almost all of
18 the 91 trees that are currently there. So
19 that's kind of like --

20 MS. DE LA GUARDIA: No. The street trees
21 is a tree canopy for the pedestrian. That's
22 what it's going to do. It's going to give
23 shade to the sidewalk. The trees that are on
24 the property are not shading the sidewalk.
25 Right now, you can walk there, and there's zero

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1 MS. KAWALERSKI: Well, I mean, you could at
2 least have one rendering -- I mean, but you
3 don't have one rendering that actually shows
4 that. I mean, it looks like a concrete jungle.
5 It looks like a beautiful structure --

6 MS. DE LA GUARDIA: Have you driven around
7 the other townhouses? You have such a hard
8 time seeing the facades of the townhouses,
9 because the trees are so large.

10 MS. KAWALERSKI: Okay. We have two people
11 here, that we have e-mails from, that are
12 concerned about the fact that trees are going
13 to be cut down, lots of trees are going to be
14 cut down, and it's going to take forever to get
15 that shade on that street that you're talking
16 about.

17 Where are these massive oaks going to?

18 MS. DE LA GUARDIA: Okay. Currently, we
19 are in conversation with the City and the Staff
20 to see about relocating the oaks. It's quite
21 challenging, because of the size of the oaks
22 and the root balls of the oaks, and the lack of
23 access to any good receiving sites.

24 MS. KAWALERSKI: So we may not have any
25 location for them?

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1 shade on the sidewalk.

2 MS. KAWALERSKI: You know what, can you
3 show the picture, please, the rendering of --
4 not that, but keep going.

5 MS. DE LA GUARDIA: The pedestrian view?

6 MS. KAWALERSKI: Yeah, where it shows --
7 you know, it's a better depiction. If you
8 could just move forward with that.

9 MR. PARDO: Of the parking?

10 MS. KAWALERSKI: No, the frontage. Okay.
11 Keep going. There was one in daylight that was
12 more of a flat front. Okay, right there.

13 Okay. Architecturally, beautiful, but this
14 looks so stark. This looks like a concrete
15 jungle right there. That's a concrete jungle.
16 So, as much as you're saying those bulb-outs
17 will be providing shade trees, where the heck
18 is the shade there?

19 MS. DE LA GUARDIA: You know, honestly, you
20 know, these trees get planted a certain size
21 and then they start growing and then they start
22 filling out. And we are proposing a tighter
23 spacing between trees. And the other thing is
24 that, for the rendering, if I show a full tree,
25 we're not going to see the building.

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1 MS. DE LA GUARDIA: Okay. Parallel to
2 that, we have proposed to the City, and this is
3 a conversation, so nothing about this is
4 definitive, but we have proposed to the City
5 that we will improve two streets that are very
6 bare right now, which are Biltmore Court and
7 Cardena Street.

8 MS. KAWALERSKI: Uh-huh.

9 MS. DE LA GUARDIA: Those two streets don't
10 have much, in terms of street trees, and so
11 we're proposing doing bulb-outs and adding
12 street trees, to create more shade.

13 MS. KAWALERSKI: Taking more parking spaces
14 away?

15 MS. DE LA GUARDIA: Well, you want trees
16 and you want parking, and --

17 MS. KAWALERSKI: Listen, I don't have a
18 flying saucer at this point. I've got a car.
19 I need to park it somewhere, okay, and you're
20 taking away parking spaces. So, as much as we
21 want to beautify the City, we also have to
22 think about people's transportation needs,
23 right?

24 MS. DE LA GUARDIA: Right.

25 CHAIRMAN AIZENSTAT: Sue, are the trees

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1 that you're taking away inside the property
2 itself?

3 MS. DE LA GUARDIA: Yes.

4 CHAIRMAN AIZENSTAT: What shade do those
5 trees give to anybody that's outside that
6 property? Anything?

7 MS. DE LA GUARDIA: They don't give any
8 shade to the sidewalk.

9 CHAIRMAN AIZENSTAT: Do they give any shade
10 to anybody else?

11 MS. DE LA GUARDIA: They might give
12 shade -- because of the angle of the sun, they
13 might give shade to the alley, but --

14 CHAIRMAN AIZENSTAT: Okay. Because the way
15 I see it, you're adding to the area where
16 pedestrians walk.

17 MS. DE LA GUARDIA: Yes. I mean, we're --

18 MS. KAWALERSKI: Listen, when you're
19 talking about tree canopy, you're not talking
20 about just what hangs over a sidewalk. You're
21 talking about, when you take an aerial view,
22 there's a canopy. Is this correct or not?
23 You're an architect. A canopy is a canopy,
24 it's not just over a sidewalk, it's a canopy,
25 and there's 91 trees on that property right

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1 it, and Staff is recommending approval. So we
2 have, we think, struck that balance correctly,
3 but, of course, we're open to any input.

4 MS. KAWALERSKI: Yeah. I just don't like
5 contradictory statements. We want to form a
6 tree canopy, but we're taking away almost 90
7 trees. That's a contradictory statement.

8 MR. GARCIA-SERRA: Well, we are admittedly
9 reducing tree canopy on the property, but, in
10 exchange, trying to enhance it on the street
11 and in the neighborhood.

12 MS. KAWALERSKI: One more question I have.
13 The alley is going to be looked at for a
14 Bike/Ped? What am I reading in this? Why
15 would an alleyway be considered as part of the
16 Coral Gables Bike/Ped? What are you doing to
17 the alley? You're making improvements for bike
18 and ped. Isn't it a 20-foot alley, and you
19 have incoming, outgoing vehicles on 20 feet?

20 MS. GARCIA: Yes.

21 CHAIRMAN AIZENSTAT: Can you speak into the
22 microphone, please?

23 MS. GARCIA: So, yes, there's no bike plan
24 for the alley.

25 MS. KAWALERSKI: Well, yes. If you read --

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1 now. It may not affect the sidewalk at this
2 point in time, but there's 91 trees creating a
3 canopy from the air, right?

4 If you take an aerial view right now, there
5 are 91 trees there, there's a canopy. If you
6 take 91 trees away, there's no canopy.

7 MR. GARCIA-SERRA: And there's regulations
8 in place to decide, you know, what should be
9 removed, what should be kept, what you should
10 try to relocate. You know, this City is
11 everything about tree canopy, and this
12 developer, I have to say, if you look at the
13 other projects, we've shown some on the screen,
14 is also about improving streetscapes,
15 preserving trees. On the Gables Village site
16 right now, they are relocating, you know,
17 significant trees there. And so you have to
18 balance all of these things.

19 You have to balance the right of the
20 developer to be able to design a project that
21 makes sense on this property, parking, versus
22 trees on the street, and that's what we're
23 trying to strike, you know, in cooperation with
24 your City Staff. So what we proposed right
25 now, we think is a good option, and we stand by

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1 and I'm sorry, I don't have the exact page, but
2 it struck me that you're using the alleyway and
3 considering the Coral Gables Bike/Ped to make
4 improvements for a Bike/Ped in the alleyway.
5 It's in your description.

6 MS. GARCIA: So maybe it's when I talk
7 about the alley to be designed with a flare
8 style curb cut, as in like the pedestrian --

9 MS. KAWALERSKI: No. Look specifically.
10 It says, Bike/Ped, Coral Gables Bike/Ped and it
11 mentions the alleyway.

12 CHAIRMAN AIZENSTAT: Can you go to the
13 microphone, so the court reporter can hear you?

14 MS. DE LA GUARDIA: So there's two alleys,
15 the one in the back that you use to turn into
16 the garage and then there -- it's like a "T,"
17 and then there's the alley that comes out to
18 Valencia. So I think what it might be
19 referring to is when the sidewalk crosses over
20 the alley, that that sidewalk is part of the
21 bicycle. Do you understand? It's more when it
22 crosses --

23 MS. GARCIA: Yeah, I think it's 3,
24 Subsection E, the Bike Pedestrian Plan.

25 MS. KAWALERSKI: Uh-huh.

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1 MS. GARCIA: Right. So what it says is,
2 alleys shall be designed with a flared curb
3 cut, which the curb cut is where the alley
4 meets the curb of the street, with a continuous
5 level sidewalk through the alley, to create a
6 pedestrian friendly environment. So the alley
7 coming out to the street is not disrupting the
8 sidewalk, it's the sidewalk that's going
9 through the alley. That's all that means.
10 There's no bike lane --

11 MS. KAWALERSKI: Okay. That's what I
12 wanted to clarify. It was not clear, from what
13 I read.

14 All right. I love the architecture. You
15 heard my concerns. I think it's going to be a
16 very stark project for the next twenty years,
17 with bulb-out trees only, cutting almost 90
18 trees, and if I was a resident that didn't live
19 in that building and are currently using those
20 parking spaces, all of a sudden, I'm out of
21 luck. So I don't have like the fact that a
22 public street is being repurposed for a
23 developer. That's Number One, okay, and that's
24 what very clearly it is. It's being repurposed
25 for a developer, and I want to make that very

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1 clear, on the record.

2 And, again, the starkness of the project,
3 by taking away the trees. I think there's a
4 better solution here. And especially if you're
5 saying that the mature oaks, there's no place
6 for them, let's face it, they're dead trees at
7 this point in time is what you're telling me.

8 MR. WITHERS: Just so a quick question, the
9 people that are living there now, where do they
10 park? Don't they park on the street?

11 MR. GARCIA-SERRA: In all likelihood, they
12 park on the street.

13 MR. WITHERS: So you're now taking all of
14 those cars off of the street and you're
15 tripling the amount of parking spots that you
16 have?

17 MR. PARDO: No, they're only taking out six
18 parking spaces, out of the total fifteen, and
19 then adding more internally, correct.

20 MS. KAWALERSKI: Right. No, well, seven to
21 eight parking spaces will be eliminated, and
22 right now there are fifteen, correct?

23 MR. WITHERS: But they're adding 32.

24 MS. KAWALERSKI: But what if those people
25 currently parking there are not living on that

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1 property that this is --

2 MR. WITHERS: Then they're living three
3 blocks away.

4 MS. KAWALERSKI: Wherever they're living,
5 they're using it.

6 CHAIRMAN AIZENSTAT: All right.

7 Javier, would you go next?

8 MR. SALMAN: Okay.

9 CHAIRMAN AIZENSTAT: Thank you.

10 MR. SALMAN: Can you go back to the Site
11 Plan just real quick, please?

12 So within your bounded frontage, you're
13 going to have one, two, three, four, five, six
14 and a third trees, because there's a bulb-out
15 just outside the limit of your project. Is
16 that part of your project?

17 MS. DE LA GUARDIA: Yes. I mean, we would
18 do it. It's outside, but we would do it.

19 MR. SALMAN: No. My question is, is it
20 part of your project? Is that part of the
21 Public Works portion of the project?

22 MS. DE LA GUARDIA: Yes.

23 MR. SALMAN: Okay. So we're getting one,
24 two, three, four, five, six, seven trees. Are
25 any of the existing mature oaks being relocated

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1 to some of these bulb-out?

2 MS. DE LA GUARDIA: That was our initial
3 intention, was to move them into the bulb-outs,
4 and, then, we discovered that there was a
5 twenty-inch water transmission line, that could
6 not be moved, and it was four feet below grade.
7 So we were not able to move any of the specimen
8 out to the bulb-outs, because of that
9 twenty-inch transmission line that is running
10 exactly below those parking spaces.

11 MR. SALMAN: But you're moving them
12 somewhere else.

13 MS. KAWALERSKI: Maybe. They don't have a
14 location.

15 MS. DE LA GUARDIA: Yes. That's what --
16 we're working with the City right now --

17 MR. SALMAN: But you're committed to moving
18 these trees? It's going to be part of your
19 approval today, right?

20 MR. GARCIA-SERRA: The intent is to
21 relocate those trees. Now, what it's going to
22 take, the mechanics of relocating those trees,
23 we're still working on. In part, we're waiting
24 on the demolition of the existing structures to
25 see what the root span is of the existing trees

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1 and so forth, to figure out how we can move
2 them and where.

3 MR. SALMAN: Okay. Yeah, they're big and
4 you have to go through underneath street lights
5 and you need a clear path to be able to move
6 something that large down the street.
7 Understood. Got it. And now they've mentioned
8 other trees.

9 Yeah, because some of those are pretty big,
10 aren't they? I think there's three or them or
11 four of them that are there, that are really
12 big, and there's a lot of garbage trees. You
13 know, you've got a lot of Brazilian Peppers and
14 Chifleras and all sorts of just junk stuff that
15 people threw out their window and started
16 growing and became a tree, which some of them
17 are invasive, I've discovered, in similar
18 projects in the area.

19 Okay. Assuming that the trees aren't
20 removed and relocated, because it becomes
21 impossible to do so, which is seeming to become
22 more and more likely, is there an equivalent
23 tree canopy replacement that would be then used
24 to mitigate those trees?

25 MS. DE LA GUARDIA: Yes. So we've met

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1 multiple times with Vice Mayor Anderson, in
2 talking about -- brainstorming as to what else
3 we could do, in order to mitigate the trees,
4 and one of her big concerns were those two
5 streets, Cardena Street and Biltmore Court,
6 which are very -- which don't have street
7 trees, they don't have bulb-outs, and so she
8 wanted to create more canopy on that. And so
9 presented an idea of adding street trees and --
10 you know, street trees and bulb-outs on those
11 two streets, and that's a conversation.

12 MR. SALMAN: And they don't have the whole
13 water main?

14 MS. DE LA GUARDIA: They don't have -- it's
15 not just the water main. It's the twenty-inch.

16 MR. SALMAN: Yeah, I understand what it is.

17 MR. PARDO: Transmission.

18 MR. SALMAN: No. No. It's the
19 transmission line going -- it's regional. All
20 right.

21 It seems reasonable to me. I like the
22 project. I like the very subtle changes in the
23 frontage, to give some relief to the building.
24 I think I can see where you saw the -- the
25 Royal Crescent in Bath in the development of

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1 the design and I think it's an admirable
2 project.

3 CHAIRMAN AIZENSTAT: Thank you, Javier.

4 Felix.

5 MR. PARDO: So I have a few questions. In
6 one of the letters that we were given, just
7 reading from the tree canopy component, because
8 obviously this is -- just tell me if it's
9 wrong.

10 The proposed elimination of 91 trees on the
11 property, while only 12 were identified by the
12 arborist as in poor condition and recommended
13 for removal -- is that true or not?

14 MR. GARCIA-SERRA: I'll ask our arborist to
15 come up here and address it.

16 Jeff, if you can.

17 MR. PARDO: And is he also the landscape
18 architect or he's just -- you're only the
19 arborist on this project?

20 MR. SHIMONSKI: My name is Jeff Shimonski
21 and I'm the consulting arborist. I am not a
22 landscape architect.

23 CHAIRMAN AIZENSTAT: Could you state your
24 address, for the record, please?

25 MR. SHIMONSKI: 7330 Southwest 55 Avenue,

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1 Miami.

2 MR. PARDO: The reason I ask that is
3 because the second question, really, has to do
4 with the landscape architect. Now, I did look
5 at the landscape drawings in detail.

6 And the second question is, the Code
7 requires 24 shade trees on the property, zero
8 are being provided. So I don't know if you
9 could address it, also.

10 MR. SHIMONSKI: No, I can address what's on
11 the property and I can discuss trees'
12 relocation, and I can discuss horticulture, but
13 I didn't do the design.

14 MR. PARDO: Okay. Is there a mitigation
15 loss, because it says, mitigating the loss of,
16 contributing approximately \$100,000 to the tree
17 fund, does little to offset the loss of
18 benefits of mature trees and does not provide
19 the replacement in the neighborhood.

20 MS. DE LA GUARDIA: Let me correct that,
21 because that's not totally correct.

22 So to mitigate the trees that are being
23 removed would be \$350,000, not 100,000. That
24 would be \$350,000, to mitigate the trees that
25 are being removed. And although we are not

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1 providing 24 large tree specimen, we are
2 providing 46 medium to small trees, which is
3 really what you can do on townhouse sites. I
4 mean, that --

5 MR. PARDO: I'm sorry, on this site, you
6 have 46 trees that you're providing, on the
7 site?

8 MS. DE LA GUARDIA: Yes.

9 MR. PARDO: So besides the bump outs, are
10 those trees from the edge of the sidewalk to
11 the face of the building?

12 MS. DE LA GUARDIA: Exactly. So, you know,
13 they're pretty much around the property and
14 then there are some terraces on the second
15 floor of --

16 MR. PARDO: I saw that, on the rear
17 elevation.

18 MS. DE LA GUARDIA: Each one of that
19 terraces has a pair of native Simpson stoppers.

20 MR. PARDO: Right.

21 MS. DE LA GUARDIA: So, right there, 13
22 times two is 26. And so if you add all of the
23 others, it's 46, but it's 46 small to medium
24 trees. It's very difficult to incorporate a
25 large tree. So we have 46, which is what we

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1 outs is misguided. Obviously, you can't do it,
2 because of the water transmission line. So
3 that's off the table.

4 And the other thing that has been brought
5 up over and over and over, and I know that
6 there have been discussions, and that is that,
7 you know, planting new live oaks, compared to
8 other trees, because it seems like not only do
9 you have an issue with the water line, but it
10 seems like, you know, we keep putting all of
11 our eggs in one basket. In other words, all in
12 one species instead of others, and the arborist
13 can tell you that, you know, you get one plague
14 of any type and you knock out most of your
15 trees.

16 The ficus, is that a native?

17 MR. SHIMONSKI: No.

18 MR. PARDO: Is that an aurelius ficus?

19 MR. SHIMONSKI: You mean, the ficus on
20 site, 361?

21 MR. PARDO: Right.

22 MS. SHIMONSKI: That's a tree that
23 Miami-Dade County DERM wants you to remove when
24 you're develop a site. That's a ficus
25 benjamina. That's a large tree.

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1 can incorporate in the project.

2 MR. PARDO: So if you were mitigating
3 everything, it would be \$300,000, but you're
4 mitigating approximately 100,000 because that's
5 the balance of what you can't --

6 MS. DE LA GUARDIA: No. No. I think the
7 mitigation right now -- so what we're taking
8 out, minus what we are adding new, would be the
9 350,000. It might end up less, if we do end up
10 doing the two street canopy improvement
11 projects on Cardena and Biltmore, because,
12 obviously, that money, the 350,000, would go
13 towards introducing street trees on Cardena and
14 Biltmore, but that's not final yet. That idea
15 is not final. It's a conversation.

16 MR. PARDO: More of less. More of less.
17 It's a conversation.

18 So if you were stroking a check to the City
19 for their tree fund, is there an amount that
20 you've been kicking around so far?

21 MR. GARCIA-SERRA: That number, the
22 \$350,000, is potentially what the maximum
23 payment would be in tree mitigation.

24 MR. PARDO: Okay. So, also, this person
25 wrote, transplanting the live oaks into bump

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1 MR. PARDO: Okay. But it's not a native --

2 MR. SHIMONSKI: No, it's from Malacia.

3 It's not a native. It's in moderate condition.
4 It's not a good tree for relocation. As a
5 matter of fact, in the long-term, if that tree
6 was kept, it would have to be cut down
7 substantially, because there's so much decay in
8 the trunk.

9 MR. PARDO: Right. And, then, the --
10 because if it was an aurelius, then you're
11 talking about a native tree and you would try
12 to save it, if it was in good shape.

13 MR. SHIMONSKI: If it was in good
14 condition, I would recommend it. We also need
15 to remember that there are many invasive
16 species on this site, and most of the trees are
17 palms number-wise.

18 MR. PARDO: Right.

19 MS. DE LA GUARDIA: There is a lot of
20 palms. It's not 91 specimen trees.

21 MR. PARDO: And what are most of the trees
22 that you're planting between the back of the
23 sidewalk and the face of the building?

24 MS. DE LA GUARDIA: So a variety of things.
25 I think we have sort of -- (Inaudible.)

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1 MR. PARDO: Okay. It's not just a bunch of
2 solitaires or something like that? Okay.
3 You've clarified that. Thank you.

4 So the next issue is, in this letter about
5 the endangered pieces, Florida Bonneted Bat. I
6 know that that created a lot of heartburn for
7 the developers next to the zoo, and I know that
8 this is a fairly new law, where they're looking
9 at it very, very carefully, at DERM, and I
10 wanted to know, have you done any analysis on
11 that yet, because it's going to be obviously
12 required for your tree permit and for your
13 demolition of the building?

14 MR. GARCIA-SERRA: To my knowledge, we
15 haven't done that assessment. We will have to
16 do it, though, as part of the DERM review of
17 the building permit.

18 MR. PARDO: I think that's, you know, a
19 heads up for the developer, because that could
20 become a real headache for you, and I know that
21 there are bats, because I see them when I run
22 early in the morning.

23 And as far as the residential parking, the
24 largest impact, of course, to the residents,
25 and, you know, visitors, where they would be

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1 allowed to park in the back. Your trash
2 pick-up, et cetera, is around the back alley?
3 So they would pull the containers out and they
4 would be picked up by Waste Management or
5 whomever?

6 Why did you leave the green buffer that you
7 left with the building that's under
8 construction to your east?

9 MS. DE LA GUARDIA: Code required.

10 MR. PARDO: Okay. A ten-foot strip or
11 something like that? I couldn't see the
12 dimension.

13 MS. DE LA GUARDIA: I think it's 10.

14 MR. PARDO: Okay. And that's where you
15 have some of your landscaping, also?

16 MS. DE LA GUARDIA: We have not --

17 CHAIRMAN AIZENSTAT: Can you talk into the
18 microphone for the reporter? Thank you.

19 MS. DE LA GUARDIA: Sorry.

20 It is where we're planning on hiding a lot
21 of things that we don't like to see from the
22 sidewalk. So, meaning, you know, the back flow
23 preventers and the FP&L transformer, towards
24 the alley side. So we're using that ten-foot
25 to take care of that.

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1 Also, we will be using that for drainage,
2 the ten-foot.

3 MR. PARDO: Okay. But you'll probably have
4 to put a well or something in there to --

5 MS. DE LA GUARDIA: Uh-huh. Exactly.

6 MR. PARDO: And, then -- and these are fee
7 simple, you said --

8 MR. GARCIA-SERRA: Correct.

9 MR. PARDO: -- with the homeowners
10 association.

11 CHAIRMAN AIZENSTAT: Master homeowners
12 association, not a homeowners association
13 project.

14 MR. PARDO: Right. Right. But not a
15 condo.

16 Okay. And, then, the last question for our
17 City Attorney is, I'm a little confused. I
18 thought that part of the issue that occurred on
19 the properties north of Biltmore, compared to
20 the properties south of Biltmore, guaranteed
21 that there would be no more than a certain
22 height south of Biltmore or am I mistaken?

23 MR. SUAREZ: I think that's a different
24 issue. This one is -- I think our Planning
25 Official can explain the difference there.

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1 MR. PARDO: I know they're under the
2 height, but I just want to make sure, because
3 it's a little confusing, you know, since it
4 started as a mistake, and then it was fixed.
5 But the thing is that, you know, you keep
6 saying, well, you know, we're allowed 150 feet.
7 I know you're well below anything you're
8 allowed, but I wanted to make sure that it was
9 right.

10 MS. GARCIA: Right. So anything south of
11 Biltmore Way, that is Zoned FM4, doesn't have
12 the allowance to the additional height or
13 additional FAR and density for Med Bonus.

14 MR. PARDO: So the height was allowed, but
15 not the intensity?

16 MS. GARCIA: Height, intensity and density,
17 those three things, are not allowed as part of
18 the bonus south of Biltmore Way.

19 MR. PARDO: So what is the allowable
20 height?

21 MS. GARCIA: 150.

22 MR. PARDO: Okay. And what is the
23 allowable height north of that, 190?

24 MS. GARCIA: 190.5.

25 MR. PARDO: Okay. So that is the

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1 difference. The difference is the Med Bonus.

2 MS. GARCIA: Yes, correct.

3 MR. PARDO: Okay. And in this area, it
4 must be met without any bonuses?

5 MS. GARCIA: Yes, I believe so. Yes.

6 MR. PARDO: Yeah, this whole area. Am I
7 mistaken?

8 MR. GARCIA-SERRA: That was definitely the
9 case with the MFSA Zoning -- do you remember
10 that -- when it was adopted to sort of address
11 this.

12 MR. WITHERS: I remember it, yeah.

13 MR. GARCIA-SERRA: I'm pretty sure it was
14 continued under MF4, but, you know, I'll check
15 that.

16 MR. PARDO: Okay. Thank you.

17 Those are all of my questions.

18 CHAIRMAN AIZENSTAT: Thank you.

19 I want to compliment the architect and the
20 entire team on a design very well done, in my
21 opinion. I'm not an architect, but I think
22 it's very well done, designed.

23 I think that we have responsible developers
24 in this project, with a lot of experience
25 developing within our City. This building, to

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1 support Staff --

2 MR. WITHERS: No, I'm going to support it,
3 but I just want to voice my opinion.

4 CHAIRMAN AIZENSTAT: Okay.

5 Yes, Sue.

6 MS. KAWALERSKI: And I have a reservation.
7 I mean, I would vote for this, but I have a
8 strong reservation against using public
9 property for a developer's purposes, and also
10 the notion that this is going to increase a
11 tree canopy is just not the case.

12 CHAIRMAN AIZENSTAT: Thank you, Sue.

13 Any other comments? No?

14 Call the roll on E-1, please.

15 THE SECRETARY: Javier Salman?

16 MR. SALMAN: Yes.

17 THE SECRETARY: Chip Withers?

18 MR. WITHERS: Yes.

19 THE SECRETARY: Julio Grabiell?

20 MR. GRABIEL: Yes.

21 THE SECRETARY: Sue Kawalerski?

22 MS. KAWALERSKI: Yes.

23 THE SECRETARY: Felix Pardo?

24 MR. PARDO: Yes.

25 THE SECRETARY: Eibi Aizenstat?

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1 me, incorporates the feel of Coral Gables, and
2 it -- I think the name is fitting for it, The
3 George, because I think it actually
4 incorporates a vision that I see that he has.

5 I don't have any other -- any issues. I am
6 in favor of the project.

7 Is there --

8 MR. SALMAN: Mr. Chair, I'd like to make a
9 motion that we approve the project.

10 CHAIRMAN AIZENSTAT: We have a motion --

11 THE SECRETARY: We're going to need two
12 separate motions, please.

13 CHAIRMAN AIZENSTAT: Correct.

14 So on the first item, E-1.

15 MR. SALMAN: On the first item, E-1, I
16 would like to make a motion to approve the
17 project as presented, as recommended by Staff,
18 with the Staff recommended conditions.

19 MR. GRABIEL: Second.

20 CHAIRMAN AIZENSTAT: We have a first. We
21 have a second. Any discussion?

22 MR. WITHERS: I will support the motion,
23 but I do not support Staff's recommendation on
24 charging for parking.

25 CHAIRMAN AIZENSTAT: So if you don't

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1 CHAIRMAN AIZENSTAT: Yes.

2 Do we have a motion on E-2?

3 MR. SALMAN: Mr. Chair, I'd like to make a
4 motion on Item E-2, that we approve Staff's
5 recommendation and the project.

6 CHAIRMAN AIZENSTAT: As presented?

7 MR. SALMAN: As presented.

8 CHAIRMAN AIZENSTAT: Do we have a second?

9 MR. GRABIEL: Second.

10 CHAIRMAN AIZENSTAT: Julio is the second.

11 Any discussion? No?

12 Call the roll, please.

13 THE SECRETARY: Chip Withers?

14 MR. WITHERS: Yes.

15 THE SECRETARY: Julio Grabiell?

16 MR. GRABIEL: Yes.

17 THE SECRETARY: Sue Kawalerski?

18 MS. KAWALERSKI: Yes.

19 THE SECRETARY: Felix Pardo?

20 MR. PARDO: Yes.

21 THE SECRETARY: Javier Salman?

22 MR. SALMAN: Yes.

23 THE SECRETARY: Eibi Aizenstat?

24 CHAIRMAN AIZENSTAT: Yes.

25 MR. GARCIA-SERRA: Thank you very much. We

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1 wish everybody a good night and a safe drive
2 back home.

3 CHAIRMAN AIZENSTAT: Thank you.

4 MR. SALMAN: A dry drive home.

5 CHAIRMAN AIZENSTAT: Let's take a
6 five-minute recess and then we'll --
7 (Short recess taken.)

8 CHAIRMAN AIZENSTAT: Elvis is back in the
9 building.

10 All right. Let's go ahead and come back
11 into session. The next item is E-4.

12 Ma'am City Attorney.

13 MS. SUAREZ: E-4 is an Ordinance of the
14 City Commission of Coral Gables, Florida,
15 providing for text amendments to the City of
16 Coral Gables Official Zoning Code Article 15,
17 "Notices," Section 15-102, "Notice," to require
18 mailed notice of Board of Architects meetings
19 to consider granting Mediterranean Style Bonus,
20 providing for repealer provision, severability
21 clause, codification, and providing for an
22 effective date.

23 CHAIRMAN AIZENSTAT: Thank you.

24 MS. GARCIA: Good evening, Jennifer Garcia,
25 Planning Official. I have one slide for this,

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1 is, it goes to the Planning and Zoning, which
2 has a full-fledged, you know, posting the
3 property, mailed notice, e-mail, legal ad and
4 then to the City Commission for those same
5 requirements.

6 So what's proposed before you today is to
7 require mailed notice for those Med Bonus
8 applications before the Board of Architects.
9 This would be required for those properties
10 that are greater than 20,000 square feet, that
11 would be required to go to the City Commission
12 for approval, but also the ones that are
13 smaller, that go straight to building permit
14 after they get their approval from the Board of
15 Architects.

16 So that's the change.

17 CHAIRMAN AIZENSTAT: Thank you.

18 Jill, do we have anybody in Chambers for
19 this item?

20 THE SECRETARY: No.

21 CHAIRMAN AIZENSTAT: Chambers are empty,
22 sorry.

23 THE SECRETARY: On Zoom, no.

24 CHAIRMAN AIZENSTAT: On Zoom? And on the
25 phone platform?

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1 that shows the different mailing noticing
2 requirements. If I could have the slide,
3 please? If not, that's fine.

4 So, right now, there's no -- perfect.

5 All right. So if you look at the top row
6 of Process, that's for a Conditional Use Site
7 Plan Review for sites that are more than 20,000
8 square feet, and that's the threshold, and the
9 bottom one is showing smaller parcels that are
10 just kind of Coral Gables by right, that would
11 just go through the Board of Architects, to a
12 building permit.

13 So the mailing noticing processes get a
14 little more stringent as you go through the
15 process. So, at DRC, for example, is the
16 first, I guess, public meeting that you have,
17 and that's required to post the property and
18 it's required mailed notice for right-of-way
19 vacation, Then it proceeds to the Board of
20 Architects.

21 The Board of Architects, it's just posting
22 the property, no matter if it's just
23 preliminary review or if it's Med Bonus --
24 granting Med Bonus by the Board of Architects.

25 After that, depending on what the process

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1 THE SECRETARY: No.

2 CHAIRMAN AIZENSTAT: I'll go ahead and
3 close it for public comment.

4 Sue.

5 MS. KAWALERSKI: You know, like I said at
6 the last meeting, the more we can notify
7 residents of what's happening in their
8 neighborhoods, the better. So I'm good with
9 this.

10 CHAIRMAN AIZENSTAT: Okay.

11 Chip.

12 MR. WITHERS: No, I'm good.

13 CHAIRMAN AIZENSTAT: Felix.

14 MR. PARDO: Yeah, I'm good.

15 CHAIRMAN AIZENSTAT: Julio.

16 MR. GRABIEL: I'm great.

17 CHAIRMAN AIZENSTAT: Robert.

18 MR. BEHAR: Let me tell you an experience
19 I'm going through right now. I'm ready to
20 submit to the Board of Architects a project,
21 and we've been waiting almost six weeks to try
22 to get the neighborhood to do a meeting, and we
23 cannot get consensus from the neighborhood of
24 when they would like to meet, and we cannot
25 submit to the BOA, because unless you meet with

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