

MEETING OF
THE CITY OF CORAL GABLES
HISTORIC PRESERVATION BOARD

405 Biltmore Way
Coral Gables, Florida 33134
March 4, 2020
4:05 p.m. - 5:36 p.m.

Participants:

Bruce E. Hrenhaft - Chairman
Alicia G. Bache-Wiig - Board Member
Xavier Durana - Board Member
John P. Fullerton - Board Member
Cesar Garcia-Pons - Board Member
Albert Menendez - Board Member
Raul R. Rodriguez - Board Member
Margaret "Peggy" Rolando - Board Member
Mike Sardinas - Board Member

Gustavo Ceballos - City Attorney
Kara Kautz - Asst. Historic
Preservation Officer

1 (Whereupon, the following was had.)

2 THE CHAIRMAN: Good afternoon.

3 Before we commence, I'm going to mention
4 the persons who will be addressing the
5 Historic Preservation Board during the
6 public hearing for this meeting must
7 legibly record their name and address on
8 the sign-in sheet and indicate the item
9 or items about which they wish to speak.
10 If you have not already done so and the
11 list is not being passed around, then it
12 can be found at the front desk.

13 The primary purpose of the sign-in
14 sheet is to record the attendance in the
15 meeting and to assist in the accurate
16 recording of the events.

17 So we welcome you to the regularly
18 scheduled -- no, excuse me, this is a
19 specially-scheduled meeting of the City
20 of Coral Gables Historic Preservation
21 Board. We are residents of Coral Gables
22 and we are charged with preservation and
23 protection of historic or architecturally
24 worthy buildings, structures, sites,
25 neighborhoods, and artifacts which, in

1 part, of the distinct and historical
2 heritage of the city.

3 The board is comprised of nine
4 members seven of whom are appointed by
5 the commission, one by the city manager,
6 and the ninth is selected by the board
7 and confirmed by the commission. Five
8 members of the board constitute a quorum
9 and five affirmative votes are necessary
10 for the adoption of any motion.

11 Any person who acts as a lobbyist
12 pursuant to the City of Coral Gables
13 Ordinance No. 2006-11 must register with
14 the city clerk prior to engaging in
15 lobbying activities or presentations
16 before the city's staff, boards,
17 committees, and/or City Commission. A
18 copy of the ordinances available in the
19 office of the city clerk. Failure to
20 register and provide proof of
21 registration shall prohibit you -- your
22 ability to present to the Historic
23 Preservation Board on applications under
24 consideration this afternoon.

25 "Lobbyists" is defined as an

1 individual, corporation, partnership or
2 other legal entity employed or retained
3 whether paid or not by a principle who
4 seeks to encourage the approval,
5 disapproval, adoption, repeal, passage,
6 defeat, or modifications of: A, any
7 ordinance, resolution, action, or decision
8 of any city commissioner.

9 B: Any action, decision,
10 recommendation of the city manager, any
11 city board or committee, including but
12 not limited to quasi-judicial advisory
13 board, trust, authority or counsel.

14 Or C: Any action, decision, or
15 recommendation of city personnel during
16 the time period of the entire decision
17 making process on the action, decision,
18 or recommendation which foreseeably will
19 be heard or reviewed by the City
20 Commission or a city board or committee.
21 Including but not limited to
22 quasi-judicial advisory board, trust,
23 authority, or counsel.

24 Presentations made before this board
25 are subject to the city's false claims

1 ordnance, Chapter 39 of the City of Coral
2 Gables City Code.

3 I now officially call this City of
4 Coral Gables Special Historic
5 Preservation Board meeting of March 4,
6 2020, to order. The time is 4:10 p.m.

7 Present today to my right are Alicia
8 Bache-Wiig, Xavier Durana, John P.
9 Fullerton, Cesar Garcia-Pons; to my left
10 Albert Menendez who is our Vice Chair,
11 Raul R. Rodriguez, Margaret A. Rolando
12 who goes by Peggy, Mike Sardinas and I am
13 Bruce E. Hrenhaft.

14 Staff present today from the
15 Historical Resources and Cultural Arts
16 Department are -- is Kara N. Kautz,
17 Historic Preservation Officer, and also
18 present is our City Assistant --
19 Assistant City Attorney, Gustavo J.
20 Ceballos who is the board's
21 parliamentarian.

22 Next item we will move to --
23 approval of minutes from our last meeting
24 held February 19 --

25 MS. KAUTZ: We don't have them yet.

1 THE CHAIRMAN: Oh, we don't have
2 them.

3 MS. KAUTZ: They'll be at your next
4 meeting.

5 THE CHAIRMAN: Okay, sorry.

6 Okay, that's correct.

7 Okay. Regarding ex parte
8 communications, please be advised that
9 this board is a quasi-judicial board.
10 And the items on the agenda are
11 quasi-judicial in nature which requires
12 board members to disclose all ex parte
13 communications. An ex parte
14 communication is defined as any contact,
15 communication, conversation,
16 correspondence, memorandum, or other
17 written or verbal communication that
18 takes place outside of public hearing
19 between a member of the public and a
20 member of the quasi-judicial board
21 regarding matters to be heard by the
22 quasi-judicial bo -- board.

23 If anyone has made any contact with
24 a board member, when the issue comes
25 before the board the member must state on

1 the record the existence of the ex parte
2 communication, the party who originated
3 the communication, and whether the
4 communication will affect the board
5 member's ability to be impartially
6 consider the evidence to be presented
7 regarding the matter.

8 The Chair has a question for the
9 staff.

10 Is there any item that's being
11 deferred?

12 MS. KAUTZ: No, sir.

13 THE CHAIRMAN: Okay. If any persons
14 in the audience will be testifying today,
15 please rise to be sworn in.

16 MS. KAUTZ: Anyone who's going to
17 speak.

18 THE COURT REPORTER: Do you swear
19 the testimony you're about to give will
20 be the truth, the whole truth, and
21 nothing but the truth?

22 (All): Yes.

23 THE CHAIRMAN: Okay. We'll now
24 proceed to the public hearings on cases
25 on the agenda.

1 The first is public hearing on Case
2 File LHD 2019-008: Property located at
3 1208 Asturia Avenue.

4 Do board members have any ex parte
5 communications, site visits, or other
6 statements relating to this case to
7 disclose at this time or any other
8 matters that might cause a conflict of
9 interest?

10 I'll simply say for the record, I am
11 on a Board of Dade Heritage Trust with
12 Gar -- Mr. Garcia-Serra who represents
13 the owner for the first item on the
14 agenda. We've not had any subsequent
15 conversations about the matter and
16 there's nothing about the relationship
17 that would affect my judgement.

18 MS. ROLANDO: I too am on the Board
19 of Dade Heritage Trust, but I believe
20 that I can be fair and impartial in the
21 deliberations.

22 THE CHAIRMAN: Okay, thank you.

23 So for the record, this is Case File
24 LHD 2019-008: Consideration of the local
25 historic designation of the property at

1 1208 Asturia Avenue, legally described as
2 Lots 13 & 14, Block 6, Coral Gables
3 Section "E" according to recorded Plat
4 thereof, as recorded in Plat Book 8, at
5 Page 13 of the Public Records of
6 Miami-Dade County, Florida. This item
7 was continued from the January 15, 2020
8 meeting of the Historic Preservation
9 Board.

10 MR. CEBALLOS: Just for the purposes
11 of clarification, this item was heard in
12 January 15th. The item ended in a
13 stalemate, there was no action taken by
14 the board so this is an automatic
15 continuation.

16 In regards, to the board members
17 that were not present at that meeting,
18 Ms. Bache-Wiig and Ms. Rolando, I'm going
19 to ask that both of you attest on the
20 record that you have reviewed the record
21 of that meeting, both video or transcript
22 either one, and that you feel competent
23 enough to participate in this discussion
24 as today there was a procedural order
25 that was issued so there will only be a

1 small 15 minute presentation allotted for
2 both city staff and representation by the
3 the property owner.

4 So I just need you to confirm that
5 you have reviewed the record and that you
6 feel competent enough to participate in
7 this discussion.

8 MS. BACHE-WIIG: I reviewed the
9 video a couple of times and I feel
10 confident that I can go before you today
11 and review the case.

12 MR. CEBALLOS: Excellent, thank you.

13 MS. ROLANDO: I have reviewed the
14 staff report, the transcript of the
15 meeting in comple -- in complete form, as
16 well as the communications that were sent
17 to us from various homeowners and
18 neighbors.

19 MR. CEBALLOS: Perfect. Thank you
20 very much.

21 THE CHAIRMAN: Okay. I am going to
22 take license to be more specific about
23 the rest of the contents of -- of the
24 procedural order. So the city staff will
25 have 15 minutes when they do the

1 presentation; the property owner through
2 counsel will have 15 minutes to make
3 their presentation.

4 When we go to public comment time
5 will be limited to two minutes per person
6 and then after all members of the public
7 who wish to speak have done so, there
8 will be a five minute period of rebuttal
9 each for city staff first and property
10 owners second. Thereafter, we'll go to
11 discussion by the board.

12 MS. KAUTZ: Thank you.

13 If you could bring up the
14 PowerPoint, please.

15 I apologize to you all in advance.
16 I have a head cold so I will be reading
17 my portions. If anyone -- so if I fall
18 over someone else can come finish this
19 for you, so just bear with me, please.

20 All right. So we're going to do a
21 little review of the last meeting not
22 nearly as in depth, but just to refresh
23 your memories.

24 Before I start, there were three
25 items on the dais for you. One, was a

1 property survey that was requested by a
2 board member so you all have received it.
3 The second, is the excerpt from the Book
4 of Homes that we'll be referencing later
5 on. And the third, is another letter of
6 support that was received today.

7 So in our first presentation, we
8 spoke about the federal guidelines that
9 the city follows and are standing as a
10 certified local government. It's
11 important to note that Coral Gables has
12 always been considered a gold standard in
13 historic preservation. The wording on
14 this slide is from the Florida State
15 Historic Preservation Office and is found
16 in all of our designation reports.

17 A particular note for today's
18 discussion is that one of the goals of
19 the CLG is the retention of significant
20 elements of the built environment that
21 are tangible touchstones providing,
22 amongst other things, a sense of
23 evolution. And our goal with this is to
24 tell the whole story of the city not just
25 a small portion.

1 1208 Asturia Avenue was permitted in
2 March 1936. A single-family residence
3 was designed by the highly acclaimed
4 architect Russell Pancoast. In the
5 1930s, Pancoast, who is known for his
6 cutting-edge thinking, was amongst the
7 leading architects who recognized the
8 limitations of Mediterranean-inspired
9 architecture in responding to the South
10 Florida climate. He was at the forefront
11 in developing a modern, subtropical
12 design philosophy.

13 In this home, Pancoast utilizes the
14 the newly emerging ranch-style home
15 typology as a different and unique
16 response to local climate with it's
17 one-story plan, wide overhangs, and large
18 windows for cross ventilation. He also
19 incorporated the modernistic influences
20 of art deco and art moderne. This is the
21 architectural rendering

22 As you can see from the slide that
23 we presented the last time, it's
24 important to note that this home wasn't
25 just a typical one of a thousand ranch

1 houses. It was specifically placed in a
2 very well established neighborhood in --
3 in North Gables that had been populated
4 with '19 and '20s and '30s houses so this
5 was not just random ill and fill
6 construction that happened everywhere.
7 It was thoughtful placement of the home.

8 Russell Pancoast was innovative,
9 groundbreaking, and a leader in the
10 field. At the time of this home's
11 construction, Pancoast in his own words
12 was designing structures that met the
13 needs of the current time and place. He
14 was not designing with an architectural
15 style, but rather responding to the
16 modern, subtropical needs of the Miami
17 area.

18 In the home at 1208 Asturia Avenue,
19 he incorporated the newly evolving
20 ranch-typology to meet this need and the
21 results is an example of what later
22 became classified as an early,
23 traditional, custom ranch. With this
24 home he thoughtfully introduced a new
25 style and typology to the landscape of

1 Merricks and Mediterranean city. The
2 home was precedent setting. It was
3 amongst Pancoast's body of work that
4 helped launch a new architectural
5 mentality not only in Coral Gables, but
6 throughout South Florida.

7 Coral Gables' developmental history
8 is broadly divided into three historic
9 periods. This home was built during the
10 second period. A period in which the
11 city is breaking away from its
12 Mediterranean revile style roots and
13 which we begin to see modernistic
14 influences in our build environment.
15 Note, that the proliperation --
16 proliferation of ranch homes in the city
17 and nation did not occur until the third,
18 the post-war and modern period. So this
19 was a very early trendsetting example of
20 this typology of home.

21 The second development period that
22 we just spoke about is circled here in
23 purple. By the mid-1930s we see recovery
24 beginning to occur both nationally and
25 locally after the depression. As people

1 adjusted to a new way of life, their
2 priorities and aesthetics changed. This
3 was reflected in all aspects of life
4 including the types of home that were
5 built.

6 As you can see where the arrow
7 points out, building permit began to
8 slightly increase in 1936. The initial
9 construction of the home at 120 -- 1208
10 Asturia Avenue occurred in March of that
11 year. It was amongst the first homes
12 designed as the building began to -- as
13 building began to resurge in the city.

14 You have before you close to 60
15 letters in support of the designation.
16 We wanted to read to you here an excerpt
17 from one of those letters from Rabbi
18 Howard Berman who recently purchased a
19 designated home.

20 "One of the major dimensions of our
21 community's social and cultural strength
22 is the coherent architectural heritage
23 that is a virtual textbook of the
24 evolution of South Florida domestic
25 styles. The Spanish/Mediterranean

1 revival vocabulary that is the core of
2 this development did not remain stagnant
3 and has continued to influence and
4 inspire subsequent design in the city.

5 As has been noted, despite the term
6 of the earliest homes of the Merrick
7 period, it became clear early on that the
8 traditional small room, small window
9 layout of the 1920s was ill suited to the
10 Miami climate. After the 1926 hurricane,
11 the next generation of houses began to
12 evolve towards the principles Pancoast
13 would incorporate into this home at 1208
14 Asturia -- an open, flowing one-story
15 floor plan with large windows and spaces
16 open to the outdoors. He incorporated
17 the prevailing Art Deco and moderns
18 motifs in 1936.

19 I join many neighbors in urging that
20 the broader continuing legacy of Coral
21 Gables be nurtured and preserved by
22 saving this home as an essential part of
23 our community's dynamic architectural
24 heritage."

25 So in the previous presentation,

1 Elizabeth spent a fair amount of time
2 putting context to the ranch house. What
3 we want to emphasize today is that the
4 ranch house of the 1930s was innovative,
5 groundbreaking, and high-style. And
6 while the ranch house became wildly
7 popular and prolific which led in many
8 cases to a dilution of this style and
9 it's intent, that should not detract from
10 what Pancoast and other sought to
11 accomplish in these early custom homes.

12 The evol -- the evaluation of ranch
13 house -- of the ranch house presents
14 daunting challenges. There are lots of
15 them, they are by nature unassuming, and
16 diverse ranging from the modern atomic
17 homes to tract housing and seemingly defy
18 ordering a traditional stylistic sense.
19 Generally, the ranch house is often
20 divided into three broad categories which
21 includes original custom ranch house,
22 contemporary ranch house, and minimal
23 ranch.

24 The pre-war ranch houses, of which
25 this home is one, work transitional and

1 precedent setting and serve as a
2 precursor to the post-war ranches that
3 were popularized across the nation. And
4 while the term "ranch" has definitely
5 become part of the architectural
6 vocabulary of the 1930s, the architects
7 at this time were not designing ranch
8 homes per se. They were thoughtfully
9 custom designing homes in a new, modern
10 aesthetic, the sophisticated simplicity
11 and they were exploring a new typology
12 that in the post-war years became known
13 as the ranch-typology.

14 And in Pancoast case, we know from
15 his own writings that he was using this
16 new typology to new address the South
17 Florida climate specifically. The homes
18 from this era that we're clearly
19 percussors to later post-war ranches have
20 since been classified as tran --
21 traditional custom ranch homes at a large
22 part because they utilized what became
23 later known as a ranch-typology.

24 So since our last meeting, we've
25 become aware of this publication. We

1 also have this primary source material
2 that recognizes Pancoast's design at 1208
3 Asturia less than two years after its
4 completion.

5 This home appears in the Miami
6 Herald Book of Homes in the Fall of 1938.
7 This book was a collection of stellar
8 homes was distributed throughout the
9 United States with the intention of
10 drawing buyers to the area. Fall of 1938
11 this issue was the first one.

12 I'd like to thank Brett Gillis and
13 Vicky Cerda for bringing this source to
14 our attention.

15 So this home is featured in a
16 two-page spread that's dedicated to it.
17 We provided you with a copy of it at the
18 beginning of the meeting, and this
19 article calls the home of modern
20 Florida-style bungalow. The first
21 paragraph hales the home as precedent
22 setting stating that when an architect is
23 asked to describe a house, one of the
24 first questions is always, What is the
25 style? This house is very -- this house

1 very definitely has style but no
2 precedent.

3 As we stated in our last
4 presentation, Pancoast was breaking new
5 ground with this home and this
6 contemporaneous publication agrees. The
7 home at 1208 Asturia had no precedent and
8 as we know by looking at what followed
9 throughout the city it was precedent
10 setting. It should also be noted that
11 this home was not referred to as a ranch.
12 Styles and typologies are most often
13 applied to movements after the fact. We
14 see this happen in art, architecture,
15 other things. This home -- this home is
16 forward thinking enough, but they didn't
17 know what to define it as.

18 If you read the second paragraph,
19 you see it talks about the color scheme
20 of the home. During the last
21 presentation, Elizabeth talked about the
22 fact that she that thought the house
23 originally had some color in particular
24 to call out the pilasters and this
25 article substantiates that the home was a

1 peachy pink color and the pilasters were
2 called out in white. You might remember
3 that the pilasters detail which you see
4 in the photo here is repeated in almost
5 every corner of all the facades of the
6 home. Hence the home would have a very
7 different impression that it gives now.
8 It's currently painted monochromatically
9 in white and you don't get a sense of all
10 those details.

11 In this home, Pancoast was exploring
12 a new residential typology, adapting it
13 to the subtropical climate and making it
14 indicative of its locale with art deco
15 influences. Again, he didn't classify it
16 as a ranch. But in general the
17 ranch-typology refers to a one-story
18 single-family residence with a rambling
19 footprint, horizontal massing and
20 emphasis, and open and free-flowing open
21 interior floor plan that includes an
22 attached garage and also an integral
23 relationship with the outdoors and the
24 backyard. So as seen here, the home at
25 1208 Asturia hits all the hallmarks of

1 what a custom ranch is now called.

2 The home at 1208 Asturia is -- as
3 you can see here is an early example of
4 zoned layout that I talked about which
5 gives -- gives -- it divides activities
6 into family, private and then, you know,
7 sort of more utilitarian areas. You can
8 see from this color layout.

9 If we look again at the prominent
10 and define the features of the home, it
11 hits all of the hallmarks of the
12 traditional custom ranch home. As well
13 as incorporating simple ornamentation of
14 regional styles; in this case art deco
15 and art moderne. Smooth stucco,
16 punctured fenestration, sculptural
17 built-in exterior shelves, full-height
18 broad pilasters, sculptural eaves and
19 cornices, an asymmetrical facade, all of
20 the features that are listed on that
21 screen.

22 So to refresh your memory, the
23 characteristics of the home, we're going
24 to take just some quick photos to take
25 you around the house. This is the front

1 entry. Again, note the horizontal
2 emphasis, the doors ensemble, the entry
3 landing is extended, the brick treatment,
4 the wide eave overhangs, crawl space
5 masonry vents.

6 In this photograph you see the
7 projecting bay. This has some hallmark
8 features of the home. It has a very
9 shallow front basing gable roof. The
10 gable end is visually minimized by a
11 "hip" skirt that becomes the wide
12 projecting eaves of this bay and the
13 siding and the gable end also contributes
14 to the horizontal emphasis.

15 The hallmark of this bay and a major
16 feature of the front facade are the art
17 deco inspired masonry shelves that flank
18 the window. These shelves start in the
19 same plain as the window and follow the
20 curve of the projecting frame terminating
21 along the front facade with rounded
22 shelves.

23 Here you see a detail how deep the
24 the frame recess is and how the shel --
25 sorry -- how the shelves wrap to make the

1 sculptural element --sorry. In this
2 detail you can see the corner plasters
3 which is an element that is carried
4 throughout all the facades of the home.
5 You can see the scribed line denoting the
6 base which aligns with the bottom shelves
7 -- front shelves, sorry. Once again
8 remember that these details would have
9 been called out a different color to make
10 them pop out.

11 The garage bay that projecting out
12 and lower in height in the living space
13 giving the garage it's own visual
14 prominence and attaching the garage was a
15 -- was new typology and a hallmark of the
16 ranch home. Vehicular opening is framed
17 along its vertical edges by a course of
18 bricks which is interned by another set
19 of corner pilasters.

20 Here you see the 1940's photo on the
21 top and a current photo of the home down
22 below. The home has had very few changes
23 to its character defining features and
24 retains a high degree of historic
25 integrity. Virtually nothing has been

1 changed on this home except for the
2 windows and the garage door.

3 So in summery, the single-family
4 residence at 1208 Asturia is a prime
5 example of a pre-war ranch house
6 typology. In Coral Gables when
7 home-building began to regain its footing
8 in the mid-30s there was a distinct
9 departure from the ornamented and
10 picturesque Mediterranean Revival style
11 that dominated the city's landscape since
12 its inception. Building began to follow
13 national trends and included some early
14 traditional custom ranch houses. Across
15 the nation, these pre-war homes were
16 designed by prominent architects for
17 clients who were embracing this
18 revolutionary architectural typology.
19 These homes are distinct and often
20 unique.

21 Permitted in 1936, it was one of the
22 first homes built as the city began to
23 recover. The home at 1208 Asturia was
24 built on a prominent city block by a
25 nationally-acclaimed architect who was

1 known for breaking new ground. Designed
2 by architect Russell Pancoast, who was
3 known for his cutting-edge thinking, it
4 was one of the first residences of this
5 style in Coral Gables. In this home
6 Pancoast utilizes the newly-evolving
7 ranch home typology towards a different
8 response to the local climate with it's
9 one-story plan, wide overhangs, and large
10 windows for cross-ventilation. He also
11 incorporated the modernistic influences
12 in art deco and art moderne.

13 This precedent-setting home retains
14 a high degree of historic integrity and
15 significantly contributes to the historic
16 fabric of the City of Coral Gables and we
17 obviously recommend approval.

18 THE CHAIRMAN: Thank you.

19 Mr. Garcia-Serra, do you want me to
20 give you any notice about time?

21 MR. GARCIA-SERRA: I'm pretty sure I
22 can stay within the allotted 15 minutes
23 more or less so I don't think it will be
24 an issue.

25 THE CHAIRMAN: You don't want me to

1 give you a heads up like two or three
2 minutes before?

3 MR. GARCIA-SERRA: It'll be fine.

4 THE CHAIRMAN: Okay.

5 MR. GARCIA-SERRA: Yeah.

6 THE CHAIRMAN: Thank you.

7 MR. GARCIA-SEVRA: Well, good
8 afternoon, Mr. Chair, members of the
9 board. Mario Garcia-Serra with offices
10 at 600 Brickell Avenue here today
11 representing Ms. Lordes Valls and her
12 family the owner of the property at 1208
13 Asturia Avenue.

14 As we stated at the January 15th
15 hearing, we are strongly opposed to this
16 purposed historic designation. While
17 staff has made an exceptional effort,
18 they fall short of establishing that this
19 building is of such unique and important
20 historic value that it needs to be
21 preserved regardless of the costs and
22 regardless of the consequences forever.
23 Please keep that in mind.

24 When a building is designated
25 historic, you are making the decision

1 that such a building is so important to
2 the city, to the city's history, to the
3 city's identity that it needs to be
4 preserved forever regardless of the cost
5 and the burdens which are imposed.

6 Historical importance is what this comes
7 down to; not interesting facts or details
8 or admiration for who may have designed
9 the building, but historical importance.

10 Staff alleges two areas of
11 historical importance. One is broadly
12 described as historical cultural and the
13 other one is architectural. The facts
14 simply do not support historical
15 importance of the this building in this
16 area. On the historical cultural side,
17 staff essentially asserts that this home
18 was an innovative precursor to the
19 ranch-style in Coral Gables and indeed a
20 groundbreaking innovative precursor.

21 I can tell you, based again on the
22 facts, this style of home did not
23 originate from this designer or in this
24 area. The ranch-style originated from
25 the work of another architect in another

1 part of a country at a much earlier point
2 in time. This home also did not lead to
3 a great trend of similarly-styled homes
4 in Coral Gables. It would take another
5 10 to 15 years to see that style
6 establish itself in Coral Gables and at
7 that point it was following a greater
8 national trend which was underway at this
9 time the rest of the country.

10 By that time, the ranch style became
11 one of the many styles in Coral Gables
12 and not necessarily a style which the
13 city has been known for or to recognize
14 as such or to be emblematic of the city.
15 The facts also simply do not support the
16 assertion that this was a trendsetting
17 home.

18 The other area of alleged historic
19 importance is architectural significance.
20 On this point staff is basically
21 asserting that this home is a great work
22 of architecture and the quintessential
23 example of Mr. Pancoast's work and of his
24 style and a reflection of the time in
25 which it was built. Again, the facts

1 simply do not support this.

2 As stated before, this home did not
3 create a new style or lead to much
4 replication or imitation. Does it
5 reflect some ranch-style characteristics?
6 Yes, it does, but all buildings reflect
7 some style and aspect of a certain
8 architectural-style. This home was a
9 competent design of an -- of an existing
10 style with some personal, unique touches.
11 It was not more than that and to read
12 anything more into it is simply, again,
13 not supported by the facts.

14 Some new evidence has been submitted
15 into the records since the last hearing.
16 A member of the public claims that 1208
17 Asturia is reflected in a mural of Coral
18 Gables history which is on display at the
19 Coral Gables Library and which was done
20 by Mr. Pancoast's wife. A simple
21 side-by-side comparison of the mural
22 image and the image of the actual home
23 indicates that this is not the same
24 building.

25 Lauren, if you could pass out the

1 same exhibit that I'm showing right now.

2 The front door and chimney are in
3 the wrong place, the garage and gable are
4 missing as is the -- as are the exterior
5 shelves and the features by the door are
6 right -- rod-iron circular decoration as
7 opposed to wooden shutters.

8 This is simply not the same building
9 and even if it was, it's evidence, it's
10 -- it's inclusion in a mural by the
11 wife's architect does not make it
12 historic. I point this out because it is
13 emblematic of what has taken place in the
14 larger process in review and proposed
15 designation of this home.

16 Staff and members of the Historic
17 Preservation Community are so fond of Mr.
18 Pancoast, rightfully so, he was a great
19 architect. That his name and certain
20 interesting details combined with the
21 date of construction of this home have
22 led them to conclude that this typical
23 home is an undiscovered historical
24 treasure; that is simply not the case.

25 Similarly also, the 1938 Book of

1 Homes excerpt which was previously
2 distributed in which I asked Lauren to
3 distribute a copy which has at least one
4 more page in it is other evidence of
5 this.

6 What is this? If you look at the
7 subtitle you get to -- an indication of
8 what was the intent behind this
9 publication in 1938. The subtitle there
10 reads clearly, What kind of house to
11 build? How much would it cost? How to
12 borrow the money. Who will work with
13 you. How Florida Homestead Exception
14 operates.

15 Now, if you look at the next page
16 describing the purpose of this
17 publication was, you'll see that it talks
18 about the fundamentals of borrowing
19 money, how to apply to finance a home, as
20 well as who to work with regards to
21 construction, design, and so forth.

22 This, ladies and gentleman, is
23 essentially a precursor to the real
24 estate inserts that we see quite often in
25 today's -- continuing to see in today's

1 Miami Herald where it's essentially an
2 industry publication trying more than
3 anything to generate business. Not
4 necessarily a local version of, let's
5 say, architectural digest evaluating and
6 discussing what the quality of certain
7 homes are and their architectural
8 significance.

9 Showing on the exterior facade
10 combined with other detailing and the
11 date of construction, do not equate to
12 historic significance. Not every project
13 of a great architect is a historic
14 landmark. Great architect sometimes do
15 average or above-average buildings. Ask
16 yourselves is this building of such
17 quality and such of such historic
18 importance that it still needs to be
19 standing 100 years from now?

20 Because otherwise, Coral Gables
21 would have lost part of the its identity,
22 part of what the city is all about. I
23 think the answer to that question needs
24 to be no.

25 Please note that city staff itself

1 was at least initially not invoking the
2 criteria that this was an outstanding
3 work of a prominent architect, that
4 wasn't included in the initial report. I
5 believe in some subsequent slides of
6 staff they are citing that criteria, but
7 it was not originally cited.

8 Mr. Pancoast was a great architect
9 and in this case designed a good home,
10 but not a historic landmark. The
11 relevant legal criteria have not been met
12 and the property owner should not be
13 burdened with the restrictions that
14 historic designation would entail.

15 This has been a long and drawn out
16 process for my client. A young couple
17 wanting to build they're new dream home
18 here in Coral Gables has had the
19 appropriateness of that plan and the
20 details of their personal lives discussed
21 in public and in the media. As I
22 mentioned in January, this is not how
23 historic preservation is supposed to
24 work. Especially frustrating, was the
25 fact that a majority of the board

1 previously voted to deny the proposed
2 designation but we are still back here
3 today. We're back here today because the
4 requirement is a majority of the board
5 and not a majority of the quorum present.
6 That rule of this board, in my humble
7 opinion, should be amended so that a
8 majority of a quorum is sufficient to
9 take action.

10 This is a volunteer board and it's
11 members have the obligation which -- need
12 other obligations which need to be
13 attended to and you cannot expect there
14 to be 100 percent attendance at every
15 meeting.

16 I would ask that you do your best
17 to not make this the situation of double
18 jeopardy or deprivation of due process.
19 Keep in mind, also, that this is not a
20 popularity contest, this is not a contest
21 of how many people can we get to show up
22 to the public hearing on either side or
23 this is not a contest of how many letters
24 can we get to be submitted. This is
25 talking about historical significance and

1 the legal criteria which defines it.

2 This issue should be not made based
3 on a perception of how many people in the
4 room are on one side or on the other. A
5 public hearing was already held and
6 closed and I would object to continue
7 public comment being permitted again.

8 Please don't let this be a situation
9 where my client is forced to concede her
10 property rights because of a never-ending
11 and regurgitative process. That is not
12 how this process is supposed to work.

13 Let the facts and the law guide your
14 decision and again ask yourselves is this
15 building truly part of our history and so
16 valuable that regardless of the severe
17 consequences it must be preserved
18 forever. Keep it in mind that no one
19 knew about or noticed this building until
20 recently. This building has been in
21 existence for over 80 years and not a
22 word has ever been mentioned about it or
23 it's importance or it's need to be
24 designated historic until this family
25 came forward wanting to propose to build

1 their new home.

2 This City and the board has done a
3 remarkable job of preserving the history
4 of the city so good of a job that many
5 are always pushing for more and more and
6 more regardless of the merits of the
7 case, and there may be more to be done in
8 this city, but this house is not part of
9 that mission. On the contrary, if this
10 house were to designated, it would bring
11 into question whether this city can still
12 determine fairly and appropriately what
13 is truly historically important.

14 With that said, I'll conclude my
15 brief 15 minute presentation, preserve
16 some time for rebuttal.

17 THE CHAIRMAN: Thank you.

18 MR. GARCIA-SERRA: And available for
19 any questions.

20 THE CHAIRMAN: Okay. Does anyone in
21 the audience wish to speak in support or
22 opposition of the case? If you do please
23 come forward to the microphone, state
24 your name and address for the record, and
25 speak clearly into the microphone so the

1 record will be easy for the court
2 reporter to -- the reporter to
3 transcribe. Thank you.

4 MR. MENENDEZ: Good afternoon. My
5 name is Kirk Menendez.

6 MR. CEBALLOS: Pardon my
7 interruption, sir. Were you sworn in at
8 the beginning of the meeting?

9 MR. MENENDEZ: Yes.

10 MR. CEBALLOS: Yes.

11 Okay, thank you.

12 MR. MENENDEZ: My name is Kirk
13 Menendez, I'm a resident at 325 Malaga
14 Avenue and I've lived in Coral Gables for
15 57 years.

16 I'm a strong believer in historic
17 preservation especially when the
18 properties are well deserved. My concern
19 especially at late that at least
20 impression I have with some of the
21 properties that have been identified of
22 late, it appears as if the city is
23 digging, digging, digging until they find
24 something. Not on the surface that we
25 all can identify and see clearly, but

1 they're digging until they find something
2 that they can use.

3 With regards to this property, the
4 hearing was going on, I did a little bit
5 of research. It was mentioned before
6 that the property situated in Asturia had
7 a particular reason why it was there. If
8 you've ever been to the Biltmore with the
9 exercise -- the fitness center is there's
10 beautiful aerial photograph from the
11 Biltmore covering all of Coral Gables,
12 late 20s, early 30s.

13 There aren't many homes anywhere, in
14 fact, you can go one mile north and you
15 don't -- you might see three homes;
16 church of the Little Flower I think was
17 there. It's probably a reason why that
18 house was there because that's where the
19 first group of homes were constructed.
20 It's not because it was a special area,
21 it's just that's where they started near
22 the country club.

23 The other thing is you have to take
24 into consideration we were hit with the
25 hurricane of '26, great depression

1 immediately followed, the real estate
2 industry all the of the U.S. basically
3 collapsed. George Merrick at one point
4 was pushed out, went into bankruptcy, he
5 was asked to leave the City Commission.
6 And if you're trying to kick start a real
7 estate industry you want to attract
8 buyers. Well, the city had these
9 beautiful Mediterranean-style mansions
10 probably not affordable to the regular
11 folks this type of home is so you could
12 probably say this is the affordable
13 housing of the area.

14 THE CHAIRMAN: Can you do --

15 MR. MENENDEZ: And I'll wrap it up.

16 THE CHAIRMAN: Yeah.

17 MR. MENENDEZ: So my point is there
18 are reasons why the house is there. The
19 are reasons why the house looks there the
20 way it is, and there's a lot to consider;
21 depression, hurricane, kick start. That
22 does not make this particular property or
23 properties like that any special than any
24 other house in the area.

25 Thank you.

1 THE CHAIRMAN: Thank you.

2 MS. MARTINEZ-CARBONELL: Good
3 afternoon, everyone. I'm here with one
4 of our board members. I'm president of
5 the Historic Preservation Association of
6 Coral Gables.

7 THE CHAIRMAN: Can you please state
8 your name for the record and your
9 address.

10 MS. MARTINEZ-CARBONELL: Yes. My
11 name is Kavelia Martinez-Carbonell. I
12 reside at 532 Altara Avenue.

13 MS. BUTTON: And Patricia Button and
14 I live at 1245 Obispo Avenue.

15 MS. MARTINEZ-CARBONELL: And I'd
16 like to just dispel a few minutes first
17 of all. One is H.P.A.C.G. did not
18 nominate this home for it's historic
19 designation. We're only here in support
20 of the city's historic preservation
21 ordinance through the staff's
22 recommendation.

23 Also, I'd like to have three points
24 that I'd like to share or make. One, is
25 the home -- there's a myth that because

1 the home is 50 years old it will
2 automatically has to -- you know, they
3 have to be designated which is obviously
4 a fallacy because the home -- a 50
5 year-old home does qualify for review,
6 but it does not mean that the home will
7 automatically be designated. That goes
8 through staff and the research and if
9 staff then deems the home or the property
10 to qualify under the historic
11 preservation ordinance, then they come
12 and they present it to you as a board so
13 the board has final say on that.

14 The -- the other point is that as --
15 as we now know the home had no precedent.
16 Yes, it's now a -- seen as a ranch-style,
17 but that was not part of the lexicon back
18 in 1936, '37, '38. So the home is one of
19 a kind in a way where it did break some
20 of the barriers that were not -- it
21 really was a new design.

22 The third --

23 THE CHAIRMAN: Can you please.

24 MS. MARTINEZ-CARBONELL: Let me just
25 finish --

1 THE CHAIRMAN: Yes.

2 MS. MARTINEZ-CARBONELL: -- my third
3 point is -- the third point is that the
4 home -- I have heard that the home had
5 just been there for, you know, "X" number
6 of years and there was no attempt to
7 designate the home. The home, the
8 listing, did mention that the home was a
9 qualifier for historic designation and
10 it's art moderne style so thank you.

11 THE CHAIRMAN: Thank you.

12 Is there anybody else that wants to
13 speak?

14 Okay. If there is none then this
15 will close the public hearing portion of
16 the case and the Chair will entertain
17 discussion by the board.

18 MR. GARCIA-PONS: There's rebuttals.
19 I thought we had rebuttals.

20 THE CHAIRMAN: Oh, there's rebuttal.
21 That's correct, I'm sorry.

22 Mr. Garcia-Serra, do you want to go
23 first?

24 MR. GARCIA-SERRA: I think the
25 order --

1 THE CHAIRMAN: I think the order
2 provided for staff to go first.

3 MS. KAUTZ: Thank you.

4 So I just wanted to address a couple
5 different things.

6 Can you put the PowerPoint back up
7 please?

8 And, you know, I very much respect
9 Mr. Garcia-Serra, but for him to tell you
10 that designating this significant 1930s
11 residents would be -- would call into
12 question our whole Historic Preservation
13 Program would be a complete fallacy. We
14 designate things in a range of the years
15 and we do not limit ourselves to the
16 1920s so I think that's a completely
17 wrong statement.

18 Okay. So first I wanted to remind
19 you that our department is charged with
20 telling the story of the city -- the
21 ongoing story of the city, not a stagnant
22 one. The city started out as
23 Mediterranean, this home was built 11
24 years later when the winds and tides had
25 already started to shift away from

1 Mediterranean style. It's a very early
2 example of a ranch house which is being
3 confused with later connotations of being
4 cookie cutter, prolific, 1950s quick and
5 dirty post-war housing. This is not
6 that.

7 This is a pre-world war, not Post
8 World War where most of the houses were
9 actually constructed Post World War in
10 our city and had a major building boom.
11 The majority of those houses that are
12 referred to as the ranch-style in the
13 city are prolific; this is not one of
14 those. This is a very singular early
15 example of a ranch house that was custom
16 design by a well-known architect.

17 He specifically -- Pancoast
18 specifically was cited for that adapting
19 the 1930s -- sorry. In this very early
20 1936s pre-war one of the first very
21 innovative adapted to 1930s style that
22 Pancoast was experimenting with in Miami
23 Beach. He specifically was cited for
24 that when he was elected by a fellow of
25 the AIA.

1 So his citation for the honor reads
2 he was one of the first South Florida
3 architects get away from the Spanish
4 influence, we can see that in this house.

5 So Article 3 of our zoning code lays
6 out the processing criteria for the
7 designation of a local historic landmark.
8 In accordance with the code -- and I know
9 we say this every meeting for you guys,
10 but it bears repeating. The decision
11 before you today is the property meets
12 one of these criteria. Other factors,
13 economic hardship, owner's plans plans
14 for the property, condition of the
15 building, all of those things are factors
16 of the code addresses at a later date
17 after designation under a diff -- under a
18 different process.

19 So today the only discussions
20 whether this property meets one of these
21 significant criteria, and again, for
22 designation it has to meet one. So
23 staff (inaudible) the property on the
24 first three.

25 As mentioned earlier, Pancoast was

1 quoted as saying that one needs to evolve
2 and build in the present time and
3 climate. And I know Mr. Rodriguez was
4 concerned with last meeting about the
5 different criteria that could be applied.
6 We did not choose to -- to include number
7 three as the outstanding work for
8 prominent design or builder. You all can
9 choose any of these. We don't feel that
10 that one is in our case an applicable one
11 because we just didn't include it. We
12 thought it was stronger with the other
13 three and I explained that the last time.

14 However, the fourth criteria we did
15 not address because he was so innovative
16 and knowing that a -- a home and an
17 architect needs to design in their
18 present time and climate, Pancoast --
19 because this home is designed by Pancoast
20 could meet the fourth criteria. Contains
21 the elements of the design, details,
22 materials, or craftsmanship with
23 outstanding quality or which represent a
24 significant innovation or adaptation to
25 the South Florida climate. So if you are

1 concerned about bringing Pancoast into
2 this discussion, that number four would
3 do that.

4 I also wanted to bring this up
5 because it was -- it was mentioned
6 earlier. When this property was listed,
7 it's listed on as being potentially
8 historically significant so at that point
9 when the owner was considering buying
10 this property they should have come to
11 us, filed an application at that point
12 for a significant determination and found
13 out. So that's it for us, we really
14 hope you designate the property.

15 THE CHAIRMAN: Thank you.

16 MR. GARCIA-SERRA: Mr. Chair, I'll
17 be brief.

18 THE CHAIRMAN: Yes.

19 MR. GARCIA-SERRA: The -- it's still
20 down the whether this meets the criteria
21 or not. The criteria explained plainly
22 is this such a building that has made
23 such a difference in architectural
24 history, cultural history or a reflection
25 of what was going on at the time that we

1 really need to keep it for posterity?.

2 In spite of the burdensome I create
3 on the existing property owner and I
4 think that criteria just simply is not
5 met and nor do I think the facts support
6 this as being such a trendsetting or
7 exceptional work of -- work of
8 architecture.

9 Lastly, you know, the real estate
10 listing that talks about that it might be
11 potentially historic, in no way can that
12 be construed or considered to be evidence
13 of actual historic significance. You
14 know, anybody can post anything historic
15 -- on a real estate listing and claim
16 historic value and so forth so it's not
17 backed up by anything further similar to
18 the 1938 Miami Herald Book of Homes
19 marketing, you know, issue or term that
20 was used.

21 You know, this city is an
22 exceptional city as far as preservation
23 of its history, but part of your
24 responsibility is knowing what is
25 ritually historically important and what

1 isn't because if you just always, let's
2 say, defer to the side of something that
3 should be historically significant to be
4 safe, to be careful, or to make sure, a
5 lot is at stake with that private
6 property owner.

7 You know history when you see it.
8 You've seen it before, you've preserved
9 it before. This is not history here.
10 This is perhaps a competent home, well
11 designed by a well regarded architect,
12 but this is not something that truly
13 identifies who we are and it has to be
14 around 100 years from now.

15 Thank you.

16 THE CHAIRMAN: Thank you very much.

17 Okay. All right. The Chair will
18 now entertain discussion by the board.

19 MR. GARCIA-PONS: I have a question
20 for staff. Kara, regarding one of the
21 new cri -- one of the criteria that you
22 mentioned about the work of a prominent
23 designer. Is that something that we
24 talked about at the last meeting?

25 MS. KAUTZ: I only -- I put that up

1 to show you.

2 MR. GARCIA-PONS: I appreciate that.

3 MS. KAUTZ: Okay.

4 MR. GARCIA-PONS: I question
5 regarding that.

6 Are there any architects in the City
7 of Coral Gables that all of their work is
8 deemed as historic?

9 MS. KAUTZ: No, there's no architect
10 we've ar -- we've designated their entire
11 body of work.

12 MR. GARCIA-PONS: And for this
13 particular architect are there -- do you
14 know of other buildings that have been
15 demolished that he has designed?

16 MS. KAUTZ: I don't know the answer
17 to that question.

18 MR. GARCIA-PONS: Thank you.

19 MR. MENENDEZ: Kara, how many
20 different styles of architecture do we
21 have preserved in the city?

22 MS. KAUTZ: A lot. I mean, running
23 through Mediterranean revival, mission
24 revival, minimal traditional, art deco,
25 modern, we've done a Morris Lapidus

1 building, we've done Alfred Browning
2 Parker buildings.

3 MR. MENENDEZ: Through what period
4 of time?

5 MS. KAUTZ: Early 1920s to --

6 MS. ROLANDO: The '60s, I think.

7 MS. KAUTZ: The late 60s. I think
8 the Lapidus building might be the last
9 one.

10 MR. MENENDEZ: That's -- that's the
11 one on University?

12 MS. KAUTZ: The one on University.
13 I think that might be the newest one.

14 MR. MENENDEZ: Okay.

15 THE CHAIRMAN: Does the board have
16 any other discussion?

17 Chair will entertain a motion.

18 MS. ROLANDO: I move for approval of
19 designation --

20 THE CHAIRMAN: Is there a second?

21 MS. ROLANDO: -- of 1208 Asturia.

22 MR. FULLERTON: I'll second that
23 motion.

24 MS. KAUTZ: You ready to call the
25 role? Any discussion or...

1 THE CHAIRMAN: Call the role,
2 please.
3 MS. KAUTZ: That would be me.
4 Ms. Bache-Wiig?
5 MS. BACHE-WIIG: No.
6 MS. KAUTZ: Hang on a second.
7 Mr. Durana?
8 MR. DURANA: No.
9 MS. KAUTZ: Mr. Fullerton?
10 MR. FULLERTON: Yes.
11 MS. KAUTZ: Mr. Garcia-Pons?
12 MR. GARCIA-PONS: No.
13 MS. KAUTZ: Mr. Hrenhaft?
14 THE CHAIRMAN: Yes.
15 MS. KAUTZ: Mr. Menendez?
16 MR. MENENDEZ: Yes.
17 MS. KAUTZ: Mr. Rodriguez?
18 MR. RODRIGUEZ: No.
19 MS. KAUTZ: Ms. Rolando?
20 MS. ROLANDO: Yes.
21 MS. KAUTZ: Mr. Sardinas?
22 MR. SARDINAS: No.
23 MS. KAUTZ: Motion fails.
24 THE CHAIRMAN: Okay. So we go for
25 another motion. Board will entertain the

1 following motion.

2 MR. RODRIGUEZ: For what? The
3 motion failed.

4 MR. CEBALLOS: The motions failed.
5 Meaning, the board has taken no action so
6 we need an affirmative vote to take
7 action so if somebody in the alternative
8 would like to move the item.

9 MR. DURANA: I'll motion to not
10 designate it historic.

11 MR. RODRIGUEZ: I'll second that.

12 THE CHAIRMAN: Okay. Call the role.

13 MS. KAUTZ: Ms. Bache-Wigg?

14 MS. BACHE-WIIG: Yes.

15 MS. KAUTZ: Mr. Durana?

16 MR. DURANA: Yes.

17 MS. KAUTZ: Mr. Fullerton?

18 MR. FULLERTON: No.

19 MS. KAUTZ: Mr. Garcia-Pons?

20 MR. GARCIA-PONS: Yes.

21 MS. KAUTZ: Mr. Fullerton -- I'm
22 sorry. I mean Mr. Hrenhaft?

23 THE CHAIRMAN: No.

24 MS. KAUTZ: Mr. Menendez?

25 MR. MENENDEZ: No.

1 MS. KAUTZ: Mr. Rodriguez?

2 MR. RODRIGUEZ: Yes.

3 MS. KAUTZ: Ms. Rolando?

4 MS. ROLANDO: No.

5 MS. KAUTZ: And Mr. Sardinas?

6 MR. SARDINAS: Yes.

7 MS. KAUTZ: Motion passes.

8 MR. CEBALLOS: There's a question
9 you can ask. The motion passed 5-4 did
10 not designate.

11 THE CHAIRMAN: We'll now move on to
12 matters relating to Transfer of
13 Development Rights. The -- the first
14 item will be a public hearing on Case
15 Filed TDR 2019-002 located at 111
16 Salmanca Avenue. Does any board member
17 have any disclosures regarding this
18 property?

19 Okay. We'll hear from staff. Thank
20 you.

21 MS. KAUTZ: Thank you.

22 Can you put the PowerPoint back up,
23 please?

24 THE CHAIRMAN: Oh, I need the read
25 the entire.

1 MS. KAUTZ: Yeah, if you want to do
2 the --

3 THE CHAIRMAN: I'm sorry.

4 MS. KAUTZ: -- both of them
5 together.

6 THE CHAIRMAN: Yeah.

7 MS. KAUTZ: Do the sending together
8 and then do the receiving.

9 THE CHAIRMAN: So the first IS case
10 filed TDR 2019-002: Consideration of the
11 Transfer of Development Rights for the
12 property at 111 Salmanca Avenue, legally
13 described at Lots 10 & 11 and the East 30
14 feet of Lot 12, Block 29, Coral Gables
15 Douglas Section, according to the Plat
16 thereof, as recorded in Plat Book 25,
17 Page 69 of the Public Records of
18 Miami-Dade County, Florida. The
19 application requests approval of a
20 maintenance plan, authorization for the
21 transfer of unused development rights,
22 and the issuance of Certificates of
23 Transfer.

24 MS. KAUTZ: Thank you.

25 So there are two sending sites

1 proposed to transfer rights to a property
2 on Miracle Mile. The first is Salmanca,
3 you can see it here, it's in the Douglas
4 section. It was constructed in 1924
5 designated in May 22nd, 2008. It was
6 permitted like I said in 1924, it was
7 Permit No. 1826 in the city, very early.
8 It was designed by H. George Fink one of
9 the most prominent architect in Coral
10 Gables. This is a 1940s photo of the
11 property.

12 The second property is located at
13 236 Majorca. This was in Section "K"
14 constructed in 1925, designated in
15 February 2014. This was Permit No. 1272
16 of the city and this one was designed by
17 Frank Wyatt Woods who had a very prolific
18 early architectural career. So...

19 THE CHAIRMAN: Kara, I think you
20 misspoke and said 236. Is it not, in
21 fact, 235 Majorca?

22 MS. KAUTZ: Did I say 236?

23 THE CHAIRMAN: I believe. Perhaps
24 it was my hearing.

25 MS. KAUTZ: Okay, maybe it was me.

1 It could be my -- so it's 235 Majorca,
2 sorry. This is the 1940s photo of the
3 property.

4 So I'll let them give their
5 presentation and walk you through. They
6 are both looking to transfer varying
7 members of rights. On 235 Majorca it's
8 for all of their transferable available
9 rights, about 17,000, and for the
10 property on Salmanca it's about -- a
11 little over six and a half thousand.

12 THE CHAIRMAN: Are we going to
13 discuss them both at the same time?

14 MS. KAUTZ: I think its probably
15 easier.

16 THE CHAIRMAN: Then I should read
17 into the record the description of the
18 second property.

19 MS. KAUTZ: Okay, that's fine.

20 THE CHAIRMAN: The second case file
21 is TDR 2019-003: Consideration of the
22 Transfer of Development Rights for the
23 property at 235 Majorca -- oh, I'm sorry.
24 You started discussing 235.

25 MS. KAUTZ: Yeah, it's all right.

1 THE CHAIRMAN: 235 Majorca Avenue,
2 legally described at Lots 42 & 45
3 Inclusive Block 7, Coral Gables Section
4 "K," according to the Plat thereof, as
5 recorded in the Plat Book 8, Page 33 of
6 the Public Records of Miami-Dade County,
7 Florida. The application requests
8 approval of a maintenance plan,
9 authorization for the transfer of the
10 unused development rights, and the
11 issuance of Certificate of Transfer.

12 Okay. Sorry for interrupting.

13 MS. KAUTZ: No, no, no, no worries.

14 You can take the PowerPoint down,
15 please. Thanks.

16 All you.

17 MR. NAVARRO: Good afternoon or good
18 evening. For the record, Jorge Navarro
19 with offices at 333 Southeast 2nd Avenue.
20 I think as the chair and staff pointed
21 out, there's three items in the agenda
22 that are related. The first two that
23 we're taking up are the transfer of
24 receiving rights from the two sites that
25 we've selected. These are two sending

1 sites that have already been historically
2 designated. They comply with all the
3 criteria in your code to qualify for the
4 transfer of development rights. We've
5 gone ahead and worked with staff to
6 confirm the exact amounts of TDRs that
7 are available and we're asking for those
8 to be transferred over to the 100 Miracle
9 Mile Project which will be next item
10 that's hopefully heard by the board.

11 We prepared the maintenance and
12 stabilization reports. The reports show
13 that the properties were in overall good
14 condition and I'm happy to report that
15 the owner of the 111 Salamanca Avenue
16 property has actually been proactive and
17 has since completed all the items on that
18 report even before the TDR transfer.

19 So I think we have some photos that
20 we can hand out if the board would like
21 to see that we've gone ahead and already
22 complied with those requirements. I know
23 that the owner of the 235 Majorca Avenue
24 project is waiting on hopefully getting
25 the TDRs approved so they can proceed

1 with addressing the items in their
2 reports.

3 With that, I'm conclude my
4 presentation and here to answer any
5 questions that you may have.

6 MR. GARCIA-PONS: I think this is
7 great and I'm ready to move it if you're
8 ready to hear one.

9 MR. RODRIGUEZ: I just have one
10 question. Are you representing the --
11 both sides or just --

12 MR. NAVARRO: So I'm repre --

13 MR. RODRIGUEZ: -- at this hearing?

14 MR. NAVARRO: At this hearing I'm
15 representing all -- all the parties. I do
16 have a co-counsel who I think is outside,
17 Mario Garcia-Serra, who I think is
18 working -- who also represents the
19 owners, and he's there right behind me,
20 of the 235 Majorca Avenue project --

21 MR. RODRIGUEZ: My question is
22 simple, I have no concerns with the
23 recommendations. I just wanted to know
24 if the receiving end is willing to accept
25 this condition that no building permit

1 will be issued until all the remedial
2 work has been done?

3 MR. NAVARRO: Yes. And I think that
4 we've been working with -- all parties
5 have been working to make sure that
6 happens; the city, the current property
7 owners, and the developer of the 100
8 Miracle Mile Project. We'd be fine with
9 that.

10 MS. KAUTZ: So i think if you're
11 going to -- to move this there needs to
12 be one for each -- each of the
13 applications.

14 MR. GARCIA-PONS: Do we need -- the
15 TDRs need to be moved separately?

16 MS. KAUTZ: Yes.

17 MR. GARCIA-PONS: All three --

18 MS. KAUTZ: Because there's separate
19 certificates and that sorts of stuff.

20 THE CHAIRMAN: Okay.

21 MR. FULLERTON: I have a question
22 about the calculation. I have no
23 objection to any of this except I just
24 want the math to work right and maybe I'm
25 wrong, but is that -- the sending site

1 that I'm looking at 17,000 square feet of
2 rights available?

3 MS. KAUTZ: For Salmanca?

4 MR. FULLERTON: Salmanca.

5 MS. KAUTZ: Yes.

6 MR. FULLERTON: And that's based on
7 a 3.0 FAR based on the fact that it's a
8 Mediterranean and the size of the site is
9 -- I thought you had to have 20,000
10 square feet to --

11 MS. KAUTZ: No, that calculation --
12 and this is not my forte. This is zoning
13 provided this as a confirmation, zoning
14 did provide this.

15 MR. FULLERTON: Zoning --

16 MS. KAUTZ: It's a 1.5 for whatever
17 reason and I don't know why. They
18 confirmed these calculations for them.

19 MR. NAVARRO: So my colleague has
20 helped clarify. So the way that zoning
21 is treating it is that you base it off of
22 the zoning and the complem based on the
23 height and then once you have that number
24 the bonus goes on top of that number so
25 that's how we're getting to the 3.0.

1 MR. FULLERTON: Okay. You know --
2 okay, thank you.

3 THE CHAIRMAN: Okay. So are there
4 -- are there any specific comments about
5 the -- that are separate from Salamanca
6 site and the Majorca site?

7 MR. NAVARRO: We'd be open to having
8 -- no, there's separate comments and I
9 think we'd be fine with a condition on
10 both of those motions to, as those
11 recommended to have, make sure that all
12 of the items and maintenance report that
13 are in, you know, the initial items that
14 need to be addressed immediately be
15 addressed prior to issuance of the
16 building permit for the 100 Miracle Mile
17 Project.

18 MR. GARCIA-PONS: That would be an
19 amendment to the receiving site. The
20 sending sites we're approving --

21 MR. RODRIGUEZ: No, my question was
22 it affects the sending site so that was
23 my question, but it's only to the
24 receiving -- sending -- it affects the
25 receiving but it's a condition to the

1 sending.

2 MR. NAVARRO: Okay. We're fine with
3 that.

4 MS. KAUTZ: It's the -- on the last
5 page of that it's a recommendation to the
6 commission that they not do that.

7 MR. RODRIGUEZ: My only thought was
8 what happens if the sending site does not
9 do the remedial work in time and the
10 other project is stalled as a result of
11 that.

12 MR. NAVARRO: So luckily in this
13 case we -- we've budgeted it, it's not a
14 very high number. Both properties are
15 actually in fairly good condition. The
16 current owners I actually have to applaud
17 them. They've actually done a very nice
18 job of maintaining these historic
19 buildings so it's not such a high number
20 that, you know, hopefully they come in
21 and let us do it, but everybody's been
22 working together.

23 Luckily, the 111 Salamanca property
24 has already done it so we just have one
25 more property owner and we have a great

1 relationship --

2 MR. RODRIGUEZ: Oh so the receiving
3 side is happy --

4 MR. NAVARRO: Mario said that he'll
5 go out and do the work for us so...

6 THE CHAIRMAN: That has been done
7 for both sides; is that correct?

8 MR. NAVARRO: Only for the 111
9 Salmanca Avenue property.

10 THE CHAIRMAN: Okay.

11 MS. KAUTZ: Sorry.

12 I think there's one portion that
13 still needs to be taken care of but I
14 could be wrong.

15 MR. FULLERTON: Kara, another real
16 quick question. At one point the TDRs
17 were allowed to be used from historic
18 buildings within a certain distance of
19 the CBD or within the CBD?

20 MS. KAUTZ: They had --

21 MR. FULLERTON: They changed that?

22 MS. KAUTZ: They had to be within
23 the CBD and then they extended it to
24 North Ponce as an incentive for people to
25 designate the apartment homes up there.

1 MR. RODRIGUEZ: Is North Ponce all
2 the way to Coral Way or...

3 MS. KAUTZ: North Ponce goes CBD
4 which is --

5 MR. RODRIGUEZ: Eighth Street.

6 MS. KAUTZ: Majorca to Eighth
7 Street.

8 THE CHAIRMAN: So my question is
9 then if the second property, the one at
10 Majorca is not -- not yet gone through
11 all of the processes, are we to review
12 and consider the staff recommendations
13 only only on Salmanca?

14 MS. KAUTZ: No, no, no, no. This is
15 -- you're approving the transfer. With
16 this, that document, the report the
17 Martinez/Alvarez did, which was very nice
18 by the way, they're supposed to take that
19 then and then do the work.

20 THE CHAIRMAN: Okay.

21 MS. KAUTZ: Because the idea was
22 TDRs, they get paid for their TDRs and
23 that money goes to helping restore the
24 property.

25 THE CHAIRMAN: I just want to make

1 sure there was no -- nothing pending that
2 was an impediment to --

3 MS. KAUTZ: No.

4 THE CHAIRMAN: Okay, thank you.

5 All right. Are there members of the
6 audience that wish to speak in support or
7 in opposition to this -- to these cases?

8 Okay. Then that will close the
9 public hearing portion of the case.

10 And the Chair will entertain any
11 further discussion by the board. If
12 there's none, Chair will entertain a
13 motion.

14 MR. FULLERTON: I'll move approval
15 of the Transfer of Development Rights
16 from these two properties.

17 MS. KAUTZ: No, no, no. It's really
18 specific.

19 MR. FULLERTON: I have to do them
20 one at a time.

21 MS. KAUTZ: You don't have to do
22 them one at a time. You just have to
23 read the three at the same time on the
24 third page.

25 MR. FULLERTON: You'd like that.

1 MS. KAUTZ: Yeah. It has -- it's
2 going to be part of record for the
3 commission so you need to --

4 MR. FULLERTON: I'm sorry.
5 Third Page.

6 MS. KAUTZ: Third page of --
7 Salamanca's the first item so TDR
8 2019-002.

9 MR. FULLERTON: I don't know where
10 that is, sorry. Sorry.

11 I move approval of the conditions
12 assessment report and maintenance plan
13 and schedule and approval of the issuance
14 of the Certificate of Transfer of 6,588
15 square feet from 111 Salamanca Avenue to
16 -- do you want the legal description?

17 THE CHAIRMAN: I think you should.

18 MR. FULLERTON: As described in the
19 record and recommend to the City
20 Commission that no building permit for
21 the receiving site proposal at 100
22 Miracle Mile issued -- is to be issued
23 until remedial work is completed on that
24 historic property.

25 MR. GARCIA-PONS: I second.

1 THE CHAIRMAN: If there's no further
2 discussion call the role, please.

3 MS. KAUTZ: Ms. Alicia Bache-Wiig?

4 MS. BACHE-WIIG: Yes.

5 MS. KAUTZ: I just butchered your
6 name. I'm so sorry, I don't know what
7 happened there.

8 Mr. Durana?

9 MR. DURANA: Yes.

10 MS. KAUTZ: Mr. Fullerton?

11 MR. FULLERTON: Yes.

12 MS. KAUTZ: Mr. Garcia-Pons?

13 MR. GARCIA-PONS: Yes.

14 MS. KAUTZ: Mr. Hrenhaft?

15 THE CHAIRMAN: Yes.

16 MS. KAUTZ: Mr. Menendez?

17 MR. MENENDEZ: Yes.

18 MS. KAUTZ: Mr. Rodriguez?

19 MR. RODRIGUEZ: Yes.

20 MS. KAUTZ: Ms. Rolando?

21 MS. ROLANDO: Yes.

22 MS. KAUTZ: Mr. Sardinias?

23 MR. SARDINAS: Yes.

24 THE CHAIRMAN: The motion passes

25 unanimously.

1 Okay. There if there's no further
2 discussion, chair will entertain a
3 similar motion for 235 Majorca

4 MR. GARCIA-PONS: I'll make a
5 motion. Motion to approve the conditions
6 and assessment report and the maintenance
7 plan is scheduled. Approve the
8 Certificate of Transfer of seventeen
9 thousand nine square feet from 235
10 Majorca Avenue as described in the report
11 and the recommend to the city commission
12 that no building permit for the receiving
13 site proposal at the 100 Miracle Mile is
14 to be issued until the remedial work is
15 completed on the historic property.

16 MR. FULLERTON: I'll second.

17 THE CHAIRMAN: Is there any further
18 discussion?

19 Chair will call -- ask -- will you
20 call the role?

21 MS. KAUTZ: Mr. Sardinas?

22 MR. SARDINAS: Yes.

23 MS. KAUTZ: Ms. Rolando?

24 MS. ROLANDO: Yes.

25 MS. KAUTZ: Mr. Rodriguez?

1 MR. RODRIGUEZ: Yes.

2 MS. KAUTZ: Mr. Menendez?

3 MR. MENENDEZ: Yes.

4 MS. KAUTZ: Mr. Hrenhaft?

5 MR. HRENHAFT: Yes.

6 MS. KAUTZ: Mr. Garcia-Pons?

7 MR. GARCIA-PONS: Yes.

8 MS. KAUTZ: Mr. Fullerton?

9 MR. FULLERTON: Yes.

10 MS. KAUTZ: Mr. Durana?

11 MR. DURANA: Yes.

12 MS. KAUTZ: Ms. Bache-Wiig?

13 MS. BACHE-WIIG: Yes.

14 THE CHAIRMAN: Thank you.

15 MS. KAUTZ: Turn off the PowerPoint,
16 please.

17 Thanks.

18 THE CHAIRMAN: Okay. We will now
19 turn to the next case. Transfer of
20 Development Rights (receiving site.) So
21 this is public hearing on case filed TDR
22 2019-003: Property located at Miracle
23 Mile, 100 Miracle Mile.

24 Are there any board disclosures
25 regarding this property?

1 MR. GARCIA-PONS: I've walked passed
2 the property before.

3 THE CHAIRMAN: All right, thank you.
4 Then you we'll hear presentation
5 from staff.

6 MS. KAUTZ: Did you read all of this
7 or no?

8 THE CHAIRMAN: I'm sorry.

9 MS. KAUTZ: It's fine. I can do it.

10 THE CHAIRMAN: I -- yeah.

11 MS. KAUTZ: The reason why this is
12 before you all is because there are
13 designated properties located within 500
14 feet of the proposed development.
15 There's 136 Miracle Mile which is the --
16 God, what building is it?

17 THE CHAIRMAN: It was BurgerFi. I
18 should probably read the -- the entire
19 group into the record.

20 MS. KAUTZ: Yes.

21 THE CHAIRMAN: Give me one second.

22 Okay. The transfer of Development
23 rights from the receiving site: The
24 proposed development (re ceiving site) is
25 located 100 Miracle Mile, legally

1 described as Loys 19 to 29, Block 3,
2 Coral Gables Crafts Section, according to
3 the Plat thereof, as recorded in Plat
4 Book 10, Page 40 of the Public Records of
5 Miami-Dade County, Florida. The
6 following historically designated
7 properties are within five hundred (500)
8 feet of the proposed development located
9 at 100 Miracle Mile:

10 136 Miracle Mile, legally described
11 as Lot 13, Block 3, Coral Gables Crafts
12 Section, according to the Plat thereof,
13 as recorded in Plat Book 10, Page 40 of
14 the Public Records in Miami-Dade County,
15 Florida.

16 130 Miracle Mile, legally described
17 as Lots 13 & 15, Block 3, Coral Gables
18 Crafts Section according to the Plat
19 thereof, as recorded in the Plat Book 10,
20 Page 40 of the Public Records of
21 Miami-Dade County, Florida.

22 And finally, 169 Miracle Mile/180
23 Aragon Avenue(Colonnade Hotel), a lengthy
24 legal description is on file in the
25 Historical Resources and Cultural Arts

1 Department.

2 Therefore, per Section 3-1006 of the
3 Coral Gables Zoning Code, the Historic
4 Preservation Board's review and approval
5 of the proposed development is required
6 to determine if the proposal adversely
7 affects the historic, architectural, or
8 aesthetic character of the historic
9 properties.

10 MS. KAUTZ: Thank you.

11 THE CHAIRMAN: I would mention that
12 the property at 136 Miracle Mile was --
13 what was known as BurgerFi I believe it's
14 permanently closed and the property at
15 130 Miracle Mile has a tenant which is a
16 well-grown gentleman.

17 Thank you.

18 MS. KAUTZ: Thanks.

19 So this is the location of the
20 receiving site. It actually incorporates
21 the lots to the east as well and then
22 this is just for reference. This is the
23 -- in red is the receiving site and the
24 three properties the in blue are the
25 sending sites.

1 So I'll turn it over to the
2 applicant.

3 MR. GARCIA-PONS: Sending sites or
4 historic properties?

5 MS. KAUTZ: I'm sorry. No, they're
6 the historic properties that are adjacent
7 to.

8 MR. NAVARRO: And there's actually
9 -- and again for the record, Jorge
10 Navarro with offices at 333 Southeast 2nd
11 Avenue. There's actually a -- a building
12 in between the current SunTrust building
13 and that historic property there is a
14 little sliver there. But --

15 MS. KAUTZ: You can bring the
16 PowerPoint down.

17 MR. NAVARRO: Just to give a little
18 background on this project because it's a
19 little bit out of the ordinary. This
20 project was approved on March 26, 2019,
21 by the City Commission. They approved
22 the redevelopment of the property with a
23 14 stories mixtures project containing
24 approximately 117,000 square feet. And
25 as part of that there was 23,596 square

1 feet that was included as part of a TDR
2 and normally we would have here been
3 before you at that time to get the TDRs
4 approved. However, we -- in talking to
5 staff, we agreed that it was difficult at
6 that time to figure out the exact amount
7 of TDRs that were approved.

8 Actually, we're happy we didn't come
9 before you because the project was
10 reduced in working with the neighborhood.
11 We -- we dropped the building two stories
12 which dropped the FARs so we would have
13 had to come back and fix that.

14 So the FAR was approved by the City
15 Commission. We have selected two of the
16 receiving sites that was recently
17 approved on the last item and we're back
18 before you today in order to now get the
19 formal transfer certificate so we could
20 proceed with this project and satisfy the
21 condition that was in our resolution of
22 approval.

23 Our project architect, Robert Behar,
24 is here. He could walk you through
25 briefly through what we're planning and

1 then we'll be here to answer any
2 questions that you have.

3 THE CHAIRMAN: Thank you.

4 MR. BEHAR: Thank you, Jorge.

5 For the record, Robert Behar, Behar
6 Font and Partners, 4533 Ponce de Leon.

7 Mr. Chairman, board members, thank
8 you for the opportunity.

9 I think this is a very unique
10 project in the sense that we're trying to
11 bring residential unit to the Mile and we
12 want to activate Miracle Mile even
13 further. How do you do that is by
14 bringing residential units to the Mile.

15 What we have is a really beautiful
16 building, existing building, that we're
17 planning to do a little bit of work.
18 Actually, that's fictitious, but what
19 we're trying to do is really take this
20 building that is there that unfortunately
21 we cannot take the building down, we have
22 to work with what we have. So what we've
23 done is really is -- you can see it from
24 the rendering. What we want to do is on
25 the ground floor, we want to open it up

1 because right now when you walk in front
2 of the building it's basically blank
3 walls. So what we want to do is open the
4 ground floor up.

5 In addition to that, the second and
6 third floors we want to create new
7 residential units which you see it here.
8 What's important about this is we keeping
9 the scale of Miracle Mile to just the
10 three same stories. As you know today,
11 Miracle Mile could go much higher. We
12 have chosen to keep the same envelope,
13 just open it up, and maintain the same
14 scale that exists today in Miracle Mile.

15 On the backside, it's where we have
16 the opportunity because of the -- the
17 code allows us to do the height and the
18 density on the back. If you look at the
19 -- at this plan, this is the site, this
20 is Miracle Mile, our building, the
21 residential building, is really going on
22 the back so we're keeping the three
23 stories on Miracle Mile, we're not
24 affecting the height of Miracle Mile.

25 We believe this is going to be an

1 improvement and I think my fellow
2 colleague, the architects, will tell you
3 that the best way to -- to make --
4 revitalize and area is to bring
5 residential units so we're trying to do
6 that and that's our procedure.

7 Thank you. If there's any question
8 I'd be more than happy to answer.

9 THE CHAIRMAN: Does the board have
10 questions?

11 MR. SARDINAS: Yeah.

12 Roberto, what is the function of the
13 three-story building?

14 MR. BEHAR: The three stories we
15 have to keep the bank on the ground floor
16 so that will be an operation and it
17 should be there probably for the next,
18 minimum, 25 years. And on the second and
19 third stories, is -- we putting the
20 residential units. We have approximately
21 six units in each floor and if you see
22 we're trying to do not only on Miracle
23 Mile, we're trying to bring it on the
24 side street as well.

25 MR. RODRIGUEZ: I just have a quick

1 question just for my own personal
2 understanding of the location. Is
3 Wolfe's wine store going to be a part of
4 this?

5 MR. NAVARRO: No, it's not. It's
6 right next door, but it's not -- it's not
7 part of this. It's only the SunTrust
8 building.

9 MR. FULLERTON: I think you guys did
10 a great job. I like the idea that the
11 high-rise is not on Miracle Mile. I'm
12 disappointed that you have to keep that
13 old building, but you're covering it up
14 so I guess it will be an improvement.

15 MR. NAVARRO: Our goal is that you
16 won't even recognize the old building by
17 the time we're done.

18 MR. FULLERTON: Yeah.

19 One of the things that occurred to
20 me when I was looking at your plan was
21 how tight it was to that neighboring
22 historic building which is kind of a cute
23 building, very nice historic building,
24 and I thought, Well, maybe you could make
25 it a gesture to it by cutting your

1 building kind of short of that
2 intersection.

3 MR. BEHAR: But it's not next to it.
4 There's a building that Mario eluded -- I
5 mean the Jorge eluded to. There's a
6 building in between our building and the
7 historical building.

8 MS. KAUTZ: Do you mean where Chic
9 Parsien used to be?

10 MR. FULLERTON: I'm talking where
11 the road --

12 MS. KAUTZ: There's a building right
13 next to it where Chic Parsien used to be.

14 MR. FULLERTON: Yeah --

15 MS. KAUTZ: And then there's a --

16 MR. FULLERTON: The Morris Building.

17 MS. KAUTZ: That's -- there's a deco
18 looking one, that's where Wolfe Wine Shop
19 is and then you get to 130 and 136.

20 MR. BEHAR: There's several
21 structure adjacent to us.

22 MR. FULLERTON: I'm looking at that
23 one. I thought that was one of the
24 historic buildings.

25 MR. BEHAR: No.

1 MS. KAUTZ: What's interesting about
2 that is that is -- that is a building
3 that has been completely made to look
4 historic, but it's not, at all.

5 MR. BEHAR: The historical buildings
6 here we have a couple structures in
7 between us.

8 MR. FULLERTON: I beg you pardon.

9 MS. KAUTZ: I did the research on
10 that building once and it escapes me now,
11 but that building did -- never looked
12 like that and they Mediterraneanized it.

13 MR. FULLERTON: Oh, okay.

14 MS. KAUTZ: So now it appears as
15 it's old, but it's not designated or
16 historic.

17 MR. FULLERTON: Well, then forget
18 what I said.

19 MR. RODRIGUEZ: Just our of
20 curiosity, is the bank going to remain
21 open during construction?

22 MR. NAVARRO: Yes, we're going to
23 work with them so that -- try to minimize
24 their impact as much as possible.

25 MR. BEHAR: But at least right now

1 their receptive to look at the
2 improvement and do it because it's going
3 to be beneficial to them.

4 MR. RODRIGUEZ: So you're basically
5 building the apartment over the parking
6 lot?

7 MR. BEHAR: Yes, correct.

8 MR. FULLERTON: But the parking lot
9 is going on the backside which you've
10 already hidden it from Miracle Mile which
11 is a real plus.

12 MR. NAVARRO: I think you made a
13 good point about that. The developing
14 trend on Miracle Mile tends to be, you
15 know, keeping a low rise in the front and
16 the high raise in the back, it's really a
17 mid ride, but a high rise in the back.
18 That's -- I mean, that's kind of what
19 we've intended instead of -- if we go up
20 to seven stories in the front with 70
21 feet --

22 MR. BEHAR: Currently you can go up
23 to 70 feet on Miracle Mile. We have
24 chosen to chosen to keep it and --

25 MR. NAVARRO: Put some additional --

1 MR. BEHAR: -- put the highest in
2 the back.

3 MR. FULLERTON: Good choice.

4 MS. ROLANDO: What are your plans
5 for the ally? It looks like if it's
6 remaining open at least after
7 construction. Are you doing anything to
8 glamorize it?

9 MR. NAVARRO: Yes, we are actually.
10 So that's a great question, it's actually
11 one of -- one of the things we worked
12 very hard with with Public Works.

13 We're actually expanding the ally by
14 about five feet so we're going to be
15 expanding. It will be a lot more user
16 friendly and also we are going to be
17 putting pavers and some landscape
18 treatments in the ally as well and we
19 hope that people will continue that trend
20 as you head west.

21 MR. BEHAR: What we're try -- what
22 we're trying to do is create a two-way
23 because currently that's a one-way.
24 We're self-imposing an additional ten
25 feet on one area, five feet on the

1 smaller to creat a two-way drive. And
2 then we're continuously the same pavement
3 treatment that is today Miracle Mile on
4 that portion of our property.

5 MS. ROLANDO: The same paver --

6 MR. BEHAR: That is on Miracle Mile
7 today.

8 MS. ROLANDO: Okay, thank you.

9 MR. NAVARRO: You're welcome.

10 MR. FULLERTON: But you enter your
11 parking garage from the ally?

12 MR. BEHAR: Only from the ally,
13 correct.

14 MR. FULLERTON: And you're widening
15 it 22 or 24 feet something like that?

16 MR. BEHAR: This is -- at this point
17 it's going to be more like 26 feet.

18 MR. FULLERTON: Yeah.

19 MR. NAVARRO: One of the things that
20 we wanted to do is try to activate the
21 street-scape as much as possible so we
22 tried to internalize the access so that
23 we can keep those frontages active.

24 MR. FULLERTON: It's kind of hard
25 when there's going to be large trucks in

1 there moving in out, but...

2 MR. DURANA: Do you guys have any
3 idea what retail you're planning on
4 putting at the bottom of the residential
5 area?

6 MR. NAVARRO: No, we don't yet. I
7 know that we have kind of our lobby in
8 that area, we have a space for retail as
9 well, we don't know. But obviously, on
10 the Miracle Mile side it will be the bank
11 still.

12 MR. DURANA: Okay.

13 THE CHAIRMAN: Is there a bridge
14 that would go between the taller building
15 and the --

16 MR. BEHAR: Yes. Over the ally
17 there is a bridge proposed that's going
18 go at the rec-level, which will be 30 --
19 40 feet high in the air.

20 THE CHAIRMAN: So there will not be
21 an obstruction if they have to get any --

22 MR. BEHAR: Absolutely not.

23 THE CHAIRMAN -- work vehicles or
24 anything.

25 MR. BEHAR: Not at all.

1 THE CHAIRMAN: That's good.
2 Okay. No further -- any other
3 questions?
4 Okay. Does anybody in the audience
5 wish to speak in support or in opposition
6 of the case?
7 All right. If there's no further
8 discussion by the board, the Chair will
9 entertain a motion.
10 MR. SARDINAS: I move to approve.
11 MS. BACHE-WIIG: I'll second.
12 THE CHAIRMAN: Okay. All right.
13 Call the role, please.
14 MS. KAUTZ: Ms. Bache-Wigg?
15 MS. BACHE-WIIG: Yes.
16 MS. KAUTZ: Mr. Durana?
17 MR. DURANA: Yes.
18 MS. KAUTZ: Mr. Fullerton?
19 MR. FULLERTON: Yes.
20 MS. KAUTZ: Mr. Garcia-Pons?
21 MR. GARCIA-PONS: Yes.
22 MS. KAUTZ: Mr. Hrenhaft?
23 THE CHAIR: Yes.
24 MS. KAUTZ: Mr. Menendez?
25 MR. MENENDEZ: Yes.

1 MS. KAUTZ: Mr. Rodriguez?

2 MR. RODRIGUEZ: Yes.

3 MS. KAUTZ: Ms. Rolando?

4 MS. ROLANDO: Yes.

5 MS. KAUTZ: And Mr. Sardinas?

6 MR. SARDINAS: Yes.

7 MS. KAUTZ: Okay.

8 MR. FULLERTON: What's your next
9 step?

10 MR. NAVARRO: Next step is from to
11 go to the Planning and Zoning Board and
12 then to City Commission for hopefully
13 final approval.

14 MR. FULLERTON: The architect board
15 has already reviewed it?

16 MR. NAVARRO: Yes.

17 MS. KAUTZ: You've already been to
18 DOC also, right?

19 MR. NAVARRO: Yeah.

20 MR. BEHAR: We already went through
21 the process last year; Board of
22 Architects, Plan and Zoning, but now we
23 have to go back just for this higher
24 issue, but everything has been approved.
25 Just waiting -- actually, once we get all

1 approvals to start the construction
2 documents and then the headache starts.

3 MR. FULLERTON: Good luck.

4 THE CHAIRMAN: There was one
5 question that I forgot to ask. The --
6 for those -- those who are in the
7 apartments on the second and third floor
8 of the building facing the --

9 MR. BEHAR: Miracle Mile.

10 THE CHAIRMAN: -- the Mile, will
11 they rely on concierge services that are
12 in the front of the building to the rear
13 or...

14 MR. BEHAR: They're part of the that
15 same building, so yes, they will do. The
16 good thing about them is they also have
17 their own independent entrance from
18 Miracle Mile so they will take advantage
19 of all the amenities that are being
20 proposed on the building -- the main
21 building, but they are somewhat
22 independent. The corner, the right
23 corner already has "reserved" on it.

24 THE CHAIRMAN: Okay.

25 MR. FULLERTON: Can you go into the

1 Miracle Mile side as -- as an owner and
2 walk through?

3 MR. BEHAR: Yes, because the
4 elevator lobby that will -- used to serve
5 the office, the two office floor is being
6 converted to serve the residential
7 floors.

8 MR. FULLERTON: Just the resident.
9 So then they can walk across the pool
10 beck above and --

11 MR. BEHAR: Correct. And again,
12 they could also go up the pool deck and
13 then go across to the main building.
14 Because the parking is in the main
15 building and that's the reason for the
16 main bridge so you can park in the main
17 building, come across.

18 THE CHAIRMAN: Thank you.
19 Peggy?

20 MS. ROLANDO: So the second floor is
21 mix both -- is mixed usage, both an
22 office component --

23 MR. BEHAR: No, just -- we are
24 converting the second and third floor to
25 residential units.

1 MS. ROLANDO: Strictly residential?

2 MR. BEHAR: Correct.

3 MS. ROLANDO: Okay.

4 MR. BEHAR: What you see there you
5 have some amenity space in there as well,
6 but it's part of the building.

7 MS. ROLANDO: Okay.

8 MR. FULLERTON: They'll fit them
9 into the existing structure so the
10 ceiling heights in those units is going
11 to be up to 10 or 11 feet?

12 MR. BEHAR: Yeah. Their office
13 today, you know, about stretches 12 feet
14 so you're going to try to keep it as high
15 as possible.

16 MR. FULLERTON: Good.

17 MS. BACHE-WIIG: Are you the first
18 residential on Miracle Mile?

19 MR. BEHAR: No. I think across the
20 street street the project there's one --

21 MR. FULLERTON: 55 Merrick?

22 MR. BEHAR: 55 Merrick --

23 MR. FULLERTON: I mean 55 Miracle
24 Mile.

25 MR. BEHAR: Right, correct. Many

1 years ago.

2 The difference I think is above
3 Miracle Mile is a parking garage so, you
4 now, looks to be residential, but it's,
5 in fact, it's parking. What we're doing
6 is putting residential on Miracle Mile.

7 THE CHAIRMAN: Thank you.

8 MR. BEHAR: Thank you very much.

9 MS. KAUTZ: The only thing I have is
10 thank you all for making yourselves
11 available today and you are having
12 another March meeting in two weeks on the
13 18 so yay.

14 That's all I have and we'll see you
15 then

16 THE CHAIRMAN: So...

17 MR. GARCIA-PONS: Motion to adjourn.

18 MR. FULLERTON: Can I ask a question
19 before you do that?

20 I keep going up and down Granada
21 Boulevard and going around the De Soto
22 Fountain there and getting conflicted
23 with cars that don't understand that
24 they're supposed to stop when they come
25 to the side on Mirac -- Grana -- why

1 can't that be changed into a true traffic
2 circle like other very successful traffic
3 circles that we have here? It's just a
4 huge area of -- of concrete asphalt and
5 it's confusing.

6 MS. KAUTZ: The plans that have been
7 sort of proposed over the years really
8 alter the circle and the roads coming
9 into it. Changing them to one-way and
10 doing lots of things so it's just sort of
11 been left alone for now.

12 MR. FULLERTON: It's just too big
13 to --

14 MS. ROLANDO: It's pretty dangerous
15 sometimes.

16 MR. FULLERTON: Yeah, it is.

17 MS. ROLANDO: When people just come
18 barreling out of one of those side
19 streets.

20 MR. FULLERTON: That's right.

21 MS. ROLANDO: And realize "opps."

22 MR. FULLERTON: And the people going
23 down Granada think they've got the
24 right-of-way and so there's a stand off
25 there. It's a bit dangerous.

1 MS. BACHE-WIIG: It's very
2 dangerous. I go there everyday.

3 MR. FULLERTON: So there's nothing
4 to be suggested to the City Commission or
5 the Planning and Zoning board -- the board
6 -- Public Works?

7 MS. KAUTZ: Public Works.
8 Public Work has proposed to us.

9 MR. FULLERTON: They did?

10 MS. KAUTZ: That we -- when Dona was
11 here and we -- Elizabeth and I also
12 didn't think what they were proposing was
13 appropriate so if it calls into play all
14 sort of traffic engineers and what -- if
15 you touch it, it has to become something
16 very different so we've asked for it to
17 be left alone for now.

18 MS. ROLANDO: What about doing like
19 planters or flower beds or something
20 there?

21 MS. KAUTZ: There was talk about
22 expanding the circle at some point to
23 make it a bit wider which could happen.

24 MR. FULLERTON: That's a nice idea.

25 MS. ROLANDO: Or when those streets

1 come together where there's -- the
2 approaching vehicle from the side street
3 would have a stop sign and maybe some
4 kind of decorative area, landscaped the
5 area, I don't know.

6 MS. KAUTZ: I can picture it.

7 MS. BACHE-WIIG: I think what
8 happens is, for example, the Cocoplum
9 circle I mean there's a lot activity, but
10 you see everybody.

11 MR. FULLERTON: Yes.

12 MS. ROLANDO: Yes.

13 MS. BACHE-WIIG: The issue here is
14 some of the streets are so set -- are
15 further back so they don't see you and
16 you don't see them.

17 MS. ROLANDO: That's right.

18 MS. BACHE-WIIG: And then you see
19 them when you're in the middle there and
20 then you're having this conflict so maybe
21 bring that forward. I know it's not
22 simple, but --

23 MS. KAUTZ: If anything happens
24 there it will come to you as a change in
25 the city grid so...

1 MS. BACHE-WIIG: I drive there every
2 day and there's always conflicts.

3 Anyways, I won't say more.

4 THE CHAIR: Okay. Well, if there's
5 nothing else I'll entertain a motion to
6 adjourn.

7 MR. GARCIA-PONS: Motion to adjourn.

8 MR. RODRIGUEZ: Second it.

9 THE CHAIR: All of those in favor
10 say "aye."

11 All: "Aye."

12 THE CHAIR: And I say "aye" as well.

13 We are adjourned at 5:36.

14 (Whereupon, this meeting was adjourned
15 at 5:36 p.m.)

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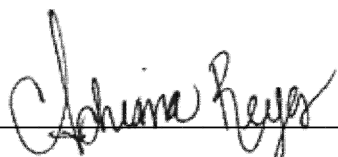
HEARING CERTIFICATE

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I, ADRIANA REYES, Notary Public,
certify that I was authorized and did
stenographically report the foregoing
proceedings and that this transcript, Pages 1
through 99, is a true record of the
proceedings before the Court.

I further certify that I am not a
relative, employee, or counsel for any of the
parties' attorney or counsel connected with
action, nor am I financially interested in
the action.

Dated this 18th day of March, 2020



ADRIANA REYES

