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1 MR. BEHAR: Yes.

2 THE SECRETARY: Julio Grabel?

3 MR. GRABEL: Yes.

4 THE SECRETARY: Maria Menendez?

5 MS. MENENDEZ: Yes.

6 THE SECRETARY: Maria Velez?

7 MS. VELEZ: Yes.

8 THE SECRETARY: Eibi Aizenstat?

9 CHAIRMAN AIZENSTAT: Yes.

10 The next item, please, Craig.

11 MR. COLLER: Mr. Chairman, there are four related

12 items, so I would suggest that I'm going to read them

13 all in. We can have one--

14 MR. BEHAR: Which item is this?

15 MR. COLLER: This is Item E-6, E-7--

16 MR. TRIAS: Mr. Attorney--

17 MR. BEHAR: Before you start, the next item is a

18 project that I'm involved with. I will have to recuse

19 myself.

20 MR. COLLER: Okay.

21 CHAIRMAN AIZENSTAT: Please note, for the record,

22 that Mr. Behar has recused himself for this project at

23 approximately 7:18.

24 MR. BEHAR: I hope you guys don't stay too late.

25 CHAIRMAN AIZENSTAT: Thank you.

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1 property legally described as Lots 5 to 12, Block 12,

2 Douglas Section (100, 114 and 126 Calabria Avenue and

3 912 and 918 East Ponce de Leon Boulevard), Coral Gables,

4 Florida, and providing for severability repealer and an

5 effective date.

6 Item E-8, an Ordinance of the City Commission of

7 Coral Gables, Florida granting approval of a proposed

8 Planned Area Development (PAD) approval referred to as,

9 "Regency on the Park" pursuant to Zoning Code Article 3,

10 "Development Review" Division 5, "Planned Area

11 Development (PAD)" for the construction of a project

12 consisting of a mix of uses including office, live/work,

13 and residential, on the property legally described as

14 Lots 5 through 12, Block 12, Douglas Section (100, 114

15 and 126 Calabria Avenue and 912 and 918 East Ponce de

16 Leon Boulevard), Coral Gables, Florida, including

17 required conditions, providing for severability,

18 repealer and effective date.

19 Item E-9, a Resolution of the City Commission of

20 Coral Gables, Florida requesting Mixed-Use Site Plan

21 Review pursuant to Zoning Code Article 4, "Zoning

22 Districts," Division 2, "Overlay and Special Purpose

23 Districts," Section 4-201, "Mixed Use District (MXD),"

24 for the proposed project referred to as "Regency on the

25 Park" on the property legally described as Lots 5 to 12,

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1 (Thereupon, Mr. Behar excused himself from the

2 meeting.)

3 MR. COLLER: The agenda Item E-6, an Ordinance of

4 the City Commission of Coral Gables, Florida requesting

5 an amendment to the Future Land Use Map of the City of

6 Coral Gables Comprehensive Plan pursuant to Zoning Code

7 Article 3, "Development Review," Division 15,

8 "Comprehensive Plan Text and Map Amendments," and Small

9 Scale amendment procedures, (Section 163.3187 Florida

10 Statutes), from "Multi-Family Medium Density" Land Use

11 to "Mixed-Use" Land Use and extending the "North Ponce

12 de Leon Boulevard Mixed-Use Overlay District" for the

13 property legally described as Lots 5 to 12, Block 12,

14 Douglas Section (100, 114 and 126 Calabria Avenue and

15 912 and 918 East Ponce de Leon Boulevard), Coral Gables,

16 Florida; providing for a repealer provision, providing

17 for a severability clause, and providing for an

18 effective date?

19 Item E-7, an Ordinance of the City Commission of

20 Coral Gables, Florida requesting a change of zoning

21 pursuant to the Zoning Code Article 3, "Development

22 Review," Division 14, "Zoning Code Text and Map

23 Amendments," from Multi-Family 2 District (MF2) to

24 Commercial District" (C) and extending the "North Ponce

25 de Leon Boulevard Mixed-Use Overlay District," for the

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1 Block 12, Douglas Section (100, 114 and 126 Calabria

2 Avenue and 912 and 918 East Ponce de Leon Boulevard),

3 Coral Gables, Florida, including required conditions,

4 providing for a repealer provision, providing for

5 severability clause, and providing for an effective

6 date.

7 Items E-6, E-7, E-8, E-9, public hearing.

8 CHAIRMAN AIZENSTAT: Thank you.

9 MR. COLLER: I'm ready for a rest.

10 MR. TRIAS: Mr. Chairman, as Craig has so ably

11 read, this is a very complicated request, but the actual

12 project is rather simple. It's a Mixed-Use Infill

13 Project. So the way I understand it, I had a variety of

14 recommendations on the Staff Report, and there were some

15 missing items, and so on. I believe the applicant has

16 revised the request slightly, and also has provided some

17 of the missing information that was missing when I

18 prepared the report. So I prefer that they make a

19 presentation first, explain whatever changes they're

20 proposing, and then I'll be happy to proceed with my

21 power point.

22 CHAIRMAN AIZENSTAT: Thank you very much. Is the

23 applicant ready?

24 MR. NAVARRO: Sorry.

25 CHAIRMAN AIZENSTAT: That's okay.

1 MR. NAVARRO: Good evening, Board Members. Jorge  
 2 Navarro, offices at 333 Southeast 2nd Avenue. Good  
 3 evening. Welcome. It's great to have you here. It's a  
 4 pleasure to be here this evening. We're very excited.  
 5 This is what we hope is the colmination of all of the  
 6 hard work that the City did, this Board did, and that  
 7 City Staff did in adopting the North Ponce Overlay  
 8 District, and we are the first project to come into it,  
 9 and this is a very unique property in that it's probably  
 10 one of the larger tracts in this Overlay District. It's  
 11 1.2 acres, and we've been working very hard with Staff  
 12 since Friday when the recommendation report came out.  
 13 I'd like to just do some housekeeping matters.  
 14 One of them, Staff was raising a concern regarding the  
 15 rezoning of the property to Commercial. We've spoken to  
 16 your City Attorney. We've spoken to your Planning,  
 17 Director your Assistant City Manager, and we determined  
 18 that we can actually proceed through the PAD, without  
 19 rezoning the property to Commercial. So we are going to  
 20 be withdrawing that request. That was the only item  
 21 that Staff was not recommending approval on, and we can  
 22 accomplish all of this via the PAD. So that's the first  
 23 housekeeping matter.  
 24 The second matter was there were some  
 25 clarifications that needed to be done with respect to

1 younger generation. So we've done a WeWork space on the  
 2 amenity deck which would be an office component. And we  
 3 hope that people will actually work and live in the same  
 4 building without having to get in their car. So that was  
 5 another change that we did.  
 6 We've added some additional ground floor office  
 7 and retail space as was recommended by Staff to further  
 8 activate the ground floor, which I'll get into, and  
 9 Daniela Mota, who's our project architect, will explain,  
 10 as well. And all of these changes led to a reduction in  
 11 the number of units. It wasn't drastic. We went from  
 12 152 units to 151 units. So with all of that, we've  
 13 complied with the percentage in the Comp Plan, and we're  
 14 ready to move forward.  
 15 As I said, this project is part of the North Ponce  
 16 Overlay District. It is part of the Residential Infill  
 17 District, and it directly abuts to the west, the  
 18 Mixed-Use Overlay District. It's just slightly over  
 19 from Ponce de Leon. It's on East Ponce, and I'll show  
 20 you a context photo, which shows you what's in the area.  
 21 And right next door-- and I'll just walk over for a  
 22 second-- this building right here.  
 23 CHAIRMAN AIZENSTAT: There's a microphone, I  
 24 think-- portable microphone that's right over there.  
 25 MR. NAVARRO: I appreciate it.

1 the percentage of residential square footage. The Comp  
 2 Plan-- and this is something that I want to bring to the  
 3 attention of everybody because I think it's something  
 4 interesting having to study now that we're looking at  
 5 the Code with your new Consultant that's coming in to  
 6 look at the Zoning Code. Your Comp Plan has  
 7 arestriction that says you cannot have more than 85  
 8 percent of the square footage as residential. And if  
 9 you're doing-- you know, let's say you want to do  
 10 townhome units on the ground floor or some flexibility,  
 11 you know, that's something you may want to look into.  
 12 It's currently in your Code, and we are complying with  
 13 it now, but it's something that we did have to work  
 14 through. So just kind of looking in the future, that  
 15 might be something that we can look into, as well, as we  
 16 work on those new Code Amendment. So we've gone ahead  
 17 and we've made some minor changes to the plan. I'd like  
 18 to walk those through. I don't believe there's anything  
 19 material than what you have in your package, but just to  
 20 highlight that for you, one of the things we did was we  
 21 reduced the FAR from 185,000 square feet to 180,000  
 22 square feet. We've modified the recreational deck to  
 23 include some additional amenity areas for the residents.  
 24 We're looking-- you know, this is an area that the  
 25 Commission was looking to bring in young families and a

1 CHAIRMAN AIZENSTAT: You may have to turn it on.  
 2 I think it's underneath. Nope. The other way.  
 3 MR. NAVARRO: Hello. Okay. So right here we have  
 4 the North Industrial Mixed-Use Overlay District. It  
 5 abuts us right to the West. There you're allowed up to  
 6 190 feet in building height on the High Density  
 7 Residential side. There is a Transition Zone here that  
 8 goes up to about 70 feet. Our site is this entire area  
 9 here outlined in red. It actually s a very interesting  
 10 site in that it has four frontages.  
 11 We have Galiano Street which crosses with East  
 12 Ponce de Leon Boulevard, and we have Santillane and  
 13 Calabria. So this is a very interesting property. It's  
 14 unique. It's very large, and it's shaped almost as a  
 15 figure seven. So it's something that we've been working  
 16 on for a while. And under the existing regulations, we  
 17 can go to 100 feet in height. We can do 100 dwelling  
 18 units per acre. Their open space requirement is 15  
 19 percent, and it also allows for some flexibility with  
 20 respect to setbacks.  
 21 Our proposed plan is to slightly deviate through  
 22 that under the PAD, and the main goal is two-fold. As  
 23 being part of these community workshops that we had, we  
 24 understood during the Sherat, and during the community  
 25 workshops that one of the things that a lot of residents

1 had talked about was this is an area that really does  
 2 not have a lot of civic amenities and a lot of public  
 3 open space for the residents. Really it's Ponce Park,  
 4 which is the main park in the area. So what we wanted  
 5 to do was have the flexibility under the PAD to allow  
 6 for a little bit more height, a little bit more FAR, and  
 7 a little bit more density, and in return create 40  
 8 percent ground floor open space. And we've had this  
 9 discussion before where we've tried to incentivise  
 10 developers and property owners to provide the open space  
 11 at the ground level because currently the Code-- and  
 12 Maria knows this very well-- allows you to put the open  
 13 space in your upper levels on the roof deck, and there's  
 14 nothing at the ground floor. So what we've done in this  
 15 project is we've designed it to basically provide a  
 16 6,000 square foot public park right here, and we're  
 17 going to work with the City to go ahead and dedicate  
 18 that to the City so it could be used as an amenity to  
 19 the residents. We have provided approximately 6,000  
 20 square feet of covered collanade area, and then we have  
 21 a 5,000 square feet Plaza that is right on Galiano and  
 22 East Ponce. So we're basically bookending this project  
 23 with open space which is something that is unique; that  
 24 I don't think I personally have been involved with a  
 25 project that has done something like that.

1 far away, but it might be hard to see. So in red is  
 2 where you would normally have the building footprint,  
 3 which is right here. And then this is the upper level  
 4 setback. So what we've done is, you see we've moved the  
 5 building in and created these additional setbacks, and  
 6 it actually has two different setbacks. It goes up 30  
 7 feet right to the top of the arcade, and then it steps  
 8 back an additional eight feet, and then it goes up to 45  
 9 feet, and it varies then at that height to create  
 10 transitions and break up the massing by these  
 11 differences in the articulation of the building. So  
 12 we've been very sensitive to that, and that's one of the  
 13 benefits that the PAD gives you, is that you have this  
 14 flexibility.  
 15 And then, lastly, as I said, our plan is basically  
 16 activating 100 percent of the frontages. I apologize  
 17 for going back and forth on this, but one of the things  
 18 that we worked very hard on with your Planning Director  
 19 is we made sure to also activate the park space  
 20 originally when we originally submitted for DRC months  
 21 ago, we had a blank wall there, and we had all of our  
 22 back of the house functions there, and what we did is we  
 23 moved the drive isle right into the center of the  
 24 project so that we don't break up the frontage on East  
 25 Ponce, and we've internalized all of the loading and all

1 Regarding the height, this is an area that we feel  
 2 we're very in context with. This is an area that  
 3 already has some taller buildings than what we're  
 4 proposing in it. We have the Douglas entrance that's  
 5 right to our northeast. Douglas Entrance is a 12-story  
 6 building. We have an 11-story office building that's  
 7 directly to our west. And, as you know with office,  
 8 it's a little taller, because the floor to ceiling  
 9 heights are much larger on an office building than they  
 10 are on a purely residential building. And then directly  
 11 across the street, we have a 15-story multi-family  
 12 residential building. So I actually have a context  
 13 photo, which shows how we relate, in terms of building  
 14 height, to the other projects in the area. And what  
 15 we're essentially doing is, we're taking the ground  
 16 floor floor plate and moving it up so we can up that  
 17 ground floor open space, and provide that as a public  
 18 benefit. And that's one of the advantages of the PAD.  
 19 Something else that we're doing, in terms of being  
 20 compatible with the neighborhood and creating buffers  
 21 is-- and transitions is treating it through increased  
 22 setbacks and stepbacks. Generally you go up to 45 feet,  
 23 and then you step back. What we've done in this case is  
 24 we have much larger setbacks than what's normally  
 25 required. So, for instance, on-- and I know you're very

1 of the parking. So you don't see anything from the  
 2 street. And we've provided office, retail, live/work  
 3 units all along the actual five frontages of this  
 4 project. You'll see in every section, except where you  
 5 have the acceses, we have active open spaces. This is  
 6 in line with what the intent of the North Ponce Overlay  
 7 District was, which was to create this pedestrian  
 8 environment where people could walk and enjoy these  
 9 amenities. So we feel that we've tried to go in line  
 10 with that, and we have a very unique project, and we  
 11 hope that we can have your support here.  
 12 I'd like to introduce you to Daniela Mota. She  
 13 will walk you through the Site Plan, and then our team  
 14 is here to answer any questions that you may have.  
 15 CHAIRMAN AIZENSTAT: Thank you.  
 16 MS. MOTA: Good evening, everyone. Daniela Mota  
 17 from Behar, Font and partners. As Jorge already  
 18 mentioned, the Regency on the Park is a mixed-use  
 19 building, but the idea, when we created this, was to  
 20 design a pedestrian friendly environment, with a lot of  
 21 open landscape area for the community. So, as you can  
 22 see on the ground floor, we're providing ten units  
 23 around the entire property activating almost 100 percent  
 24 of the site, with exception of those two drieds. You  
 25 can see that we're setting back the buildings ten feet

1 on the east and the west side of the property in order  
2 to create those public spaces that we just mentioned,  
3 providing over 1,000 square feet of open space for the  
4 community with the park and the Plaza.

5 You can also see that we have this continuous  
6 arcade around the entire property allowing a continuance  
7 connection between the park, the Plaza, back to the  
8 park. We also introduced a vehicular paseo that  
9 connects the property from Calabria to Santillane  
10 creating a clear circulation that allows to reduce the  
11 possible conflicts that may exist between the  
12 pedestrians and the cars. All of the loading and  
13 service areas, as well as the parking levels above are  
14 located internally so you can't see it from the street.  
15 So they're hidden from public view. Once you get to the  
16 upper floors, we have three levels of parking, and then  
17 the fifth floor.

18 We're providing 11 residential units, and then  
19 approximately 11,000 square feet of shared work space  
20 similar to WeWork. We believe it's going to encourage a  
21 lot of young professionals to be part of the building,  
22 and it's going to allow to activate the building almost  
23 all of the time. And here what you can see-- Jorge  
24 already mentioned it, but you can start to see how we  
25 started to break the building, and we started to reduce

1 MR. TRIAS: I'm going to do that several times  
2 actually because I'm going to go back and forth. The  
3 reason we're here is to be able to do more than this.  
4 To do this. To be able to do the green areas.

5 The applicant is acquiring a building toward the  
6 west which becomes a paseo or a little park that allows  
7 for some high quality frontage that turns the corner for  
8 the live/work units.

9 Now, if you look closely, you can see there's an  
10 arcade all around the perimeter, including the back area  
11 of the site. So there are many, many significant urban  
12 design improvements, that even though this will be an  
13 okay building-- I mean, it's not bad. The Infill  
14 regulations are good. The PAD allows for more. So that  
15 is the reason for the very complicated and complex four  
16 items and several recommendations, et cetera. That is  
17 the reason. The reason is to get to a point like this.

18 So having said all of that, when you look at the  
19 bigger area, this is the very north of North Ponce, very  
20 close to 8th Street, very close, as you know, to the  
21 Douglas Entrance, areas that are fairly active and so  
22 on. The existing Land Use and existing Zoning-- the  
23 zoning is not going to change. That is the one request  
24 that I recommended the denial. And, frankly, I think  
25 that's the right thing to do. And the applicant has

1 the massing as much as possible to create those public  
2 spaces that we mentioned, the park, the Plaza, and the  
3 continuous arcade. Thank you.

4 CHAIRMAN AIZENSTAT: Thank you. Is the applicant  
5 done with its presentation?

6 MR. NAVARRO: Yes, we are. I'd just like to  
7 reserve a few minutes for rebuttal, if needed. Thank  
8 you.

9 CHAIRMAN AIZENSTAT: Thank you. Mr. Trias.

10 MR. TRIAS: May I have my power point, please.  
11 The applicant has explained the project very well, and  
12 I'm going to explain some of the context. Just like the  
13 other image that I showed you before, if you look at the  
14 area around this building, we see 11 stories, 10  
15 stories, 12 stories. So it's a fairly dense area as we  
16 see. The project is clearly an infill project. It's  
17 certainly within the urban area, and it follows the  
18 streets and the typical development of the area.

19 Now, what I wanted to show you is two images. One  
20 would be the project without the PAD. This would be the  
21 project based on the infill regulations. And this is  
22 the project with the PAD. Okay. This is the reason  
23 we're here. This is the reason why--

24 MS. MENENDEZ: Let me see the first one again, I'm  
25 sorry.

1 withdrawn that request. The future land use is the real  
2 key, and is the more creative way that we've done it  
3 several times in the past to deal with mixed-used.  
4 We've used the mixed-use land use. Makes perfect sense.  
5 If you want to do a mixed-use project, do the mixed-use  
6 land use. As a result of that-- because that's not very  
7 typical. Even though it makes intuitive sense,  
8 typically we've done mixed-use projects through the  
9 commercial land uses, as you well know.

10 As a result of that, there were some issues that  
11 were not totally finalized at the time that the Staff  
12 report was written, and that's why I recommended a  
13 continuance to the PAD and the Mixed-Use Site Plan.  
14 Now, since that point, the applicant has prepared the  
15 additional recommendations, and the additional  
16 information to fulfill their requirements of the Code,  
17 and we could probably pass it to the Members. So I  
18 think that they made an effort to fill those gaps. So,  
19 again, keeping in mind the big picture, which is to be  
20 able to have more open space at the ground level, higher  
21 quality urban design, and so on the way to achieve it is  
22 to review the latest information by the applicant.

23 Now, the project was explained. The four requests  
24 remain as four requests slightly modified. There's a  
25 comprehensive plan amendment. There's a map amendment

1 to the Zoning Code. Just a map amendment which is the  
2 overlay. There's no change in the zoning designation.  
3 We're just changing the map. There's a PAD, a Planned  
4 Area of Development, which is, again, very rarely used,  
5 because you must have at least one acre of land. So in  
6 very special cases like this one, allows for some  
7 flexibility for design, which in this case is being used  
8 to create higher quality open space. And then the  
9 mixed-use sit plan. So those are the four requests.

10 The Comp Plan is simply to change the mixed-use  
11 designation. The North Ponce Overlay, the Mixed-Use  
12 Overlay, you can see the before and the after in those  
13 two images. You may recall that we went through months  
14 of debate about the precise boundaries. At some point,  
15 this block was included. I mean, I thought it was  
16 included, but then we removed it, and so on. It's not a  
17 request that is outside of the prior discussions on this  
18 overlay.

19 The multi-family and commercial, that is no longer  
20 applicable. They are not making that change. So that's  
21 not happening. And then the PAD, the Planned Area  
22 Development, is the actual design, the setbacks, and the  
23 kind of things that the architect explained so well.  
24 And finally the Mixed-Use Site Plan which includes the  
25 live/work units, the residential and parking, et cetera.

1 presentation. And if you have any questions, I'll be  
2 happy to help.

3 CHAIRMAN AIZENSTAT: Okay. I'd like to go ahead  
4 and open it to the floor before we ask any questions.  
5 Jill, do you have-- everybody that wishes to speak, have  
6 they signed up with Jill. Thank you. If you would  
7 please sign, and we'll go ahead and swear them in.  
8 Jill, do we have a first speak we can call?

9 THE SECRETARY: Maria Longo.

10 CHAIRMAN AIZENSTAT: And I assume you were sworn  
11 in because you were here earlier, correct?

12 MS. LONGO: I don't remember, but I can do it  
13 again, yes.

14 CHAIRMAN AIZENSTAT: Before we do that, everybody  
15 that's signing up, we are going to go ahead and swear  
16 everybody in. So if you don't mind--

17 (Thereupon, the participants were sworn in.)

18 CHAIRMAN AIZENSTAT: Thank you very much.

19 MS. LONGO: Good evening. My name is Maria  
20 Christina Longo, and I live at 16 Phonetia Avenue, just  
21 two blocks south of the project. My home is a historic  
22 home beautiful. Phonetia Avenue has like four historic  
23 homes. I'm in favor of the idea of live/work units that  
24 the project is proposing, and I'm also in favor of  
25 having a park in the area. In essence, I'm in favor of

1 The Development Review Committee looked at this in  
2 January. The Board of Architects reviewed it in detail  
3 in April, and then the neighborhood meeting took place  
4 in May, and today we are having the Planning and Zoning  
5 Board.

6 The Staff has reviewed this multiple times, and  
7 we've had comments from all of the departments. We  
8 actually have a traffic consultant in the audience if  
9 you have any questions. Raise your hand so they know  
10 who you are. There you go. And as we are required by  
11 Code, and as we are doing, in terms of practice, we  
12 notified by mail property owners within 1,500 feet, and  
13 that's the map that shows that. The public notification  
14 included two letters to property owners, three postings  
15 to the property; a DRC, Board of Architects, and for  
16 this meeting, website posting, and newspaper  
17 advertisement for Planning and Zoning.

18 The recommendation is going to change. We  
19 recommend approval to the Comp Plan change. I also  
20 recommended approval to the map amendment, which I think  
21 is appropriate, and then the continuance recommendations  
22 I believe the requirements have been fulfilled, in terms  
23 of the missing information, and you have it before you.  
24 So I think that you have enough information to make a  
25 recommendation to the Commission. That's the end of my

1 the concept proposed. However, I'm not in favor of the  
2 quality of the design and its implementation.

3 The problem with this project is the quality of  
4 the architecture, because its architecture is not to the  
5 standard that we need in order to create value in the  
6 area and to accomplish a successful project.  
7 Unfortunately, the North Ponce Corridor was left behind  
8 for many years, and many poorly designed buildings were  
9 erected during the first decade of 2000. Today, many of  
10 the first floor retail spaces remain empty for many of  
11 these buildings. They have not been able to rent and  
12 attract traffic, because they're far from being  
13 desirable, and whatever they attract is a lower quality  
14 than the rest of the City. It's as if the north area is  
15 a different city. It doesn't belong to the City of  
16 Coral Gables. That's the impression that I get when I'm  
17 driving on Ponce north to my house. And usually I take  
18 other streets so I don't have to look at the buildings  
19 that are there.

20 It is unquestionable that we must raise the anti  
21 for the quality of architecture for the area if we are  
22 serious in creating aesthetic value. It is also  
23 unquestionable that architecture increases value as well  
24 as a sence of well-being. That is why I think we all  
25 love to go to Paris.

1           Additionally, this project has a large impact on  
2 the area due to its size, and it is critical that we get  
3 a good product. My suggestion to improve the quality of  
4 architecture comes from the City's Developer's Standards  
5 for Mediterranean Bonus. The Developer-- Number 1, the  
6 developer is getting a Mediterranean bonus, but the  
7 project is too simple. The developer needs to aim for  
8 creating, I think, timeless architecture. There are a  
9 number examples of new build timeless architecture in  
10 the City. One example right now is on the North Ponce  
11 Corridor, which I'm very happy when I drive and I see  
12 it. It's the new white tower on Ponce next to 1220  
13 Ponce de Leon. There's a little bank, and they erected  
14 a white tower that I think the proportions are pretty,  
15 and it looks much better than the rest. This project is  
16 too massive in volume and the proportions are off. The  
17 project needs to be broken into separate parts so that  
18 it will be more pedestrian friendly, which if that's the  
19 goal of the developer, they need to do that. Presently,  
20 the articulation of the barse is merely assimilation and  
21 superficial because it does not change the impression of  
22 the human eye.

23           The massing-- when you look at it, the massing is  
24 still red and flat, and overwhelmingly heavy.  
25           Additionally, the roof is not articulated enough and the

1 something larger and better than two separate things  
2 that are disconnected.

3           I think beautiful and timeless architecture. I  
4 think you would agree beautiful and timeless  
5 architecture ages very well, and poorly designed  
6 buildings become slumps in the long-term. This project,  
7 in my opinion, is not to the caliber that Coral Gables  
8 should aspire for. Thank you.

9           CHAIRMAN AIZENSTAT: Thank you. Next, please.  
10           THE SECRETARY: David Torres.

11           MR. TORRES: Hello. My name is David Torres, and  
12 I'm one of the owners at 1008 East Ponce. I haven't had  
13 much time to look into the project, but we have thought  
14 of the idea of extending the zoning in from Ponce de  
15 Leon and overall if-- let me pass this out. I don't  
16 know if there's a map that I can look at. Are you guys  
17 hearing me okay?

18           CHAIRMAN AIZENSTAT: Yes. If you would just pass  
19 it to the Secretary, or just at the end actually to Mr.  
20 Trias, he'll be able to pass it to us. Thank you.

21           Thank you. If you could just hold the microphone  
22 a little closer, it's easier to hear. You can bend it.  
23 It's flexible. Thank you. Perfect.

24           MR. TORRES: So I highlighted our property in  
25 orange there. And so I think the idea of having the

1           arcade is too simple. The building should have more  
2 detailing and better quality materials. Although they  
3 are using keystone veneer at the arcade level, They're  
4 using precast concrete on the rest of the project, and  
5 precast ages poorly. Additionally, the way the arcade  
6 is designed is not sufficient. It needs to have more  
7 articulation and ornamentation.

8           And last, my comments, although they have done  
9 something good that they left the view to the Historic  
10 Woman's Club is right in front of them, which is  
11 positive. You can see it. People can be at the park  
12 and look at the club. That's positive. The green  
13 spaces, in my opinion, are still not sufficient. Maybe  
14 if they change the architecture, it may be, but right  
15 now the architecture needs so much improvement, and  
16 they're not functional because there's a section of the  
17 green space on the west side the one that they showed  
18 you, there are two the parking lota. There's a parking  
19 lot on the other side of Calabria, and there's a parking  
20 lot on the west side. And parking lots are not very  
21 pretty. So they would have to do a really good effort.  
22 They would have to put beautiful trees and hide them,  
23 because they're not in nice site. So that area I  
24 think-- in my opinion, the parts are disconnected. And  
25 for me-- my opinion is it would be better to have

1           mixed-use, the FAR, the density, all of that would  
2 probably play well with us, as long as our property is  
3 considered for the same, because, if it's not, then  
4 we're going to be in the middle-- if you look at our  
5 property there, we're going to be surrounded by  
6 everything big, mixed-use, and we'll probably be one of  
7 the only ones there that is not. So that's all I had to  
8 say.

9           CHAIRMAN AIZENSTAT: Thank you.  
10           MR. TORRES: Sure.

11           CHAIRMAN AIZENSTAT: Call the next witness,  
12 please.

13           THE SECRETARY: Marisa Valera.

14           MS. M. VALERA: Hello. My name is Marisa Valera,  
15 and I own some properties, four-unit buildings.

16           CHAIRMAN AIZENSTAT: Can you bring the microphone  
17 down a little bit, and then state your address also.

18           MS. M. VALERA: Yes. Can you hear? My name is  
19 Marisa Valera, and I live at 1350 Alhambra Circle, and I  
20 own a few properties in the Gables. They're four-unit  
21 buildings, and some of which are very close to this  
22 proposed project. They are on Antiquera specifically  
23 and Venetia, as well, Menores and Madeira.

24           MS. MENENDEZ: I'm sorry, can you give the numbers  
25 of the properties you own?

1 MS. M. VALERA: Yes. Can I leave them here, or do  
 2 you want me to spell them out now?  
 3 MS. MENENDEZ: If it's not too much.  
 4 MS. M. VALERA: No, it's not. Okay. 226  
 5 Antiquera; 23 and 27 Venetia; Menores at 219 and 227  
 6 Menores; Madeira at 237 Madeira.  
 7 MS. MENENDEZ: Thank you.  
 8 MS. M. VALERA: You're welcome. So these are all  
 9 four-unit except for one, 227 Menores is a three-unit  
 10 building. This proposed project affects us in several  
 11 ways, but I don't want to bother you-- bore you actually  
 12 with the traffic scenarios and all of that, because I  
 13 don't really think that's the crux of the thing. My  
 14 problem with this project is its design and its size.  
 15 Honestly, I just think it's enormous, and it doesn't  
 16 really fit the style that I would like to see more of,  
 17 more in line with what we've known Coral Gables to be  
 18 about. And that doesn't necessarily mean that it has to  
 19 be completely Mediterranean, but I really don't think  
 20 that it goes well in the direction of modern either.  
 21 It's somewhere in the middle. And unlike what someone  
 22 on their team said about young people, young  
 23 professionals-- I think the architect may have mentioned  
 24 that, I don't see my daughters buying into that building  
 25 quite honestly, because I don't think it's modern

1 When you come to Coral Gables, and you decide to  
 2 live in Coral Gables which my family and I have been for  
 3 the last 30 years, you come here because you expect a  
 4 certain type of quality of life, certain safety, certain  
 5 sense of community, and certain quality, and I just feel  
 6 that the buildings here more and more, as I go visit,  
 7 like the one that they just built across the street from  
 8 me where I'm at, the Minorca, the one on Alhambra-- I  
 9 believe it's 33 Alhambra-- it's just cement that goes  
 10 up. They're unimaginative, uncreative. I did one  
 11 semester of architecture at the University of Miami, and  
 12 I can tell you that the design of these buildings is  
 13 just, as I said, uncreative, unimaginative, and not in  
 14 line with the spirit of Coral Gables. So I think we  
 15 need to do a better job. If not, you're going to lose  
 16 the next generation of potential property buyers,  
 17 because we're going to Coconut Grove. We're going to  
 18 Brickell. We're going to Miami Beach where the  
 19 architects seem to be much more engaged and attuned to  
 20 the next generation, and to building buildings with a  
 21 lot of green space that fulfills a purpose. It's not  
 22 just putting a plant down so they can come in front of  
 23 you and say there's green space. No, it's green space  
 24 with a purpose. And so all of these buildings,  
 25 including my own, yes, they have a lot of trees, but you

1 enough, if you want to call it that. It's just  
 2 something of a block. It doesn't have too much beauty  
 3 in its design. So I think the design needs a lot of  
 4 help, and I think the common areas-- the green areas  
 5 need to be like this lady said, I think they need to be  
 6 more cohesive, more put together as opposed to one here,  
 7 one there kind of thing, and I just don't know-- and I  
 8 see some of the lines not in line. Like I see on this  
 9 side of the building on the plan the lines do not follow  
 10 from top to bottom. They're sort of-- if you look at  
 11 the plans, they're like not parallel on the right-hand  
 12 side for whatever reason, and that seems odd to me.  
 13 Everything is too square, too blocky. I don't know.  
 14 It's just too big and too unattractive, quite frankly.  
 15 And that's all I have to say.  
 16 CHAIRMAN AIZENSTAT: Thank you.  
 17 THE SECRETARY: Jessica Valera.  
 18 MS. J. VALERA: Hello. I'm Jessica Valera. I  
 19 live at 2030 Douglas Road at the Minorca, which I  
 20 believe is a similar property to this proposed project,  
 21 and I can tell you from living there since inception for  
 22 over ten years now that it's poor quality, poor designed  
 23 building, and I am afraid that Coral Gables more and  
 24 more is allowing for these type of projects to get  
 25 approved.

1 don't do anything outside in those trees. There's no  
 2 purpose to the green. So I just stand here in front of  
 3 you and ask you to become more sensitive to what gets  
 4 approved, and think down the line for the next  
 5 generation of Coral Gablelites, if you will, and what  
 6 we're really looking for. I'm really looking for green  
 7 buildings. I don't know of too many in Coral Gables.  
 8 How are using energy? This is very relevant in the  
 9 future, and I just don't think that we're taking that  
 10 into account here. Thank you.  
 11 CHAIRMAN AIZENSTAT: Thank you.  
 12 THE SECRETARY: Alma Suarez.  
 13 MS. SUAREZ: Hello. Talking about green spaces--  
 14 CHAIRMAN AIZENSTAT: If you can just state your  
 15 name and address.  
 16 MS. SUAREZ: My name is Alma Suarez. I live  
 17 across the street at 888 South Douglas Road, which is  
 18 Puerto de Palma, and so our apartment would face  
 19 directly to this building. Right now, we-- our view to  
 20 the Biltmore has been interrupted by that white building  
 21 on Ponce. On the 1200 Block. Now we will not have any  
 22 view. That's my personal opinion.  
 23 However, if you talk about green spaces, and if  
 24 you look at the map, this is the only green space that  
 25 we have around there, and what are you going to do?

1 You're going to give permission for a huge building  
2 that's going to have some trees, but some trees is not  
3 enough green. So we are the City beautiful, and we're  
4 building buildings already all over the place. You know  
5 that. You know that on Santillane there are two  
6 buildings being built at this moment, plus the other  
7 buildings that are being built around the area.

8 Yeah, other factors that maybe I don't know if you  
9 have thought about, we live there, and it takes me in  
10 the morning sometimes 20 minutes to get to the building.  
11 20 minutes. Have you thought about the impact of a  
12 building this size and the traffic? I mean, it's going  
13 to be crazy. If it takes 20 minutes to LeJeune, it's  
14 going to take 30 minutes, 35 minutes to get to LeJeune.  
15 Plus the closing the street. Now, the building that  
16 you're building on Santillane and Galiano, they close  
17 both streets during the day for construction, for the  
18 trucks. I mean, we have to go around and around to get  
19 to our building. So for this building, they're going to  
20 close, what, three streets? Four streets? How are we  
21 going to get to our building?

22 But the biggest point for me is the green areas.  
23 You're going to kill the only green area that we have  
24 around, and that is not fair for the inhabitants of the  
25 buildings around really. That and traffic congestion.

1 engage a valet parking at the Collonade, leave my car  
2 there temporarily, go to the bank, make my deposits  
3 because my business is in Coral Gables, as well, and  
4 then take my car from the valet because usually between  
5 the valet parking that is taking the parking meters and  
6 the accumulations of cars that we have passing Downtown  
7 Coral Gables, it's practically impossible to go there  
8 and park at anytime of the day, except maybe on Sundays.  
9 So the traffic congestion we're living now is going to  
10 be the same or worse than it is in Downtown Coral  
11 Gables.

12 The other point is that we're building very high  
13 buildings which creates problems with the atmosphere,  
14 and you create wind tunnels when you build those big  
15 buildings. We live on the 14th Floor which is really  
16 the 13th Floor but labeled 14th so-- we haven't had any  
17 bad luck yet, but when it rains just any regular rain,  
18 we feel the wind like we were on the 28th Floor. When  
19 you start building these buildings, you start  
20 establishing air corridors, and if we have a hurricane,  
21 everybody is going to have to evacuate out of those 12  
22 floors because we will have to have glass this thick to  
23 resist that air. So this is a structural consideration  
24 that you should probably think about if you are ever  
25 going to move into one of those buildings, especially on

1 So I hope you keep that in mind, because it's not the  
2 green City. It's not Coral Gables beautiful. Like  
3 someone was saying, it's not beautiful anymore. It's  
4 full of buildings that you all are approving. For what  
5 reason, I have no idea. So thank you.

6 CHAIRMAN AIZENSTAT: Thank you.

7 THE SECRETARY: Rodolfo Suarez.

8 CHAIRMAN AIZENSTAT: If there's somebody's cell  
9 phone that's ringing, if they would please put it on  
10 silent or turn it off.

11 MR. SUAREZ: Hello. My name is Rodolfo Suarez. I  
12 live at the same address as the lady over there.

13 CHAIRMAN AIZENSTAT: Can you please state your  
14 address, Mr. Suarez?

15 MR. SUAREZ: It's the same as Ms. Suarez.

16 CHAIRMAN AIZENSTAT: We just need it for the  
17 record.

18 MR. SUAREZ: Oh, it's 888 South Douglas Road,  
19 Apartment 1416.

20 CHAIRMAN AIZENSTAT: Thank you.

21 MR. SUAREZ: We have a little bit of a traffic  
22 problem right now as it is, and if we do this project, I  
23 think we're going to be just as bad as Downtown Coral  
24 Gables has become. It's come to the point that if I  
25 have to go to the bank, I have had to drive around,

1 the 12 floors, because it's going to create a dangerous  
2 problem, and that's about it.

3 CHAIRMAN AIZENSTAT: Thank you.

4 MS. MENENDEZ: Thank you.

5 THE SECRETARY: Maria Gonzalez.

6 MS. GONZALEZ: Hi. Maria Gonzalez, 888 South  
7 Douglas Road. Yeah, my concern, again, 231 parking  
8 spots, I think it's just going to be massive. The  
9 number of cars, as it is-- I live on Calabria, which is  
10 a residential area, and the amount of traffic that goes  
11 through there already is very, very noisy. I'm on the  
12 second floor, and it's very noisy. The -- again, 231  
13 parking spots. I mean, it's just massive. I mean, we  
14 can't continue to allow these buildings to go up and up  
15 if we don't have the appropriate transportation for  
16 them. We have the trolley, which I use. It only  
17 operates from eight o'clock to eight o'clock, Monday  
18 through Friday, and that's it. We can't use any other  
19 type of mass transportation that gets me from point "A"  
20 to point "B" without having to get in my car, and it's  
21 horrendous to go to Downtown Coral Gables. It's just  
22 massive. So I don't know-- again, I moved from Miami  
23 Shores and the Morningside area which they have  
24 maintained their height at a certain level. And, you  
25 know, I moved into the Coral Gables because of that City



1 beautiful, and you're allowing all of these buildings to  
2 go up without the proper care of how you're going to  
3 move all of these cars from point "A" to point "B." So  
4 I think there's got to be a little bit more planning  
5 with that, and not just allow these massive buildings to  
6 go up. Too many people. So that's it. Thank you.

7 CHAIRMAN AIZENSTAT: Thank you.

8 THE SECRETARY: Josie Pardo.

9 UNKNOWN SPEAKER: She left.

10 CHAIRMAN AIZENSTAT: Anymore speakers?

11 THE SECRETARY: No.

12 CHAIRMAN AIZENSTAT: At this time, I'd like to  
13 close the floor for public comment.

14 MR. NAVARRO: So just-- I'd like to just address  
15 the-- we appreciate, obviously, the input from the  
16 neighborhood. That's very important. This is a project  
17 that, obviously, we didn't just start four months ago,  
18 but it was started two years ago when we started looking  
19 at this area. And one of the things-- and I think Maria  
20 Christina said it perfectly, is that this is an area  
21 that is almost like the forgotten corner of Coral  
22 Gables, and it needs revitalization. And this area is  
23 important because it provides really the affordability  
24 housing in Coral Gables. It's the only place that young  
25 families and young professionals can actually afford

1 space. We're providing it as part of a 6,000 square  
2 foot park. And in addition to that, 6,000 square foot  
3 park, something I forgot to mention was that we are  
4 doing a cross block paseo, which we worked with your  
5 Planning Director to try to incorporate, and it runs  
6 here. This is all covered walkway, which allows people  
7 to access the park from both Santillane and from  
8 Calabria. So this is something that we incorporated in  
9 addition to all of the other public benefits that we're  
10 providing.

11 In terms of building height, I know that there  
12 were residents from the Puerto de Palma, who are right  
13 to the east of us. They're in a 15-story building. So  
14 it's a much taller building than what we are providing,  
15 but we are being sensitive to-- one of the things that  
16 we're doing, if you look on the east side, that building  
17 really has an eight-foot setback that we could do, and  
18 we are moving it back to 50 feet, and that is 50 feet at  
19 ground level. And at 30 feet, it steps an additional  
20 eight feet. We've been very sensitive to try to push  
21 that building visually back as far as possible.

22 One of the things regarding building height, and I  
23 forgot to say this, and I wanted to make sure I  
24 clarified, this site has a site specific standard. And  
25 the site specific standard allows us to go 150 feet in

1 rents here. And the issue we have is that we have very  
2 small outdated buildings that don't have good a.c. They  
3 don't have good amenities, and they have very poor  
4 parking. And the property here today, which some  
5 neighbors are saying is their green space, is actually  
6 the private property that we're building. It's not a  
7 park. It's a private property. I wanted to clarify,  
8 for the record. This is not a park area. It's just  
9 undeveloped. They're two very old buildings that have  
10 no parking. The a.c. is very, very poor in there. And  
11 what we're doing is we're trying to create and replace  
12 those units with units that will attract people.

13 I was going to have Deven hand out something that  
14 I wanted every one to look at, which is one of the  
15 things that, you know, your Planning Director mentioned.  
16 This is a site that originally was inside the MXD  
17 overlay. It was a site that the Board considered, and  
18 at the last minute it came out. And I think the Board  
19 wanted to make sure to see what was going to go in  
20 there, and I think that this is right project at the  
21 right time, and this something is that we are providing  
22 open spaces. We are providing, instead of 15 percent  
23 open space, we're providing 40 percent open space. And  
24 this is not 40 percent in our amenity deck. We are not  
25 even counting the amenity deck as part of our open

1 building height, and we're only at 130 feet. So we're  
2 well below the maximum height that's allowed. We're  
3 well over the open space that's allowed by almost three  
4 times the amount of open space, and we're also below the  
5 FAR that would normally be allowed at 3.5. We're only  
6 at 3.39. So we are below the maximum thresholds that we  
7 would generally be entitled to if we were developing  
8 this under MXD. So we have tried to be sensitive.

9 Our traffic engineer is here to answer any  
10 questions regarding traffic. I know this is an area  
11 that obviously when we look at this type of density  
12 between 120 and 125 units, we looked at all of those  
13 issues during the Ordinance approval process. But one  
14 of the things that makes this site unique is that  
15 literally you can throw a bowling ball almost at the  
16 trolley stop. It's right across the street from us.  
17 And there is a very ambitious and beautiful plan that  
18 the City is has proposed for Galiano, in terms of a bike  
19 path that will be constructed, and it will connect  
20 basically the north side of 8th Street to Downtown. And  
21 with the young professionals and young families that  
22 we're seeking to attract here, these are people that  
23 don't rely, as much as we would, on cars. They tend to  
24 bike. They tend to walk, take uber and public  
25 transportation. And this is directly across from

1 Douglas Entrance, which has a large employment hub.  
 2 It's a bikeable distance to Downtown. And you have all  
 3 of these medical clinics and offices and restaurants on  
 4 Ponce and on 8th Street that people could just live here  
 5 and walk to work. So this is a great project, in terms  
 6 of when you talk about mixed-use and recapturing of  
 7 trips, I think this is the poster project for this. And  
 8 Juan Espinosa is here. If you can raise your hand.  
 9 He's our traffic engineer. I know the City's right next  
 10 to him, but he's here to answer any questions that you  
 11 may have from a traffic perspective.

12 I know that Maria Christina had some comments, as  
 13 well, and we look forward to meeting with her, talk  
 14 about the architecture. I can tell you that we went  
 15 through several Board of Architects meetings. We did  
 16 look at the roofline. We did look at the arcade. Those  
 17 were tweaked, and we're open to comments on that, as  
 18 well, but I think this is a great project.

19 As I was saying, if you're in favor of  
 20 revitalizing the North Ponce area, bringing walkability,  
 21 open spaces, and young families, I think this is the  
 22 right project at the right time, and I hope all projects  
 23 that move forward are held to this standard, and we ask  
 24 for your support. Our whole team is here to answer any  
 25 questions.

1 CHAIRMAN AIZENSTAT: I just want you to explain a  
 2 second the process that you went through with the Board  
 3 of Architects when they looked at design, so forth?

4 MR. NAVARRO: So we originally submitted, and we  
 5 received several comments, which we went back to  
 6 address. I think we came back a second time. And the  
 7 second time is when we started to hone in on the  
 8 entrance to the project, because we're creating this  
 9 plaza which is really-- the public open space is to the  
 10 west, but the east side is also a public open space, but  
 11 it's more like the entrance to the project. It's also a  
 12 community accessible space. And that's where the Board  
 13 of Architects wanted us to focus, in terms of  
 14 articulating that and creating-- I think if you can  
 15 see-- if Daniela can show the entrance. We tried to  
 16 highlight that entrance. Also, if you can see the roof  
 17 elements now come up. And what they wanted was more of  
 18 a clean look, and that's why it ended up in this current  
 19 design.

20 CHAIRMAN AIZENSTAT: So the Board of Architects  
 21 asked you for that?

22 MR. NAVARRO: Yes. At first, it was a much more  
 23 simplistic design. The Board of Architects--

24 MR. GRABIEL: Excuse me, more simplistic?

25 MR. NAVARRO: Simplistic design, yeah. What the

1 MS. VELEZ: Question, is this being proposed as a  
 2 condominium or as a rental?

3 MR. NAVARRO: Currently we're proposing it as a  
 4 rental, but obviously it's going to be, you know,  
 5 high-end rental, but we think, you know-- what we're  
 6 trying to do is create a product that will attract  
 7 teachers, nurses, young families over to this area.  
 8 People that do not want to be in traffic for 45 minutes,  
 9 and work in the area. And there's really no product  
 10 like this right now. So we're excited to be the first  
 11 project to try to bring the City's vision to light.

12 MR. TRIAS: I have a question. What is the  
 13 smallest unit in the project in square footage?

14 MR. NAVARRO: 700 square feet.

15 CHAIRMAN AIZENSTAT: And the largest?

16 MR. NAVARRO: I think it's 1,200.

17 CHAIRMAN AIZENSTAT: And number of bedrooms? Is  
 18 the smallest unit a one-bedroom or studio? If you could  
 19 come up.

20 MS. MOTA: It's a one-bedroom.

21 CHAIRMAN AIZENSTAT: So there are no studios?

22 MS. MOTA: No.

23 CHAIRMAN AIZENSTAT: It's the one-bedroom. And  
 24 the largest unit is how many bedrooms?

25 MS. MOTA: It's two bedrooms.

1 Board of Architects asked us to do is create variances  
 2 in height at the roof level, and also to create those  
 3 indentations that you see, which are the second upper  
 4 level setbacks, and those were all things that came out  
 5 of our meetings with the Board of Architects.

6 CHAIRMAN AIZENSTAT: And how long was that  
 7 process?

8 MR. NAVARRO: It was I would say about four to six  
 9 weeks. I think it was what they call like a dry run  
 10 meeting, and then two formal meetings with the Board of  
 11 Architects. Some of these projects are getting  
 12 confused, but I know that we did spend some time-- and  
 13 there was actually a gap between our first meeting and  
 14 the time we went back, because there were substantial  
 15 changes that had to be made.

16 CHAIRMAN AIZENSTAT: Okay.

17 MS. VELEZ: What is the makeup of the units? How  
 18 many one bedrooms versus two bedrooms?

19 MS. MOTA: I think it's a 50/50 mix.

20 MS. VELEZ: And you said the two bedrooms were  
 21 like how big?

22 MS. MOTA: The biggest is like 1,200 feet.

23 MS. VELEZ: They're small.

24 MR. NAVARRO: So one of the things that's come out  
 25 a lot is that people don't spend a lot of time in their

1 units anymore. People don't cook as much. But the  
 2 smallest unit that is in the MF2 now, that the City has  
 3 in their Code is 575 square feet, which we're well above  
 4 that, but people are just-- you know, if you do bigger  
 5 units-- and this is the reason why-- I know that Mr.  
 6 Behar, who isn't here, but I think he mentioned this,  
 7 and he did a great calculation when we were considering  
 8 the densities for these areas. What happens is, you  
 9 want to get to a sweet spot, in terms of the square  
 10 footage for the unit that makes it what I'm calling  
 11 affordable, which is not affordable housing, but it's  
 12 affordable for young families that are over a certain  
 13 threshold, but, you know, can't move into a bigger unit.  
 14 And what you want to be is when you're at about 700  
 15 square feet, if you're at \$3 per square foot which is  
 16 very inexpensive rent, you're already at \$2,100.

17 MS. MENENDEZ: It's not inexpensive, not for a  
 18 teacher.

19 MR. NAVARRO: So that's why these unit sizes we  
 20 like to be at that rate, because that's what you're able  
 21 to try to target. Now, that's 700. You go up, and, you  
 22 know, the rent starts going up. So that's why we have  
 23 to be sensitive to that. And I think that's why these  
 24 density numbers were included when the City Commission  
 25 adopted the Ordinance.

1 MR. NAVARRO: So we had a neighborhood meeting  
 2 where I think I see some familiar faces, and we  
 3 introduced the project. We introduced the concept of  
 4 allowing for allotments. Even though we do have a site  
 5 specific of 150 feet, allowing for flexibility in our  
 6 design to free up the open spaces I know there were  
 7 concerns about traffic. I think the traffic is more  
 8 dealing with-- you know, they're right across the street  
 9 from us, and they're right across also from Douglas  
 10 Entrance, which is an office-- primarily an office  
 11 complex, and I think that's where the traffic generation  
 12 is. What we tried to explain, and Juan could probably  
 13 do a much better job than I can, is that when you have  
 14 office near residential, that's actually a good thing,  
 15 because you have varying peek hours, and we did mention  
 16 that. But some of those things regarding the design of  
 17 the building, in terms of architecture, I think it's the  
 18 first time that we heard them.

19 MS. MENENDEZ: Has the comment that the City's  
 20 Consultant, in regard to traffic, been responded to,  
 21 because we just have the comments from the City?

22 MR. NAVARRO: Yes, we did respond back to those  
 23 comments.

24 MS. MENENDEZ: And has the Public Works Department  
 25 accepted--

1 CHAIRMAN AIZENSTAT: Thank you. Maria.

2 MS. MENENDEZ: You know, for me, the biggest  
 3 struggle I have is the configuration of the lot. You  
 4 know, I see these three 2-story buildings, and I'm kind  
 5 of wondering couldn't we have incorporated that somehow,  
 6 because to me the configuration is a challenge?

7 MR. NAVARRO: And we actually-- that's a great  
 8 question, because we looked at that. That site would  
 9 qualify for your Residential Infill Development. Even  
 10 though that's what that is today, in the future it could  
 11 go up 200 feet, 100 units per acre, 15 percent open  
 12 space. And what we did, and Daniela could explain  
 13 further, is what's abutting those three homes is our--  
 14 or those three apartment buildings, which are also some  
 15 of these outdated apartment buildings, is our amenity  
 16 deck, and it's only 45 feet high. So it's a 45-foot  
 17 high pedestal, and then it steps back 38 feet.

18 MS. MENENDEZ: That was going to be my question.  
 19 What is the setback in that area?

20 MS. MOTA: We have 38 feet from the property line  
 21 to the back of the building.

22 MS. MENENDEZ: Okay. Let me ask you, are  
 23 residents that are here today, is this the first time  
 24 you hear their comments, or are these comments that have  
 25 been addressed before but not really like responded to?

1 MR. TRIAS: Why don't we ask the Consultant to  
 2 explain.

3 MR. SNYDER:: Good evening. Jack Snyder with the  
 4 Firm Atkins, offices at 800 Waterford Way, Suite 700 in  
 5 Miami.

6 CHAIRMAN AIZENSTAT: You're here on behalf of the  
 7 City?

8 MR. TRIAS: Working on behalf of Public Works.

9 CHAIRMAN AIZENSTAT: Thank you.

10 MR. SNYDER: Yes. We've reviewed the April  
 11 version of the report, provided comments on that. The  
 12 applicant has responded back and modified the report.  
 13 We're in the process of re-reviewing the report to see  
 14 that the comments were suitably addressed. The comments  
 15 were generally minor in nature.

16 MS. MENENDEZ: Okay.

17 CHAIRMAN AIZENSTAT: So the comments that were  
 18 made, they were responded. Are you saying that you're  
 19 not satisfied with the comments?

20 MR. SNYDER: No. We're completing a review of  
 21 those responses.

22 CHAIRMAN AIZENSTAT: When were those comments  
 23 addressed, how long ago?

24 MR. SNYDER: Our comments were submitted on May  
 25 30th.

1 CHAIRMAN AIZENSTAT: Okay. And then they  
 2 responded how long ago?  
 3 MR. SNYDER: Juan, do you have the exact date?  
 4 MR. ESPINOSA: Juan Espinosa, with-- 7050 Ponce de  
 5 Leon. So we resubmitted-- well, some of the comments  
 6 were related to the site plan, so the following day we  
 7 submitted the revised site plan to address some of the  
 8 comments about loading and the bicycle racks, and the  
 9 entrances. So that was submitted right away, and you  
 10 provided your response to those comments. And then  
 11 there were some minor comments on the traffic  
 12 specifically, and those were submitted last week.  
 13 CHAIRMAN AIZENSTAT: So you're saying they're  
 14 minor comments, if I understood you?  
 15 MR. SNYDER: Yes. Those we haven't responded to,  
 16 yeah.  
 17 CHAIRMAN AIZENSTAT: Okay. Other than that, are  
 18 you pretty much in agreement?  
 19 MR. SNYDER: Yes, I believe so.  
 20 MR. ESPINOSA: Yes.  
 21 CHAIRMAN AIZENSTAT: Okay. Thank you. Maria, do  
 22 you want to continue?  
 23 MR. SNYDER: Thank you.  
 24 MS. MENENDEZ: I have a question for the City.  
 25 You showed us the overlay for Ponce. Can I see what it

1 that applicants could propose amendments to that map. I  
 2 mean, because the actual boundaries of that map, as you  
 3 know, were very difficult to finalize because there are  
 4 a lot of issues that deal with property ownership, et  
 5 cetera, that, in my view, could be reviewed at a later  
 6 date like today, based on the specifics of the Site  
 7 Plan. So that is the nature of the request.  
 8 MS. MENENDEZ: But why isn't it just being  
 9 addressed as a pad? What's the benefit of having to now  
 10 go back and put this as part of the overlay?  
 11 MR. TRIAS: The density. The density request,  
 12 which is 125.  
 13 MS. MENENDEZ: But as a pad, he can pretty much  
 14 ask whatever he wants.  
 15 MR. TRIAS: Not exactly. And we spent a lot of  
 16 time with the attorney looking at this, and what happens  
 17 is that if it is Zoned Commercial, you would be right.  
 18 Because of the mixed-use overlay that has been proposed.  
 19 And the Zoning of Commercial created some future issues  
 20 if this project were not to develop, for example, so  
 21 that's why we recommended the denial.  
 22 CHAIRMAN AIZENSTAT: And that's why they didn't go  
 23 into--  
 24 MR. TRIAS: Yeah.  
 25

1 exists today, and what's being proposed-- is the overlay  
 2 for Ponce being proposed to change, or we're just doing  
 3 a pad?  
 4 MR. TRIAS: It's both. It's an amendment. It's a  
 5 map amendment, which is shown in the power point and  
 6 also in the Staff Report.  
 7 MS. VELEZ: Page 6 of the Staff Report.  
 8 MR. TRIAS: Maybe if I can borrow yours. Thank  
 9 you.  
 10 MS. MENENDEZ: No. No. I'm talking about that.  
 11 So we're going back to what was, you know, originally  
 12 submitted as far as bringing in this property. Did we  
 13 look at every other property? Because I remember that  
 14 meeting, we had a whole bunch of people here wanting for  
 15 us to consider every other property. Why this one?  
 16 MR. TRIAS: Yeah. And we took it out, as you may  
 17 recall because of that. Just to say, okay, let's just  
 18 focus on Ponce de Leon. And, in my view, that area that  
 19 is that triangle of East Ponce is always an area that  
 20 really should belong with Ponce de Leon. So that was  
 21 the original intent.  
 22 And the answer to your question is, as a result of  
 23 the discussion, it was decided by the Board and by the  
 24 Commission to keep it out of the overlay. Now, the  
 25 applicant-- and remember we did have that discussion--

1 MS. MENENDEZ: But this is the mixed-use?  
 2 MR. TRIAS: Yes, the land use. The land use is  
 3 mixed-use, yes.  
 4 MS. MENENDEZ: And the zoning?  
 5 MR. TRIAS: The zoning remains MF2 which in the  
 6 overlay it's allowed to be mixed-use, and it's allowed  
 7 to have up to 125 units.  
 8 CHAIRMAN AIZENSTAT: As of right.  
 9 MR. TRIAS: Well, as part of the overlay. It's a  
 10 conditional use.  
 11 CHAIRMAN AIZENSTAT: So it's conditional?  
 12 MR. TRIAS: It's a little complicated, but--  
 13 MR. COLLIER: Just to add to that--  
 14 MS. MENENDEZ: No it's not complicated. I  
 15 understand why they're doing it. I'm just concerned  
 16 that, again, we're going to go back because I remember  
 17 we had a couple of owners here that wanted the same  
 18 thing. So are we going to start seeing this, you know,  
 19 Ponce Corridor line start extending all the way to  
 20 Douglas Road?  
 21 MR. TRIAS: I don't think to Douglas.  
 22 MS. MENENDEZ: To Galiano?  
 23 MR. TRIAS: Perhaps on a case by case basis, we  
 24 could expect that. Now, the difference is that this  
 25 over one acre. Very rare that we will have another

1 property this large. So there are multiple things going  
 2 on.  
 3 MS. MENENDEZ: And so what happens to these three  
 4 two-story buildings that are in that niche there?  
 5 MR. TRIAS: Well, they could apply for the Infill  
 6 Overlay.  
 7 MS. VELEZ: Do they know that this is happening?  
 8 MR. TRIAS: Yes, they were notified.  
 9 CHAIRMAN AIZENSTAT: Craig, you had a comment?  
 10 MR. COLLER: The only thing I was going to say is  
 11 that because the Zoning is MF2, in order to have  
 12 mixed-use, you need to extend the overlay to the  
 13 property. Otherwise, you're in a position where you'd  
 14 have to rezone the area to Commercial to get to  
 15 mixed-use, and the Director did not want to see this be  
 16 rezoned Commercial. So the way they get to the  
 17 mixed-use is to be able to extend the overlay.  
 18 MS. MENENDEZ: What about the mixed-used, as far  
 19 as what percentage is retail? What percentage is  
 20 office? And what percentage is residential? Do they  
 21 meet those?  
 22 MR. TRIAS: Yes. That was the last revision that  
 23 they had to do.  
 24 MS. MENENDEZ: What is the retail being proposed,  
 25 because I just saw office.

1 at for the site?  
 2 MS. MOTTA: It doesn't say, but it's around  
 3 12,000-- 1,200 square feet.  
 4 MS. ANDERSON: 1,200 total?  
 5 MS. MENENDEZ: 1,200. So a unit size? One size of  
 6 a unit?  
 7 MR. NAVARRO: So if I can walk through the plan  
 8 because we've worked on this.  
 9 MR. TRIAS: Why don't you show the board on the  
 10 retail so it's clear.  
 11 MR. NAVARRO: So what we have is this is an area  
 12 that we're trying to bring young professionals, maybe  
 13 art galleries, things of that nature has been a big push  
 14 that the Mayor has proposed, as well, and we have  
 15 live/work units. These are really work/live units.  
 16 Mostly in a live/work, you're talking about 50/50. The  
 17 way that we've designed these, they're primarily work  
 18 units, with a living component. We wanted to try to  
 19 bring in-- you know, as I was talking to some of the  
 20 residents, we want to try to bring in people from  
 21 Wynwood, from Midtown to come in here and maybe have,  
 22 you know, their young entrepreneur shops or their art  
 23 shops here. So that's a work/live component that's at  
 24 the ground level, which is commercial, but it's  
 25 transitional commercial use. We also have an office

1 MR. TRIAS: I think the architect can give us the  
 2 precise numbers, because they were changed recently, and  
 3 I don't remember exactly.  
 4 MS. MENENDEZ: What kind of retail amenities are  
 5 we looking to put there for the area?  
 6 MR. NAVARRO: So that's a great question, because  
 7 we've studied this.  
 8 MS. MENENDEZ: Because that's the big deal about  
 9 those urban areas, right?  
 10 MR. NAVARRO: Yeah, and it's a unique area,  
 11 because it's not an area, based on the neighborhood  
 12 meeting that we had, and the input that we received, is  
 13 an area that you'd want to see a fewer retail use. You  
 14 want to see more of like a service use for the  
 15 community. You don't want like-- I always give this bad  
 16 example-- like a Jimmy John's that or some sort of  
 17 sandwich shop that does deliveries, and you're going to  
 18 get all of this traffic. So what we really are looking  
 19 at, honestly, is like a doggy daycare, doggy-type of  
 20 salon, which can be an amenity. You know, you're going  
 21 to have people walking their dogs to the park. Every  
 22 one has pets or knows someone that has pets, and that's  
 23 what we're thinking of putting at the ground floor  
 24 retail.  
 25 MS. MENENDEZ: And how much retail are you looking

1 component that-- which is on the north side along  
 2 Calabria, and the retail component is on the corner of  
 3 Santillane and East Ponce, which that's-- you know, we  
 4 don't know what's going in there, but we think it's  
 5 going to be a service oriented use that people from the  
 6 neighborhood are going to walk to.  
 7 CHAIRMAN AIZENSTAT: So the other blue is an  
 8 office for the development rental office, per se?  
 9 MR. NAVARRO: Uh-huh.  
 10 CHAIRMAN AIZENSTAT: And the live/work units are  
 11 independent? It's not like a WeWork area where they  
 12 have a massive site, where you have different  
 13 individuals that, you know, all share office space?  
 14 MR. NAVARRO: Correct. So there is a space-- do  
 15 you have the new amenity deck plan? On the amenity deck  
 16 is where we have incorporated that component. There are  
 17 amenities, obviously, for the residents, but on the  
 18 north side there is this office space, which we can  
 19 see as a WeWork space, which other people in the  
 20 neighborhood-- I don't know if you're familiar with  
 21 them. They're very popular now-- could use them as  
 22 well. And what's nice is that this is going on while  
 23 the residents are off to work. So we have that mixture  
 24 that you want to see in these mixed-use projects from a  
 25 traffic perspective, and this is where we worked on so

1 hard since Friday evening is to incorporate those types  
2 of uses in the amenity deck area.

3 MS. MENENDEZ: As far as pedestrian amenities,  
4 what are you providing for the area? Pedestrian  
5 amenities, the trolley. You gave us a map for the  
6 trolley. What's happening with that? What amenities  
7 are you bringing into the area?

8 MR. NAVARRO: So we are bringing in the public  
9 park, which we don't have a design for what's going in  
10 there yet.

11 MS. MENENDEZ: It's a public park?

12 MR. NAVARRO: Public park. And what we anticipate  
13 to do, and we're still working with the City  
14 Administration is to deed that to the City so they can--

15 MS. MENENDEZ: Which one? Both of them?

16 MR. NAVARRO: No. It's just there here.

17 MS. MENENDEZ: Okay.

18 MR. TRIAS: Now, what I would also say is that  
19 that's also consistent with the idea of the paseo that's  
20 in the overlay. Remember, that we had that in the back  
21 of the Ponce de Leon process. So that's one of the  
22 reasons why this makes sense in the bigger picture.

23 MR. NAVARRO: So that's like our big amenity.  
24 Also, we are providing 6,000 square feet of arcade,  
25 which goes all around the property. So now when you

1 MS. ANDERSON: Yeah, because on some of the  
2 drawings--

3 MR. NAVARRO: You can't see it because there's a  
4 tree here, but, yeah. What our intent is that you would  
5 walk, come through here, and if you wanted to get over  
6 here, you could just walk through here. And that would  
7 be all lit.

8 MS. ANDERSON: On some of your renderings it show  
9 that there's a swatch of grass area, and it doesn't  
10 connect to the arcade?

11 MR. NAVARRO: Yeah. The intent is to connect it.  
12 We haven't programmed it yet so-- what we've heard the  
13 majority of the people we've spoken to say in the  
14 neighborhood it's not to have it as an active park, but  
15 you know, have it as a passive park; some benches,  
16 people could walk their dogs, have the little, you know,  
17 doggy bags there. And, you know, a place that when they  
18 go at night, it can be lit and inviting, but not like a  
19 playground type of park, but we will-- I think, if  
20 that's one of conditions that the Board-- or one of the  
21 things the Board wants us to look, we could look at  
22 making sure that whatever is programmed there connects  
23 to that paseo, because that's really the intent of it.  
24 We want to guide people to that Paseo.

25 MS. ANDERSON: All right. And the veranda area

1 walk, you will be able to walk in a covered area. And  
2 then one of the things that we also worked to  
3 incorporate is the cross block paseo, which was an item  
4 that is part of these workshops that we had. Everybody  
5 wants, when you have these large blocks, you try to have  
6 a cross block paseo, so you don't have to walk all the  
7 way around. This is an acre site. It's unique in the  
8 area. So we provided that right in the middle of the  
9 property. Because of the apartment buildings that are  
10 to the south, we couldn't run it all the way through.  
11 So we connected it along our property boundary.  
12 Hopefully when that site goes to redevelop, maybe they  
13 can connect to it, put it underneath their building, but  
14 we are running it on our property for now.

15 CHAIRMAN AIZENSTAT: And the park is considered a  
16 passive park?

17 MR. NAVARRO: Yes.

18 MS. MENENDEZ: What's the width of that park?

19 MR. NAVARRO: It's 60 feet by about 100 feet.

20 MS. MENENDEZ: 6,000?

21 MR. NAVARRO: Approximately.

22 MS. ANDERSON: And does the walkway connect with  
23 the arcade?

24 MR. NAVARRO: Yes, it does. Right here underneath  
25 here.

1 around-- what's seen in some of the verandas is they get  
2 occupied by restaurant tables, restaurant benches, and  
3 then they now cease to be verandas, and they're now  
4 extensions of a restaurant or another business. What  
5 would prevent that from happening here, and we cease to  
6 have a veranda?

7 MR. NAVARRO: And we've seen that on a lot of  
8 projects that that occurs. One of the things that  
9 prevents us from doing that is parking. In order to  
10 have a restaurant there, we wouldn't have sufficient  
11 parking to accommodate that. It's a much higher parking  
12 standard. So that's one of the things that would  
13 prevent us. Also, there's ADA requirements that we  
14 would have to meet. So before we could put a table  
15 there, we would have to make sure there's sufficient  
16 clearance to comply with accessibility requirements. So  
17 we're limited in the ability to be able to put a  
18 restaurant there.

19 CHAIRMAN AIZENSTAT: And would you have to get  
20 approval from the City?

21 MR. NAVARRO: Correct, yes.

22 CHAIRMAN AIZENSTAT: So you'd have to come back to  
23 the City?

24 MR. NAVARRO: Uh-huh. I think there is a program  
25 now to come in to get restaurants in, but I think if

1 it's-- those are for the older projects. On the new  
2 projects, we still have to come in and provide the right  
3 amount of parking, and go through a modification  
4 process.

5 MS. ANDERSON: Not everybody in every instance  
6 considers a restaurant application, is aware of the ADA  
7 requirements. So in these drawings that you provided,  
8 there's a minimum of 36-inch path that is required to be  
9 maintained clear of any obstructions, garbage cans,  
10 chairs, tables, et cetera so that you have  
11 accessibility.

12 MR. NAVARRO: Uh-huh. I mean, we don't expect to  
13 have a restaurant so we haven't designed for it. We do  
14 have a patio area there. It's not that we wouldn't have  
15 one, but that's really the main entrance to our lobby.  
16 But we were going for a more passive commercial use.

17 MS. ANDERSON: I know. But it doesn't mean the,  
18 you know, the pet grooming store couldn't put a table  
19 out there for somebody to have a drink or something  
20 while they're waiting for their pet to be groomed, or if  
21 they wanted to go out there and smoke, et cetera.

22 MR. NAVARRO: Do you know how wide our arcade is?

23 MS. MOTA: The arcade. It's eight feet minimum.

24 MR. NAVARRO: It's eight feet.

25 MS. MOTA: At the smallest point, eight feet.

1 checklist. I know the owner is here, but I don't think  
2 we've gotten that far in the design yet.

3 CHAIRMAN AIZENSTAT: But you are required to  
4 comply with that.

5 MR. NAVARRO: Yeah.

6 CHAIRMAN AIZENSTAT: And you will.

7 MS. ANDERSON: Well, I know you're required to  
8 comply, but what I've seen usually is people don't think  
9 about it until after the fact, so, therefore, there are  
10 components that you could have included, but if you had  
11 thought about it ahead of time. Like the roof is  
12 completely vacant right now. What do you plan on doing  
13 with it? Are you going to put solar panels on it? Are  
14 you going to have green space up there? Are you going  
15 to have water collection areas? You have a pool. You  
16 know, there's no area for catchment of the rainwater--  
17 reuse of the rainwater for irrigation purposes, et  
18 cetera. You know, it's a moving target.

19 MR. NAVARRO: Yeah. And I think that's actually a  
20 great point that, you know, when we start that process  
21 to look into that. I think one of the things that  
22 benefits us here is that I think we have a flat roof as  
23 a tope level, right. So rather than having a pitched  
24 roof, we have some flexibility at the roof level if we  
25 need to accommodate some of those elements.

1 MS. ANDERSON: I know, and the requirement would  
2 be to maintain the minimum of a 36-inch clearance floor  
3 space for ADA requirements. So that if you're only  
4 using a portion of that, you're still not blocking  
5 pedestrians from being able to utilize that Veranda and  
6 Arcade area to walk around the building.

7 MR. NAVARRO: So we may actually be able to  
8 accommodate a small table if one of them wanted to have  
9 some-- I mean, it's going to be a beautiful outdoor  
10 space.

11 MS. ANDERSON: The LEED requirements. How are you  
12 accomplishing those in designing those within the  
13 buildings itself?

14 MR. NAVARRO: So the Code now requires, as you  
15 know, for us to comply with a LEED Certification. That  
16 was I think Commissioner Lago's Ordinance; that he  
17 required that. So we are going to be a LEED building.  
18 I know one of the residents had comments on that. We  
19 are going to be environmenatally friendly. I don't  
20 think we've created a LEED checklist yet, but any  
21 building, I forget, I think it's over 50,000 square  
22 feet--

23 MR. TRIAS: Lead Silver is a requirement.

24 MR. NAVARRO: Lead Silver requirement, so we'll  
25 comply with that. I don't know how we will get to that

1 MS. ANDERSON: Right. I mean, this area is great  
2 for complying with the water catchment requirements  
3 within the design of the building itself. It's just  
4 that I don't see any indication that that's been thought  
5 of.

6 MR. NAVARRO: Yeah, we have not. We have not, but  
7 definitely water conservation in today's environment  
8 with what's going on, I think that's very important. I  
9 think that's the first thing that all of the projects  
10 I've been working on are looking at. The first step is  
11 water efficiency, also. The Water and Sewer Department  
12 gives you a little bit of a credit when you do these  
13 things, in terms of your connection charges. So I think  
14 that's our first step, and then-- I mean, we haven't  
15 gotten there yet, but we'll definitely consider it.

16 MS. ANDERSON: Every 1,000 square feet, you're  
17 going to be able to catch about 600 gallons of water per  
18 year.

19 MR. NAVARRO: And with a pool, that would be--

20 MS. ANDERSON: Yeah, you have a pool you need to  
21 fill.

22 MR. NAVARRO: And a very large park that we need  
23 to get irrigate so those are things that we'll consider  
24 definitely.

25 CHAIRMAN AIZENSTAT: Rhonda, do you have some more

1 comments?

2 MS. ANDERSON: I may come back to it.

3 MR. NAVARRO: One thing I wanted to clarify for

4 the record, I went and double checked. These three

5 apartment buildings are actually 18,000 square feet,

6 they're not 20,000. So they'll be limited to-- it does

7 have a site specific, but they wouldn't be able to get

8 up to the entire 100 feet.

9 MS. MENENDEZ: Is it one owner for all three?

10 MR. NAVARRO: I haven't check, but I can get back

11 to you on that.

12 MS. MENENDEZ: That's important.

13 MR. NAVARRO: Like I said, that building on-- is

14 only 45 feet, and we did that on purpose.

15 CHAIRMAN AIZENSTAT: For the park area, have you

16 gone before the Parks and Recreation Board?

17 MR. NAVARRO: No, we have not. We're still

18 working with Administration as to whether it will be

19 deeded or not. One of the considerations is

20 availability of revenue to be able to maintain it.

21 CHAIRPERSON AIZENSTAT: That's what I was

22 thinking. That's why it would be nice to go before the

23 Parks and Recreation Board.

24 MR. NAVARRO: That's something we could do between

25 now-- this is an interesting project in that

1 with your Planning Director. The Code tends to require

2 you to remove the angled parking and provide parallel

3 parking. There is right here several angle parking

4 spaces, which we know are used. You know, this is a

5 vacant site right now, but they are used. If you look

6 at Google Earth images, people are parking there often.

7 It could be for the Woman's Club.

8 One of the things that we wanted was to hopefully

9 get the support of the Planning Board and the Commission

10 to leave those angle parking spaces and not remove them,

11 and provide parallel parking spaces. It will reduce the

12 amount of parking that's there. I think we'll lose up

13 to five spaces if we do that. And I think when you have

14 these type of live/work units, you want to have that

15 availability for parking.

16 MS. MENENDEZ: And plus that parking is primarily

17 also for the apartments in the area. There are a lot of

18 residents that depend on that parking for where they

19 live.

20 CHAIRMAN AIZENSTAT: Maybe be permit also after

21 certain hours, like they do in the City of Miami Beach.

22 MR. NAVARRO: Yeah. I mean, we are in favor of

23 leaving it as is, and not modifying it, but--

24 MS. MENENDEZ: Your parking spaces are just-- I

25 mean, how does the parking-- are the parking spaces to

1 unfortunately we are up against a time constraint. We

2 have an option on that park piece that we haven't been

3 able to get an extension on, and we need to make a

4 decision by August. And unfortunately there are no

5 hearings in August. So we need to get some level of

6 comfort before we acquire that piece.

7 One of the things we can do is, in between the

8 First and Second Reading, is definitely go to the Parks

9 Advisory Board and get their input, but it's something

10 that we're definitely working on with Staff.

11 CHAIRMAN AIZENSTAT: It's just their input for how

12 to better utilize or how best to utilize that space.

13 MR. NAVARRO: Yeah. And we're going to have to

14 work with the City's arborist to figure out what trees

15 are going to go in there.

16 CHAIRMAN AIZENSTAT: Correct.

17 MR. NAVARRO: We're still in the conceptual phase.

18 CHAIRMAN AIZENSTAT: Julio.

19 MS. VELEZ: I have a question. How is the

20 off-street parking being affected by this project? I

21 know the Woman's Club is there. There's a lot of

22 events. Are we moving parking spaces?

23 MS. MENENDEZ: They depend on that parking.

24 MR. NAVARRO: We actually this is a great

25 question. This is something we have been working on

1 Code? Are they under? Over? Have they taken into

2 account certain--

3 MR. TRIAS: Yes. They're up to Code.

4 MS. MENENDEZ: They're up to Code. So they're

5 required 231, and they're providing 231?

6 CHAIRMAN AIZENSTAT: In other words, are you over?

7 MR. NAVARRO: I think we're right at the parking.

8 Yeah, I think we're right at the parking.

9 MS. MENENDEZ: So there's no room to maybe provide

10 some public spaces or something?

11 MR. NAVARRO: No. Actually I think because of the

12 additional commercial space, we actually put some Lyft

13 spaces now to provide for the residential component.

14 MR. TRIAS: But the recommendation is to work with

15 the Pparking Director, and see if there could be some

16 parking. Certainly we can work with the applicant. I

17 don't know if you took advantage of the shared parking

18 completely. We may want to visit that.

19 MR. NAVARRO: No. I don't think we took advantage

20 of the shared parking.

21 MR. TRIAS: So that may allow for some additional

22 spaces that could be used by the public.

23 MR. NAVARRO: And we're not counting for the

24 off-street parking for our parking, so those are--

25 that's parking that could be available.



1 MR. TRIAS: That's the recommendation.  
 2 CHAIRMAN AIZENSTAT: What I see is that as far as,  
 3 you know, there's been a lot of concern for traffic and  
 4 so forth, but I see that the City has a traffic engineer  
 5 and I see the project has a traffic engineer, and I  
 6 haven't seen a lot of that come before a Board where  
 7 there's been two engineers that are looking at it one  
 8 from each side.  
 9 MS. MENENDEZ: We've tried to kind of like  
 10 recommend that or suggest that.  
 11 CHAIRMAN AIZENSTAT: Correct, which is nice in  
 12 this project. But what I'm saying is, in my past  
 13 experience on this Board, I really have not seen that,  
 14 and that's why I asked that specific question. Are you  
 15 guys in agreement or are you guys--  
 16 MR. TRIAS: What I would say is that the Public  
 17 Works Department is working very hard to provide that  
 18 support.  
 19 CHAIRMAN AIZENSTAT: That's very nice.  
 20 MS. MENENDEZ: Ramon, the three properties that  
 21 are right there in the middle of all of this, what's the  
 22 potential, if it's one owner that owns all three of  
 23 their height build out? I mean, how high could they go?  
 24 MR. TRIAS: I think it would be 45 feet. I mean,  
 25 I haven't reviewed it personally, but intuitively I

1 MS. MENENDEZ: But you told us earlier that that  
 2 would require for this to be rezoned commercial to allow  
 3 for mixed-use.  
 4 MR. TRIAS: No. No. The commercial, no. The  
 5 mixed-use is the map amendment for the overlay. So  
 6 without that map amendment, then you can do a  
 7 residential multi-family building. And what I'm saying  
 8 to you is that MF2 requirements are limited unusual in  
 9 the sense that they allow for a little bit more height  
 10 than the 45 feet that is the standard City wide limit.  
 11 So I would have to look at it more closely.  
 12 MS. MENENDEZ: I'm just trying to envision what  
 13 could be built there after this building. I mean, it  
 14 helps that they're at 45 feet at the back, but then the  
 15 question becomes what becomes there.  
 16 MR. TRIAS: The easy answer to your question is  
 17 that the parking is going to determine the development.  
 18 MS. MENENDEZ: That's a good point.  
 19 MR. TRIAS: That's probably the easiest way to  
 20 answer.  
 21 MS. VELEZ: And they can come in and also request  
 22 an overlay extension.  
 23 MR. TRIAS: They could. They could.  
 24 CHAIRMAN AIZENSTAT: Does anybody want to make a  
 25 motion? It's closed to the floor right now. Rhonda.

1 think that's what it looks to me like, because of the  
 2 dimension of the parcel.  
 3 MR. NAVARRO: And I agree with that. And we  
 4 checked right now, and it's all owned by one person.  
 5 MS. MENENDEZ: One person. And it's not the same  
 6 person that owns the property to the west by chance or  
 7 no?  
 8 MR. NAVARRO: I don't believe so.  
 9 MR. TRIAS: Let me rephrase that, because thinking  
 10 back, MF2 in this area, you may recall, had some sliding  
 11 heights and so on. So the answer to that would require  
 12 me looking at it more closely, but it's not going to be  
 13 100 feet. I mean, that's probably the right answer.  
 14 MS. MENENDEZ: But this one wouldn't be able to do  
 15 a PAD?  
 16 MR. TRIAS: No.  
 17 MS. MENENDEZ: It's not that big.  
 18 MR. TRIAS: Right. It has to be an acre. PAD is  
 19 very rare. It has to be an acre. It happens once in a  
 20 while. So what happens is, that in addition to that, we  
 21 have MF2, which has some specific requirements that  
 22 allows for less than 20,000 square feet parcels to be  
 23 taller than 45 feet. We are reviewing that. We are  
 24 reviewing the MF2 requirements because they are very  
 25 confusing.

1 MS. ANDERSON: I would like to see the LEED  
 2 requirements included in the structures.  
 3 CHAIRMAN AIZENSTAT: The LEED requirements are  
 4 included or  
 5 MR. TRIAS: Yes. The LEED requirements are  
 6 included. They're a condition of approval.  
 7 MS. ANDERSON: They're a condition of approval,  
 8 but I mean incorporate it into the structure itself.  
 9 I've seen designs that do it. They do it well, as  
 10 opposed to an afterthought.  
 11 MR. TRIAS: What you're saying is that it has to  
 12 be done exceptionally well, okay.  
 13 MS. ANDERSON: Do it exceptionally well, instead  
 14 of, you know, doing recycling on the site. We're  
 15 specifically looking for the type of amenities that the  
 16 next generation wants to have.  
 17 MR. TRIAS: We could have a discussion on that  
 18 immediately on that topic with the applicant to see what  
 19 their plan is, if you would like, and then present it to  
 20 the Commission, and the applicant could explain it to  
 21 the Commission.  
 22 MR. NAVARRO: What we could do between now and the  
 23 next meeting in July, we can create-- we did this one  
 24 for a project. We can create kind of a LEED checklist  
 25 of some of the items. So if the Board would like us to

1 focus on whether it's energy conservation or water  
 2 conservation, we can put together a list of items and  
 3 present that to the Commission as things we would commit  
 4 to from the LEED checklist.

5 MS. ANDERSON: Yeah. I mean, for instance, the  
 6 catchment of rainwater. You're going to have to build  
 7 that into the design. So it's not going to be an  
 8 afterthought type of thing that you can do. You have to  
 9 allow for those types of catchment areas. I've done my  
 10 share of research on that when I was on the  
 11 Sustainability Board. I showed the Board a number of  
 12 designs that could be put into a structure, and it  
 13 blends in very nicely, and that way you're not making as  
 14 much impact on the surrounding water and sewer system,  
 15 as well. And as well as the solar components, too. So  
 16 I would like to see that included.

17 CHAIRMAN AIZENSTAT: So that would be part of a  
 18 recommendation that you would like to see included.

19 MS. ANDERSON: Right.

20 MR. NAVARRO: I just got a two thumbs up from my  
 21 client in the back.

22 MS. ANDERSON: Okay.

23 CHAIRMAN AIZENSTAT: Would you like to make a  
 24 motion based with that recommendation? Actually, how do  
 25 we proceed with four items or five items.

1 MS. ANDERSON: I see it as if you build it, more  
 2 people will buy it. And during my tenure on the  
 3 Sustainability Board, people specifically said because  
 4 you had charging stations, I purchased one of those  
 5 vehicles, the plug-in type.

6 MR. COLLER: So the first motion would be on E-6,  
 7 which is the Comp Plan Item.

8 MS. MENENDEZ: Are there any changes to any of  
 9 these Ordinances?

10 MR. TRIAS: Yes.

11 MR. COLLER: There's going to be a modification  
 12 when we get to E-7.

13 MR. NAVARRO: That's the one that we're  
 14 withdrawing the request for the rezoning to commercial.

15 MR. TRIAS: Yeah. The land use is the same. So  
 16 we recommend the approval for the land use.

17 MR. COLLER: Mr. Chairman, we need a motion on  
 18 that.

19 CHAIRMAN AIZENSTAT: Rhonda, would you like to  
 20 make a motion with your--

21 MR. COLLER: That would be E-6

22 CHAIRMAN AIZENSTAT: E-6. Would it be appropriate  
 23 to put it on E-6 or E-8?

24 MR. COLLER: Well, I think the condition on the  
 25 LEED would be best on-- I don't know, E-8.

1 MR. COLLER: We really need to-- we held the  
 2 public hearing on all of the items, but now we have to  
 3 have a motion on each individual item and vote on each  
 4 individual item. And I think we could include in anyone  
 5 of these, maybe in the Site Plan as a condition, the--

6 MR. TRIAS: A detailed presentation of their LEED  
 7 plan prior to City Commission approval.

8 MS. ANDERSON: Right. Because you could include  
 9 things like EB ready, electrical. Somebody wants to  
 10 purchase a Tesla. It's not like rewiring the entire  
 11 building.

12 MR. NAVARRO: Yeah. And that's becoming more and  
 13 more--

14 CHAIRMAN AIZENSTAT: That's actually more  
 15 prevalent today that they have mobile charging stations  
 16 within the parking.

17 MR. NAVARRO: And they're putting them in like the  
 18 premiere spaces. So you're like incentivising people to  
 19 get these energy--

20 MR. COLLER: And there was an Ordinance adopted  
 21 with regard to requirement-- I'm not sure if it's  
 22 applicable, but there was an Ordinance with regard to  
 23 the number of spaces provided.

24 MR. NAVARRO: And I think we're complying with  
 25 that, too.

1 CHAIRMAN AIZENSTAT: Okay. Is there a motion on  
 2 the first item, which is E-6?

3 MS. MENENDEZ: I still have a little concern with  
 4 the configuration of the site, but I think that the  
 5 applicant has done a really good job in trying to  
 6 address everything.

7 Julio, what do you think of the design that's  
 8 been-- you being one of our architects or maybe wait, I  
 9 think he's our only architect left.

10 CHAIRMAN AIZENSTAT: Well, there's two. One is  
 11 not here.

12 MR. GRABIEL: I have a problem with the Site Plan,  
 13 too. An arcade, to me, is to receive people who are on  
 14 the sidewalk and want to get out of the sun. Here we  
 15 have a green swatch wrapping around the arcade. So  
 16 either the green doesn't make sense or the arcade  
 17 doesn't make any sense. The arcade works well on the  
 18 north side, on Calabria. But on the other side, it's  
 19 just like a porch. It's really not an arcade. I know  
 20 it's there, because of the Mediterranean Architectural  
 21 requirement, but to me it's a waste of an arcade.  
 22 Either the green shouldn't be here, or the arcade should  
 23 be next to the sidewalk. It's an odd condition.

24 MR. TRIAS: It is. And I think that your analogy  
 25 that it's like a porch is actually true, because it

1 works and it really functions more like a porch in that  
2 street. And those are the green, remember, that we had  
3 this 10-foot green requirement to try to-- just  
4 throughout the North Ponce. That was one of the ideas.  
5 So that is why you have it, and it's certainly not a  
6 pure urban building like you would describe a particular  
7 arcade. So those are the subtleties of the Site Plan.  
8 I think you should consider that it's a little bit  
9 different.

10 CHAIRMAN AIZENSTAT: Can we make a recommendation,  
11 something for that arcade at this point?

12 MR. TRIAS: Well, you have.

13 MR. GRABIEL: It's an open space that has to be  
14 there or it has to be a green space between the arcade  
15 and the sidewalk?

16 MR. TRIAS: It has to be green. And that's part  
17 of the idea of the garden apartment them that is the  
18 historical building type of the North Ponce. So that's  
19 what happens. And I really think that the analogy of  
20 the porch is probably better. I mean, it's more like a  
21 porch, because it is-- it is live/work downstairs. It's  
22 not a High Intensity Commercial

23 CHAIRMAN AIZENSTAT: And for pedestrian traffic,  
24 how does it affect--

25 MR. TRIAS: It provides access and certainly-- but

1 time because we're supposed to adjourn by 9:00?

2 MS. MENENDEZ: I'll move it.

3 MS. VELEZ: Second it.

4 CHAIRMAN AIZENSTAT: Until what time?

5 MS. MENENDEZ: What do you say?

6 CHAIRMAN AIZENSTAT: I would say until 9:30 so we  
7 don't have to do it twice.

8 MS. MENENDEZ: Okay.

9 CHAIRMAN AIZENSTAT: Is there a motion?

10 MS. MENENDEZ: Motion.

11 MS. VELEZ: Second.

12 MR. COLLER: We can do a voice vote on that if you  
13 like.

14 MS. MENENDEZ: All in favor?

15 CHAIRMAN AIZENSTAT: All in favor, Aye?  
16 (All members voted Aye.)

17 CHAIRMAN AIZENSTAT: It's unanimous.

18 MR. NAVARRO: Just on that issue, because I was  
19 talking to Daniela. And, Julio, I think that's a very  
20 good point. I think one of the things we were trying to  
21 do was provide some open space in that area to create a  
22 sense of place for the entrance. But, also, you know,  
23 visually when you're driving, we were trying to move the  
24 building back a little bit.

25 CHAIRMAN AIZENSTAT: You're trying to separate it.

1 I can't imagine having thousands of people walking  
2 through this site. I mean, the nature of the site is  
3 much more residential.

4 CHAIRMAN AIZENSTAT: Did the Board of Architects  
5 have any comments?

6 MR. TRIAS: They approved it. I don't remember  
7 the specific discussion.

8 MS. ANDERSON: Julio, my only comment about the  
9 porch affect is I'm a little biased being a dog walker.  
10 It starts raining, I love those porches.

11 MR. GRABIEL: I have no problem with the porch.  
12 It's just that it is separated from the situation. So  
13 you're either on the sidewalk or you're on the porch  
14 arcade.

15 MS. ANDERSON: Yeah. I noticed it doesn't connect  
16 at the end. We need more pathways to it. Would that be  
17 helpful?

18 MR. GRABIEL: Or more paved area in front. Why is  
19 not the green space requirement on Calabria? I thought  
20 it was all around it. Calabria doesn't have that  
21 10-foot--

22 MR. COLLER: Mr. Chairman, I think we're going to  
23 need to think about doing an extension of our meeting  
24 since we're close to 9:00.

25 CHAIRMAN AIZENSTAT: Is there a motion to extend

1 MR. NAVARRO: Yeah. In talking to Daniela, if the  
2 Board would like us to look at this between now and the  
3 time that we go before the Commission on our First  
4 Reading, we could look at moving the building further a  
5 little bit to the east to create some more park space,  
6 but we have to look at all of those things.

7 MR. TRIAS: If you look at the conditions of  
8 approval, we actually listed that as one of the  
9 recommendations; revised frontage on Calabria Avenue to  
10 better relate to existing multi-family to the north of  
11 Calabria Avenue. And that was one of the-- one of the  
12 issues that happened here is that there were some  
13 modifications to the Site Plan at the very last minute,  
14 and that is the reason why I had recommended a  
15 continuance in the Site Plan. Now, I think that if you  
16 want to make some recommendations, they're anticipated  
17 here already, and whatever we can give them as ideas, I  
18 think the applicant will be happy to follow-up with  
19 that.

20 MR. NAVARRO: Yes.

21 MR. TRIAS: But those are good points. And what  
22 I'm thinking is that-- I think that the porch idea is  
23 actually valuable. It's not a bad idea to think of it  
24 in terms of live/work, and provide that public porch,  
25 you know, to transition from the street.

1 CHAIRMAN AIZENSTAT: It separates it. A lot of  
 2 the buildings that I'm seeing today are running along  
 3 either Ponce or Douglas or LeJeune, they build the  
 4 arcades right up to the street right there, and there's  
 5 no separation. And I know that that was part of the  
 6 Code to do that. But in this particular instance, I'd  
 7 like to have green space that buffers it. To me  
 8 that's-- I'm not an architect so I can't tell you--  
 9 MR. GRABIEL: What is it that you like? You would  
 10 like the green space separating the arcade porch from  
 11 the sidewalk?  
 12 CHAIRMAN AIZENSTAT: Yeah. Which is different for  
 13 me than the projects I've seen. The projects I have  
 14 seen are just concrete right up to the edge.  
 15 MR. GRABIEL: Because they build to the property  
 16 line.  
 17 CHAIRMAN AIZENSTAT: Here, they're giving a  
 18 buffer. They're being considerate.  
 19 MS. MENENDEZ: The arcade that's illustrated  
 20 there, is that for the public or that's on private?  
 21 CHAIRMAN AIZENSTAT: The arcade that's inside I  
 22 would say is more for the work space. But the area  
 23 that's outside I would tell you it's more for the  
 24 public.  
 25 MS. MENENDEZ: Right.

1 study that. We'd have to look at it, which would also  
 2 address your concerns about how we're treating these.  
 3 Right now we have one lot. It's going to have all green  
 4 space behind it, because normally they wouldn't have.  
 5 And that may also free up some more natural light coming  
 6 from the north side. And we'll look at all of those  
 7 concepts as far as moving the building further east.  
 8 And by moving it further east, we should be able to get  
 9 a little bit more park space.  
 10 CHAIRMAN AIZENSTAT: But you're taking away the  
 11 open space on that corner.  
 12 MR. GRABIEL: But you're giving it to the park.  
 13 CHAIRMAN AIZENSTAT: Yeah. You prefer to have  
 14 more space in one area.  
 15 MR. GRABIEL: Absolutely.  
 16 MR. NAVARRO: We'll still have some green space  
 17 there.  
 18 MR. GRABIEL: Right now the building is-- to me is  
 19 pop architecture. You got the Site Plan, and you  
 20 plopped the building in the center and you got green all  
 21 around it, but none of the green is actually a public  
 22 space that has the sense of space. I think that the  
 23 smaller you get the green area in front of the building  
 24 which is not useable, and you give it to the park, which  
 25 is a brilliant idea-- and I commend everybody for doing

1 MS. ANDERSON: But it's useable for the public.  
 2 You know, if it's hot, if it's raining. I mean, I like  
 3 that, as well.  
 4 MR. TRIAS: Right.  
 5 CHAIRMAN AIZENSTAT: It's open, but I think  
 6 they're more going to use it inside. I would tend to  
 7 agree with that.  
 8 Julio, Staff has already made a recommendation.  
 9 MR. GRABIEL: I heard an idea of moving the  
 10 building further to the east to give more space to the  
 11 park.  
 12 MR. NAVARRO: Yes. I think we can do that.  
 13 MR. GRABIEL: I would love that.  
 14 MS. MENENDEZ: You mean like the main park? Yeah.  
 15 CHAIRMAN AIZENSTAT: Can you show us what you  
 16 mean?  
 17 MR. GRABIEL: Instead of being 50 feet, that park  
 18 would then be much longer.  
 19 MS. MENENDEZ: It's 60, though.  
 20 MS. MOTA: 50.  
 21 MS. MENENDEZ: It's 50? They said it was 60.  
 22 MR. NAVARRO: It's 50 by 120. So I guess--  
 23 Daniela I'm going to improvise, but let me know. I  
 24 guess the idea would be that we would move this further  
 25 this way, which would free up space here, and we would

1 that-- the better the project will be, and it will  
 2 improve the neighborhood.  
 3 CHAIRMAN AIZENSTAT: I misunderstood before.  
 4 MS. MENENDEZ: Because a real nice amenity for the  
 5 neighborhood would be some benches.  
 6 MR. GRABIEL: Even a play area. If they want to  
 7 attract families, you've got the play area.  
 8 MS. MENENDEZ: That's true.  
 9 MR. TRIAS: What I would also suggest is that you  
 10 do both sides of the street, and design the both sides  
 11 of the street properly with proper landscaping.  
 12 CHAIRMAN AIZENSTAT: Which street?  
 13 MR. TRIAS: Ponce de Leon and Calabria.  
 14 MR. GRABIEL: I would agree with that.  
 15 CHAIRMAN AIZENSTAT: So you're saying the lower  
 16 part of that diagram?  
 17 MR. TRIAS: Yeah, both Calabria on the north, and  
 18 Ponce and de Leon, as it turns. Both sides of the  
 19 street need to be designed with proper landscaping, and  
 20 needs to be part of the project.  
 21 MR. GRABIEL: We asked that before, and it makes a  
 22 lot of sense.  
 23 CHAIRMAN AIZENSTAT: Yeah, okay.  
 24 MS. ANDERSON: So there's trees on both sides of  
 25 the street, is that what you're--

1 MR. TRIAS: Yeah, and coordinated design for both  
 2 for landscape and sidewalks, et cetera.  
 3 MR. COLLER: So Mr. Chairman, I'm going to just  
 4 ask the Director. That's also part of-- is that E-9,  
 5 the Site Plan.  
 6 MR. TRIAS: Yes. That would be conditions.  
 7 MR. COLLER: So when we get to that--  
 8 CHAIRMAN AIZENSTAT: That's what we have to add.  
 9 MR. TRIAS: Exactly.  
 10 MR. COLLER: So maybe we can start with the Comp  
 11 Plan Amendment first.  
 12 MS. VELEZ: Where do we add my parking concerns.  
 13 I would like to leave more parking for the public.  
 14 MR. TRIAS: Yeah, and that's also in the Site  
 15 Plan.  
 16 MR. COLLER: That's part of the Site Plan.  
 17 CHAIRMAN AIZENSTAT: And the LEED?  
 18 MR. COLLER: And the LEED.  
 19 MR. TRIAS: Okay.  
 20 CHAIRMAN AIZENSTAT: Is there a motion, Julio?  
 21 MS. MENENDEZ: Can I suggest something while we go  
 22 through each of these Ordinances, can we just have Staff  
 23 tell us what their recommendations are, because these  
 24 have changed and they're all over the place.  
 25 MR. TRIAS: Yeah. So the first hasn't changed.

1 MR. TRIAS: No. E-7 is modified only to be the  
 2 Map Amendment.  
 3 MS. VELEZ: So how will it read?  
 4 MR. COLLER: So all E-7 is you're approving their  
 5 withdrawal request of the rezoning request, and  
 6 approving the E-7 limited to extending the North Ponce  
 7 de Leon Boulevard Mixed-Use Overlay District. Would  
 8 that be correctly stated?  
 9 MR. TRIAS: Yes.  
 10 MR. COLLER: Okay.  
 11 MS. VELEZ: So we would remove the words,  
 12 Multi-Family to Distict MF2 to Commercial District C?  
 13 MR. TRIAS: Yes.  
 14 MS. VELEZ: That's it.  
 15 MR. TRIAS: Yes.  
 16 MS. VELEZ: Okay.  
 17 MR. GRABIEL: I move for approval.  
 18 CHAIRMAN AIZENSTAT: We have a motion? Is there a  
 19 second?  
 20 MS. MENENDEZ: Second.  
 21 CHAIRMAN AIZENSTAT: Maria, second. Any  
 22 discussion? Call the roll, please.  
 23 THE SECRETARY: Maria Menendez?  
 24 MS. MENENDEZ: Yes.  
 25 THE SECRETARY: Maria Velez?

1 The First is the land use to mixed-use and Staff  
 2 recommends approval.  
 3 MS. VELEZ: I'll move it.  
 4 MR. GRABIEL: I'll second it.  
 5 CHAIRMAN AIZENSTAT: We have a motion and second  
 6 as written and recommended by Staff. Any discussion?  
 7 Call the roll, please.  
 8 THE SECRETARY: Julio Grabiel?  
 9 MR. GRABIEL: Yes.  
 10 THE SECRETARY: Maria Menendez?  
 11 MS. Menendez: Yes.  
 12 THE SECRETARY: Maria Velez?  
 13 MS. VELEZ: Yes.  
 14 THE SECRETARY: Rhonda Anderson?  
 15 MS. ANDERSON: Yes.  
 16 THE SECRETARY: Eibi Aizenstat?  
 17 CHAIRMAN AIZENSTAT: Yes.  
 18 The second item.  
 19 MR. TRIAS: All right. The second item is the one  
 20 that deals with the Zoning, and the only request now is  
 21 the Map Amendment.  
 22 MR. COLLER: So you're approving their request for  
 23 withdrawal of the rezoning item-- withdrawing the Zoning  
 24 Item 1.  
 25 MS. MENENDEZ: So is E-7 out?

1 MS. VELEZ: Yes.  
 2 THE SECRETARY: Rhonda Anderson?  
 3 MS. ANDERSON: Yes.  
 4 THE SECRETARY: Eibi Aizenstat?  
 5 CHAIRMAN AIZENSTAT: Yes.  
 6 The next item is E-8. Can we go over that,  
 7 please, Ramon.  
 8 MR. TRIAS: Yes. This is the pad, and this deals  
 9 with setbacks, all of the physical design parameters of  
 10 the application. This is one place where we can have--  
 11 MR. COLLER: We can put it there.  
 12 MR. TRIAS: All of those additional conditions, I  
 13 thing that would be the right thing.  
 14 MS. MENENDEZ: Can I ask a question? In the  
 15 previous one that we approved, was there any Staff  
 16 recommendation items here that we needed to add?  
 17 MR. TRIAS: Staff recommended approval to the plan  
 18 amendment?  
 19 MS. MENENDEZ: With no conditions?  
 20 CHAIRMAN AIZENSTAT: The previouis item, if I'm  
 21 not mistaken, Staff was denying because of the change in  
 22 zoning.  
 23 MS. MENENDEZ: So now it's changed.  
 24 MR. TRIAS: But Staff recommended denial for the  
 25 zoning, and approval for the--

1 MR. COLLER: But they withdrew it. What you did  
 2 was, you approved the withdrawal. So there was no need  
 3 to deny the rezoning.  
 4 CHAIRMAN AIZENSTAT: So what would you add in E-8?  
 5 What's appropriate here?  
 6 MR. TRIAS: E-8 is the pad. E-8 would be  
 7 recommended approval with the additional information  
 8 provided by the applicant, and the additional ideas  
 9 recommended by the Board.  
 10 CHAIRMAN AIZENSTAT: Can we go over those, please?  
 11 MR. NAVARRO: I have them written down if that  
 12 helps.  
 13 MS. MENENDEZ: That helps.  
 14 MR. NAVARRO: It would be to specify the LEED  
 15 components that would be provided as part of the  
 16 project; to study the ability to incorporate water  
 17 conservation, and I guess solar energy into the project.  
 18 Study energy conservation and water conversation between  
 19 now and the First Reading so we can specify exactly what  
 20 we're going to incorporate; study moving the building  
 21 closer to the eastern property line in order to increase  
 22 the amount of park space.  
 23 MR. GRABIEL: Do we have any idea how much we can  
 24 move it at this time?  
 25 MR. NAVARRO: I'm not sure yet. They'd have to

1 CHAIRMAN AIZENSTAT: Acceptable to the City Staff.  
 2 MR. NAVARRO: And I give you my word.  
 3 MR. COLLER: Okay. That works.  
 4 MR. NAVARRO: And the last one is to study the  
 5 ability to incorporate shared parking to provide for  
 6 additional public spaces.  
 7 MR. GRABIEL: There's one more. That whatever  
 8 landscaping and urban design occurs on your side of the  
 9 property, is also done on the other side, on Ponce and  
 10 Calabria-- landscaping.  
 11 MR. TRIAS: Both sides of the street need to be  
 12 coordinated. There's a design plan.  
 13 CHAIRMAN AIZENSTAT: There's a Corridor.  
 14 MR. GRABIEL: It's a benefit to the project,  
 15 because all of a sudden you extend the project to the  
 16 other side of the street.  
 17 MS. MENENDEZ: What about the idea of allowing the  
 18 angle to stay which is something that Ms. Velez wanted?  
 19 CHAIRMAN AIZENSTAT: Would it be appropriate here  
 20 or on 9?  
 21 MR. TRIAS: I think on both, but certainly here.  
 22 What I'm thinking is number nine has to be consistent  
 23 with whatever you're asking for Number 8.  
 24 MR. COLLER: I think we'll just incorporate all of  
 25 these in.

1 study it, but they felt pretty good about it.  
 2 MS. MENENDEZ: What would work, Julio?  
 3 MR. GRABIEL: I would like 20 feet. I don't know  
 4 if they can do it.  
 5 MS. MENENDEZ: So it would go from 50 to 70?  
 6 MS. VELEZ: On the park, yes.  
 7 MR. TRIAS: Julio, I think that once they design  
 8 both sides of the street, it would be easier to make  
 9 that determination, because there's also a big historic  
 10 building across the street that we need to think about.  
 11 MS. MENENDEZ: We want a workable park.  
 12 MR. TRIAS: Well, I mean, we need to examine both  
 13 sides of the street.  
 14 MR. NAVARRO: We will move it as much as possible.  
 15 MS. MENENDEZ: I think our instructions maybe  
 16 could be we want a workable park that's going--  
 17 CHAIRMAN AIZENSTAT: Maximize.  
 18 MR. TRIAS: All I'm saying is that I'm  
 19 uncomfortable with saying oh it's going to be 20 feet.  
 20 I don't know.  
 21 MR. COLLER: Really it's moving the building to  
 22 maximize the park area.  
 23 CHAIRMAN AIZENSTAT: Correct.  
 24 MR. NAVARRO: What we won't do is move it two feet  
 25 to comply with your conditions.

1 CHAIRMAN AIZENSTAT: So we have five items, am I  
 2 correct?  
 3 MR. TRIAS: Yes.  
 4 CHAIRMAN AIZENSTAT: The fifth item is that  
 5 parking.  
 6 MR. TRIAS: Yeah.  
 7 MR. COLLER: The shared parking.  
 8 CHAIRMAN AIZENSTAT: No. The fifth item is the  
 9 angle parking. Shared is Number 4.  
 10 MS. MENENDEZ: Maybe something can be done--  
 11 MR. COLLER: I have Number 4 as coordinate both  
 12 sides of the street. So I'm not really sure--  
 13 MR. NAVARRO: We have the LEED as Number 1; the  
 14 moving the building further east is Number 2; study  
 15 shared parking is Number 3; 4 would be the coordination  
 16 of the landscaping on Ponce and Calabria.  
 17 MR. GRABIEL: Both sides.  
 18 MR. NAVARRO: And then I missed five.  
 19 MS. VELEZ: The angle parking.  
 20 CHAIRMAN AIZENSTAT: Five was the angle parking.  
 21 MS. ANDERSON: And then the LEED requirements,  
 22 noted that plug-in ready. You have the electrical  
 23 there so, you know, more and more people can continue to  
 24 purchase--  
 25 MR. NAVARRO: And we'll make sure to include that

1 as part of our checklist.  
 2 MS. ANDERSON: Right. Is there a follow-up  
 3 traffic study required after this?  
 4 MR. NAVARRO: Normally-- I'm going to defer to  
 5 Planning Director. Normally he does put a traffic study  
 6 monitoring condition.  
 7 MR. TRIAS: Yes. It's a standard condition as to  
 8 monitor annually for three years.  
 9 MR. NAVARRO: And this year, is it one year or is  
 10 it three years on this project?  
 11 MR. TRIAS: No. We're going to do the same for  
 12 everybody, three years.  
 13 MS. ANDERSON: I mean, historically, this Galiano  
 14 Corridor is a handy one to go through to go to 8th  
 15 Street.  
 16 MR. TRIAS: Yeah, plus there's some bike plans for  
 17 that whole area. So we need to think about the future,  
 18 and how things-- it's a significant site.  
 19 CHAIRMAN AIZENSTAT: So we have five items here.  
 20 So it was-- Julio, I'm sorry?  
 21 MR. COLLER: So we incorporated both E-8 and E-9  
 22 together.  
 23 CHAIRMAN AIZENSTAT: The motion was made by Julio.  
 24 MS. MENENDEZ: It varies. The first one--  
 25 MR. GRABIEL: Each one of the items is different.

1 cetera. Nothing design oriented. We had discussed the  
 2 design issues lately.  
 3 MS. MENENDEZ: Now, why did you want to continue  
 4 this item originally?  
 5 MR. TRIAS: Because we didn't have all of the  
 6 information on Friday, but they did provide it today.  
 7 MR. NAVARRO: That was the issue that we had with  
 8 the percentage.  
 9 CHAIRMAN AIZENSTAT: We have a motion. We have a  
 10 second. Any discussion? No. Call the roll, please.  
 11 THE SECRETARY: Maria Velez?  
 12 MS. VELEZ: Yes.  
 13 THE SECRETARY: Rhonda Anderson?  
 14 MS. ANDERSON: Yes.  
 15 THE SECRETARY: Julio Grabiel?  
 16 MR. GRABIEL: Yes.  
 17 THE SECRETARY: Maria Menendez?  
 18 MS. MENENDEZ: Yes.  
 19 THE SECRETARY: Eibi Aizenstat?  
 20 CHAIRMAN AIZENSTAT: Yes.  
 21 And the next item.  
 22 MR. TRIAS: And what I would recommend is to  
 23 simply make it consistent with the prior item, in terms  
 24 of conditions and discussion.  
 25 MS. VELEZ: So incorporate the five

1 CHAIRMAN AIZENSTAT: No. No. The one we're doing  
 2 now. We're on E-8.  
 3 MR. GRABIEL: I don't think anyone's made a  
 4 motion.  
 5 MR. AIZENSTAT: I thought there was a motion.  
 6 MR. GRABIEL: No, I don't think so.  
 7 MS. VELEZ: We haven't moved it.  
 8 CHAIRMAN AIZENSTAT: I apologize. I thought we  
 9 did. Is there a motion?  
 10 MS. VELEZ: I'll move it.  
 11 CHAIRMAN AIZENSTAT: We have a motion by Maria. A  
 12 second?  
 13 MS. MENENDEZ: I'll second.  
 14 CHAIRMAN AIZENSTAT: By Maria.  
 15 MS. MENENDEZ: Keep it simple.  
 16 MR. COLLER: And that's the amendment with the  
 17 five items?  
 18 MS. MENENDEZ: The amendments that have been added  
 19 to the Site Plan.  
 20 CHAIRMAN AIZENSTAT: And any Staff recommendation.  
 21 MR. TRIAS: Yes.  
 22 MS. MENENDEZ: And any other Staff-- what are the  
 23 other Staff recommendations?  
 24 MR. TRIAS: Well, it's the typical conditions that  
 25 we talked about like LEED is required, et cetera, et

1 recommendations.  
 2 MR. TRIAS: Yes. That's the easiest way to deal  
 3 with it.  
 4 MR. GRABIEL: I'll move.  
 5 CHAIRMAN AIZENSTAT: Julio, we have a motion. Is  
 6 there a second?  
 7 MS. ANDERSON: Second.  
 8 CHAIRMAN AIZENSTAT: Rhonda, second. Any comment?  
 9 Call the roll, please.  
 10 THE SECRETARY: Rhonda Anderson?  
 11 MS. ANDERSON: Yes.  
 12 THE SECRETARY: Julio Grabiel?  
 13 MR. GRABIEL: Yes.  
 14 THE SECRETARY: Maria Menendez?  
 15 MS. MENENDEZ: Yes.  
 16 THE SECRETARY: Maria Velez?  
 17 MS. VELEZ: Yes.  
 18 THE SECRETARY: Eibi Aizenstat?  
 19 CHAIRMAN AIZENSTAT: Yes.  
 20 Before we adjourn, Mr. Torres, on your property,  
 21 you were asking questions why am I not allowed, so  
 22 forth. I would highly suggest that you meet with Mr.  
 23 Trias. He would be able to answer a lot of questions  
 24 for you, and maybe put you in the right path. Also,  
 25 maybe you want to speak to the gentleman also before us.

1 Okay. I hope that helps.  
 2 MR. TORRES: Thank you.  
 3 MR. NAVARRO: Thank you very much.  
 4 CHAIRMAN AIZENSTAT: Any other items? No. Is  
 5 there a motion to adjourn?  
 6 MS. VELEZ: So moved.  
 7 MR. GRABEL: Second.  
 8 CHAIRMAN AIZENSTAT: All in favor, Aye.  
 9 (All parties answered Aye.)  
 10 (Thereupon, the proceedings were concluded at 9:15  
 11 p.m.)  
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1 CERTIFICATE  
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 4 STATE OF FLORIDA )  
 )  
 5 COUNTY OF MIAMI-DADE )  
 6  
 7 I, ESTELA L. VALLE, Shorthand Reporter and Notary Public  
 8 for the State of Florida, do hereby certify that I was  
 9 authorized to, and did stenographically report the foregoing  
 10 proceedings, and that the transcript is a true and complete  
 11 record of my stenographic notes.  
 12  
 13 DATED this 25th day of June, 2018.  
 14  
 15  
 16 \_\_\_\_\_  
 Estela L. Valle  
 Shorthand Reporter and Notary Public  
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