

**City of Coral Gables
Planning and Zoning Board Meeting
November 12, 2008
Coral Gables City Commission Chambers
405 Biltmore Way, Coral Gables**

Members:	J9	F13	M12	A9	M14	M28	A13	O8	N12	D10	Appointed by:
Eibi Aizenstat	P	E	P	P	P	E	P	E	P		City Manager
Robert Behar	P	P	P	E	P	P	P	P	P		Commissioner Rafael "Ralph" Cabrera, Jr.
Jack M. Coe	E	P	P	P	P	P	P	P	P		Mayor Donald D. Slesnick, II
Jeffrey Flanagan	X	X	X	X	X	X	X	P	P		Commissioner Maria Anderson
Pat Keon	P	P	E	P	P	P	P	P	E		Planning & Zoning Board
Tom Korge	P	P	P	P	P	P	P	P	P		Commissioner Wayne "Chip" Withers
Javier Salman	P	P	P	P	P	P	P	P	P		Vice Mayor William H. Kerdyk Jr.

**P = Present
E = Excused**

City Staff:

Elizabeth Hernandez, City Attorney
Eric Riel, Jr., Planning Director
Walter Carlson, Asst. Planning Director
Scot Bolyard, Planner
Jill Menendez, Adm. Assistant
Dulce Conde, Zoning Technician
Joe King, Zoning Technician
Carlos Mindreau, City Architect
Alberto Delgado, Public Works
Kevin Kinney, Parking

Court Reporter:

Joanne Custin
of Joan Bailey & Associates

(See attached Verbatim Transcript of Planning and Zoning Board Meeting
prepared by Joan L. Bailey & Associates)

Attachments:

- A. 11.12.08 Planning and Zoning Board Meeting - Verbatim Minutes.
- B. 11.12.08 Attendance/Speaker Sign In Sheets.
- C. Document entered into the record by Shirley Maroon – Petition.

1 CITY OF CORAL GABLES
2 PLANNING AND ZONING BOARD MEETING
3 VERBATIM TRANSCRIPT
4 CORAL GABLES CITY HALL
5 405 BILTMORE WAY, COMMISSION CHAMBERS
6 CORAL GABLES, FLORIDA
7 WEDNESDAY, NOVEMBER 12, 2008, 6:00 P.M.

Board Members Present:

8 Tom Korge, Chairman
9 Eibi Aizenstat, Vice-Chairman
10 Robert Behar
11 Jack Coe
12 Jeffrey Flanagan
13 Javier Salman

City Staff:

14 Eric Riel, Jr., Planning Director
15 Walter Carlson, Assistant Planning Director
16 Scot Bolyard, Planner
17 Elizabeth Hernandez, City Attorney
18 Carlos Mindreau, City Architect
19 Joe King, Zoning Technician, Lead
20 Dulce Conde, Zoning Technician
21 Jill Menendez, Administrative Assistant
22 Kevin Kinney, Parking

Also Participating:

23 Mari Molina
24 Burton Hersh
25 Laura Russo, Esq.
Jose Gelabert-Navia
Victor Damian, Esq.
Richard Garcia
Roxcy Bolton
Elizabeth Stone
Lisa Maroon
Zeke Guilford, Esq.
Kimball Woodbury
Shirley Ornstein
Robert Roark
Wayne Block
Yvonne Harrison
Mario Garcia-Serra, Esq.

THEREUPON:

1 The following proceedings were had:

2 CHAIRMAN KORGE: Start the meeting.
3 Would you call the roll, please?

4 MS. MENENDEZ: Eibi Aizenstat?

5 MR. AIZENSTAT: Here.

6 MS. MENENDEZ: Robert Behar?

7 MR. BEHAR: Here.

8 MS. MENENDEZ: Jack Coe?

9 MR. COE: Here.

10 MS. MENENDEZ: Jeffrey Flanagan.

11 MR. FLANAGAN: Here.

12 MS. MENENDEZ: Pat Keon?

13 Javier Salman?

14 Javier Salman.

15 MR. SALMAN: Here

16 MS. MENENDEZ: Tom Korge?

17 CHAIRMAN KORGE: Here.

18 First item on the agenda is approval of the
19 Minutes of the Meeting of October 8th, 2008.

20 MR. BEHAR: Motion to approve.

21 CHAIRMAN KORGE: Moved, any second?

22 MR. COE: Second.

23 CHAIRMAN KORGE: Second. Any discussion,
24 corrections, additions?
25

1 Hearing none, we will take the roll.

2 MS. MENENDEZ: Robert Behar.

3 MR. BEHAR: Yes.

4 MS. MENENDEZ: Jack Coe.

5 MR. COE: Yes.

6 MS. MENENDEZ: Jeff Flanagan.

7 MR. FLANAGAN: Yes.

8 MS. MENENDEZ: Eibi Aizenstat.

9 MR. AIZENSTAT: Abstain, I was not here.

10 MS. MENENDEZ: Tom Korge.

11 CHAIRMAN KORGE: Yes.

12 Are we going to swear in the witnesses
13 first or should we do that before each
14 presentation?

15 There is only one presentation, that
16 requires the swearing of witnesses, right, the
17 first one?

18 MR. RIEL: However you would like to do
19 it.

20 MR. COE: Swear them now.

21 CHAIRMAN KORGE: Well, first, we have a
22 Streetscape presentation.

23 How long is this going to last?

24 MR. RIEL: About ten, fifteen minutes.

25 CHAIRMAN KORGE: Ten, 15 minutes

1 presentation for Streetscape, so let's do that
2 first, and then we can swear in the witnesses.

3 MR. RIEL: The only reason not to swear
4 them in is because somebody might come in
5 later.

6 CHAIRMAN KORGE: Right, and let me remind
7 everybody, anybody who wants to testify on Item
8 Number 6, regarding the plan, a Mixed-Use Site
9 Plan Review and Vacation of Public Alleyway, you
10 need to sign up over here.

11 Hello.

12 MS. MOLINA: Good evening. Are you guys
13 ready for us?

14 Good evening, everyone. My name is Mari
15 Molina.

16 I am the executive director of the Business
17 Improvement District of Coral Gables.

18 As you know, the BID represents all the
19 merchants and property owners of the central
20 core of the business district, and we are here,
21 this evening, to do a brief presentation after
22 about nine months' worth of work.

23 I am going to explain the process shortly.

24 And I want to introduce Burton Hersh, who
25 is the chairman of our Streetscape Advisory

5

1 Committee, but you all should have this piece,
2 hopefully we got this to you.
3 Anyone here in the audience who wants one,
4 I left some up here at the desk with Jill.
5 Basically, if you look at the front page
6 here, and look at the names, we were facilitated
7 by Dr. Chuck Bohl, over at the U.M. School of
8 Architecture.
9 On the team was Burton, our chairperson.
10 We had Jaime Correa, David Plummer on the
11 transportation and engineering front. We had
12 Matt Bukolt, Glenn Pratt, John Fullerton, Jorge
13 Hernandez.
14 And then we had some retail folks, Kerry
15 Newman, with Koniver Stern and two of our own
16 members who served on the committee.
17 Basically, the group looked at kind of the
18 global best practices of what would make our
19 City and our downtown the best that it could
20 possibly be.
21 We did not look at what had been done in
22 the past, in terms of all the different
23 scenarios. At one point there were three
24 alternatives.
25 Basically, we looked at global best

6

1 practices and started from scratch.
2 With that, I would like to turn it over to
3 Burton, so he can go over the design
4 recommendations.
5 CHAIRMAN KORGE: Thank you. Let me just
6 note, for the record, that Javier Salman has
7 arrived.
8 MR. HERSH: Thank you very much. This --
9 the BID through its Streetscape Committee, after
10 studying, as Mari Molina mentioned, the
11 different aspects, did come up with a design for
12 its vision of Miracle Mile, and also Giralda,
13 and we looked at lots of precedents, like this
14 being Aix en Provence in France.
15 I'm just going to go through this very
16 quickly.
17 But we looked at a lot of very successful
18 streets, and we also went through numerous
19 designs, alternate designs, in order to come up
20 with our final recommendations.
21 We looked at the street sections, for
22 example.
23 And one of the things that we noticed, for
24 example, on Miracle Mile, currently 80 percent
25 of Miracle Mile is dedicated to vehicular

7

1 transportation and 20 percent for pedestrian.
2 So we are talking -- one of the things we
3 tried to do is get closer to a 50-50 ratio for
4 the street, and this is actually the current
5 right-of-way, which is actually 75-25.
6 Actually this is Giralda, excuse me.
7 Giralda is 75-25 and 80-20 for Miracle Mile.
8 And we looked at the street section of what
9 we need to handle people walking back and forth.
10 We looked at various street furniture,
11 treatments, again, some of the things that have
12 been successful in other places.
13 I am going to kind of go through this
14 quickly.
15 One of the things that we did want to
16 accommodate, we wanted to try to get kiosks and
17 some uses more on the right-of-way that we
18 thought would help animate the street.
19 And because, in the end, what we see of
20 Miracle Mile is a place where people want to
21 come down and walk, a destination.
22 And, in order to do that, we thought having
23 outside dining areas on the street, some
24 examples like this in other cities, something --
25 you know, maybe something not quite a hard

8

1 structure, but a soft structure with fans,
2 color, again, to animate the street and these
3 are just some.
4 Another problem that we saw with the
5 Streetscape, our final recommendation was to go
6 to parallel parking.
7 One of the things that happens with
8 parallel parking is that it puts a greater
9 burden, because there's just less spaces. We
10 are going to lose about 80 to 90 spaces and you
11 have situations like this, these blank
12 connections between parking and the street, and,
13 you know, these connections could be enhanced
14 and that, we believe, would help to mitigate the
15 loss of parking.
16 For Giralda Avenue, which is Restaurant
17 Row, and this is just the 100 block, the BID has
18 recommended a shared Streetscape.
19 This is currently Giralda, and as you can
20 see, it is mostly street. It is difficult for
21 just two people to walk by. This is a planned
22 view of it. It is currently 25 pedestrian and
23 75 percent for vehicular traffic.
24 Our recommendation is a shared street
25 system.

9

1 A shared street, according to the best
2 practice for shared streets, is a street that
3 has actually no elevated curb.

4 So, instead of having an elevated curb, you
5 would just see a material line. Everything is
6 at the same level.

7 And what we would do is we would use bowers
8 to mark where cars would be, and at certain
9 times we could cut off the street and just --
10 and make it something that can be used for an
11 event, or you can have just normal parking, and
12 you would mark it with bowers and things and
13 outside dining areas.

14 This is a rendering of what we believe it
15 could look like.

16 On Miracle Mile, the solution that the BID
17 picked, was to go to parallel parking, to widen
18 approximately twelve feet each side additional
19 space, to give approximately 20 to 22 feet,
20 which could be used for the public, and would
21 end up being something like a 60-40 ratio.

22 These were just some sketches.

23 One of the things that you will notice is
24 that we are going to need some help from
25 Planning, because there are some zoning issues

10

1 that currently would not be allowed to be done.

2 We would also like to have some uses that
3 could be, like we could have at night, like
4 maybe music venues for more adult, maybe later
5 night types of activities, which we believe,
6 would support the Mile as a destination, a place
7 where people would want to come and take a walk
8 and spend some money.

9 These are some of our -- we hope that we
10 can get some type of reaction from the Board
11 conceptually in support of what we want to do.

12 CHAIRMAN KORGE: Thank you. Is there any
13 action we need to take, at this time?

14 MR. RIEL: No, Mr. Chair. The BID is just
15 looking for any comments, suggestions.

16 There's no formal recommendation required.

17 They just want to come to the Planning
18 Board prior to going to the Commission and
19 presenting the plan.

20 MR. HERSH: Well, actually, we would like,
21 maybe, something, a feeling of the Board. Do
22 you think we are going in the proper direction?

23 We understand we are not here for anything
24 official, but --

25 CHAIRMAN KORGE: Is there a motion to

11

1 support the presentation?

2 MR. BEHAR: I make a motion to support it.
3 I would like to have some comments.

4 If we need to open up for us, I make a
5 motion to support the presentation.

6 CHAIRMAN KORGE: Okay. Is there a second
7 and then we can have a discussion?

8 MR. AIZENSTAT: I would second that.

9 CHAIRMAN KORGE: Second.

10 We have a motion and a second.

11 And go ahead with comments and discussion.

12 MR. COE: Mr. Chairman, if I may, with
13 reference to the Giralda one, I have no problem
14 with, but I am most concerned about Miracle
15 Mile.

16 Taking away parking spaces, I think, is a
17 recipe for disaster, when you also include that
18 with parallel parking.

19 Most people in Florida do not know how to
20 parallel park, and that is pretty obvious.

21 And what you are going to have, is, you
22 know, we lost a lane when they put the median
23 in, and what you are going to have, which you
24 have now, is two lanes in each direction and the
25 inner lane, before you get to the parking

12

1 spaces, will now be perpetually stalled with
2 cars, trying to figure out how to parallel
3 park.

4 That is problem number one.

5 MR. HERSH: May I respond?

6 MR. COE: Problem number two --

7 Okay, if you want.

8 MR. HERSH: You know, we -- I appreciate
9 what you are saying, and it is certainly true.

10 To mitigate that, what we have done is the
11 parallel parking that we're anticipating is an
12 elongated parallel parking, and someone can
13 just, actually you don't have to back into, you
14 go to it frontwise.

15 And, in addition to that, and to the type
16 of parking that we have being much simpler, the
17 angled parking is extremely dangerous,
18 particularly when backing out.

19 If you're trying to back out of an angled
20 spot and you have someone to your right, you are
21 completely blind.

22 Not only do we believe that the parallel
23 parking spaces are somewhat easier to -- not
24 quite as easy as the angled space, but not
25 something that you have to back into, but far

13

1 more safer in terms of backing out.
 2 MR. COE: But, the other point I have is
 3 the loss of parking spaces.
 4 MR. HERSH: Right.
 5 MR. COE: I suppose the trade off is people
 6 are going to go into these garages, and they are
 7 going to park in the garage.
 8 MR. HERSH: Yes.
 9 MR. COE: That is your intent, right?
 10 MR. HERSH: Well, if -- that is the intent,
 11 and there are several things that they are doing
 12 to help that along.
 13 One of them is maybe adjusting the time
 14 that you can spend at a space on Miracle Mile.
 15 The other thing to mitigate that is to have
 16 connections that are truly friendly and easy to
 17 use.
 18 MR. COE: What are you going to do, then,
 19 to enhance security in the parking garages?
 20 Every woman I know who lives in Coral
 21 Gables refuses to use any of the parking
 22 garages, because they feel that their safety is
 23 in peril.
 24 MR. HERSH: You know, one of the great
 25 things about Miracle Mile is it has a central

14

1 valet system.
 2 You can park your car at Tarpon Enc and you
 3 can pick it up at the other end of Miracle Mile,
 4 and it is really a great service.
 5 People that have that fear, they can use
 6 it.
 7 MR. COE: So, your answer is they can valet
 8 park at \$10 or \$20 --
 9 MR. BEHAR: No, no, it's not --
 10 MR. HERSH: No, it is not \$20.
 11 But, in addition to that, I think that we
 12 have to work at, you know, trying to fix it.
 13 That is a good point.
 14 MR. COE: Okay.
 15 MR. BEHAR: Burton, I want to commend you
 16 guys for taking on this study. I am very
 17 pleased to see this.
 18 About ten years ago, I had the option or
 19 the pleasure of working with Einstein Bagels and
 20 Starbucks, and I went to the City and we were
 21 trying to get outdoor seating, and at that time
 22 it was completely denied.
 23 We -- I had to go back to my client and
 24 tell them I had to carve 625 square feet of
 25 space to create outdoor seating.

15

1 Today, the exact corner is one of the most
 2 used outdoor space in the whole Mile, so I am
 3 very pleased.
 4 This past Saturday night I was -- at 10:45
 5 I came over to both Houston's -- and it was
 6 closed. They did not want to serve, it was
 7 already 10:45.
 8 And I went across to Morton's, and they
 9 also were closed.
 10 We are losing a lot of clientele that are
 11 heading over to Mary Brickell Village.
 12 MR. HERSH: Yes.
 13 MR. BEHAR: And I think we are making a big
 14 mistake by not letting those restaurants go a
 15 little bit longer, have the possibility to stay
 16 open.
 17 I do agree with you that we are in a
 18 climate, that for the most part of the year we
 19 have a very nice outdoor, especially in the
 20 evening, sitting area.
 21 And the best way, in the Champs-Elysses in
 22 Paris, and in all the cities throughout the
 23 world, the best examples where you have those
 24 situations where you promote to have outdoor
 25 seating. I am very encouraged, and I would

16

1 support, even the reduction of the parking, to
 2 be able to have more space to sit.
 3 I think that we are moving in the right
 4 direction.
 5 Again, I commend you guys, and I will
 6 support this process.
 7 MR. HERSH: Thank you so much.
 8 MR. AIZENSTAT: Did you go ahead and take a
 9 look at Las Olas Boulevard, at the way they do
 10 their parking? Because it seems very similar
 11 to what you want to go ahead and do.
 12 MR. HERSH: We did look at Las Olas, and
 13 actually, there was one slide --
 14 MS. MOLINA: We had some slides.
 15 MR. HERSH: We have some -- I rushed
 16 through it because I was so conscious about
 17 taking the Board's time.
 18 And if you look, actually we can give you
 19 -- we will present a copy for the Board of our
 20 presentation.
 21 We did look at Las Olas -- we did look at
 22 Ft. Lauderdale. We looked at South Miami, and
 23 actually, we had a fantastic photograph of
 24 before and after of South Miami, which was just
 25 breathtaking, in the difference.

17

1 Unfortunately, I rushed through it. But I
2 will give you copies.

3 MR. AIZENSTAT: I think South Miami has a
4 wider street to deal with than --

5 MR. SALMAN: No, it doesn't.

6 MR. HERSH: No, actually, it seems that
7 way.

8 MR. BEHAR: Las Olas is one lane.

9 MR. HERSH: Yeah, it's one lane.

10 MR. AIZENSTAT: It appears to be wider.

11 MR. HERSH: Actually, Las Olas is wider.

12 CHAIRMAN KORGE: I like it too, very much.
13 I think it's a big improvement.

14 I am sure that there will be objections to
15 the loss of parking.

16 But recall, you may recall, that when the
17 median went in at Miracle Mile, there was an
18 uproar about how this was going to, you know,
19 ruin the business and it didn't. I think it was
20 a big improvement. It makes the street more
21 liveable.

22 It requires, obviously, some coordination
23 respecting the parking and access to the parking
24 and signage, so people will know where to go to
25 park for Miracle Mile.

19

1 I think that the solution lies, as you
2 brought out, in the connection of the street
3 back into the parking in a way that is user
4 friendly, well lit, and I think the increase in
5 activity of people using that will help
6 mitigate, also, some of the concerns people have
7 about having to park in a lonely parking garage
8 if everyone is using it.

9 The use of the valet, and I think that -- I
10 saw your presentation on line, the creation of
11 certain valet stations throughout the design
12 really will address a lot of those issues. So,
13 I commend you, and I am 100 percent behind you.

14 MR. HERSH: Thank you so much.

15 MR. FLANAGAN: I think it's a great plan.

16 I was concerned about the parallel parking,
17 just with the amount of traffic that uses
18 Miracle Mile.

19 I know the parallel parking on Sunset Drive
20 in South Miami really slows the traffic down
21 during rush hour.

22 If you spend any time there you will see
23 what a log jam is created, but when I hear you
24 say you are going to do elongated spaces, that
25 will make it much easier to get in and out of,

18

1 Presumably that can be done without great
2 difficulty.

3 The other observation I would make is that
4 you might want to consider the possibility of
5 using pavers on Miracle Mile as well.

6 I know you would still have the curb,
7 because you don't want people walking into
8 Miracle Mile.

9 But, the pavers or cobblestones, something
10 to that effect, though they are a little more
11 costly, would slow down the traffic some more,
12 which would make it more conducive to
13 pedestrians as well.

14 MR. HERSH: Actually, we have a couple of
15 things that we want to do to slow traffic down a
16 little bit.

17 CHAIRMAN KORGE: Yeah. Great plan. I like
18 it. A big improvement.

19 MR. HERSH: Thank you so much.

20 MR. SALMAN: Burt, I want to commend you
21 and the BID for a very well thought out concept.

22 It takes into account a lot of the issues
23 that are going to be critical to getting it
24 passed, one of which is that reduction in
25 parking.

20

1 hopefully that will help a little bit.

2 MR. HERSH: Thank you. And I do hear the
3 comments on the parallel parking and reduction,
4 and there are some things, additional things,
5 that we can do to present, not just to this
6 Board, but to help with those concerns.

7 CHAIRMAN KORGE: Well, did you look at the
8 alternative of no parking on Miracle Mile?

9 MR. HERSH: We did, but we were afraid to
10 walk outside after that.

11 CHAIRMAN KORGE: Because, you know, there
12 is absolutely no parking on Miracle Mile,
13 actually, in the long run, it might work much
14 better.

15 MR. SALMAN: I beg to differ. In the
16 developing of a Streetscape, you want to have
17 the activities of the cars moving and parking,
18 and also that those cars park create a sense of
19 security for the people walking.

20 If they are walking next to moving traffic,
21 that becomes a little bit more daunting on the
22 street that has the kind of traffic flow that
23 Miracle Mile has.

24 On Giralda, it's a lot less intense,
25 especially if you go through the expense of

21

1 treating the surface of the street with
2 cobblestones and creating a whole lot of
3 barriers, it's going to be very unfriendly for
4 cars. But it is in a section that you could
5 easily fill with people, whereas that is not the
6 case necessarily with Miracle Mile.

7 MR. HERSH: I think it adds a little
8 animation, and again, we have to work with
9 parking.

10 I think if we adjust some of the time that
11 you can stay at a meter, because what you want
12 to do is, you want to provide a way that people
13 can come, park, run into a store, pick up
14 something and leave. That is what those are
15 for. We can do things that, you know, adjusting
16 the time, I think that would help mitigate that
17 loss.

18 MS. MOLINA: I just want to add one more
19 thing, as a lay person, sitting through these
20 sessions with the design team, including David
21 Plummer, who looked at a lot of these questions
22 for us, I learned the fact that slowing traffic
23 is a good thing, not a bad thing.

24 If we look at Sunset Place, and I grew up
25 there, it went from diagonal to parallel.

22

1 And on the weekends, when I go there now,
2 when I actually go to do shopping, traffic slows
3 down to let the pedestrians through because you
4 feel, obviously, the pinch there in the street.

5 So one of the things we do from the
6 merchant's perspective in the commercial
7 district, we want to slow down traffic. We
8 don't want to be just a raceway thoroughfare for
9 cars coming through, you know, east-west.

10 So, when we talk about congestion being a
11 bad thing, it truly not necessarily is a bad
12 thing, especially for our retailers and our
13 pedestrians who feel comfortable crossing the
14 street.

15 MR. BEHAR: One more question, when do you
16 foresee implementing, you know, this becoming a
17 reality?

18 MR. HERSH: Next Tuesday, we are going --

19 MS. MOLINA: On Tuesday we go for the first
20 time publicly before the Commission to present
21 this.

22 We have been working with all the City
23 departments on this.

24 When we met with Public Works, basically
25 their estimate is the earliest we could start

23

1 any construction would be summer of 2011, given
2 all of the work that needs to be done in advance
3 of the project.

4 We would take great pains to make sure we
5 would mitigate any interruptions to business,
6 you know, do a plan, and Burton can speak more
7 to that, but that's basically the --

8 MR. HERSH: One of the things is, we have
9 available monies already that are dedicated for
10 this work. We have to start to spend that money
11 in order to keep it, so we can start the design
12 process now.

13 And, I think by going to the Commission,
14 that will set free the ability to start working
15 on some actual drawings.

16 MR. BEHAR: Is that State money or --

17 MR. HERSH: It's County, I believe.

18 MS. MOLINA: County. The County GOB bonds
19 that we have earmarked.

20 MR. HERSH: We would like to start getting
21 the design going.

22 CHAIRMAN KORGE: We have a motion on the
23 table, so would you call the roll, please?

24 The motion is recommendation in favor of
25 the proposal to Streetscape the two streets we

24

1 are talking about.

2 MS. MENENDEZ: Jack Coe?

3 MR. COE: Yes, subject to my previous
4 concerns. I will wait to see if you can handle
5 those.

6 MS. MENENDEZ: Jeff Flanagan?

7 MR. FLANAGAN: Yes.

8 MS. MENENDEZ: Javier Salman?

9 MR. SALMAN: Yes.

10 MS. MENENDEZ: Eibi Aizenstat?

11 MR. AIZENSTAT: Yes.

12 MS. MENENDEZ: Robert Behar?

13 MR. BEHAR: Yes.

14 MS. MENENDEZ: Tom Korge?

15 CHAIRMAN KORGE: Yes.

16 Thank you very much for the presentation.

17 The next item on our agenda is Application
18 Number 06-08-070-P. Mixed-Use Site Plan Review
19 and Vacation of Public Alleyway at LeJeune Road,
20 Greco and Granello Avenues.

21 Anybody who would like to testify in
22 connection with this, and has signed up to
23 testify, why don't we have them stand up now and
24 swear them in right now, if you would.

25 (Thereupon, the prospective witnesses were

25

1 duly sworn.)

2 CHAIRMAN KORGE: Okay, thank you very
3 much.

4 Mr. Carlson, you're going to give us a
5 presentation?

6 MR. CARLSON: Actually, I believe the
7 Planning Director has a -- if you can bring up
8 the Power Point, I would appreciate it.

9 MR. RIEL: Mr. Chair and members of the
10 Board, members of the public, and those
11 watching, I just want to kind of give you an
12 overview before Walter gets into his
13 presentation.

14 The DY applications that are scheduled for
15 City review, there are three separate
16 applications, a Mixed-Use Site Plan Application,
17 Vacation of a Public Alleyway, and a land swap
18 on LeJeune Road, which has to do with City
19 Parking Lot Number 31.

20 The first two applications are subject to
21 the Board's consideration this evening, the
22 Mixed-Use Site Plan and Vacation of public
23 alleyway.

24 The land swap issue is a procurement issue,
25 and is not under consideration this evening,

26

1 requires no input from this Board and will be
2 considered by the Commission with the other two
3 applications when they go forward.

4 I just want to clarify that for the record,
5 and make sure everybody understands that.

6 CHAIRMAN KORGE: Can I ask you a quick
7 question about that?

8 MR. RIEL: Sure.

9 CHAIRMAN KORGE: If the land swap is
10 disapproved, would the whole project come back
11 here again?

12 MR. RIEL: My assumption is, if the land
13 swap is not approved, the project will not be
14 able to proceed forward based upon the site plan
15 presented.

16 CHAIRMAN KORGE: Just out of curiosity, why
17 wasn't the land swap handled first, before it
18 came to us?

19 MR. RIEL: The issue is, the issue of the
20 three applications went to the Commission a
21 number of months ago.

22 And the applicant asked that to be able to
23 go through the three applications at the same
24 time.

25 The Commission agreed to that. They did

27

1 identify certain issues that they wanted looked
2 at, but that is the way the Commission wanted to
3 proceed forward.

4 All three of these applications will go to
5 the Commission, obviously depending upon your
6 recommendation at the December 16th meeting.

7 With that, I'll turn it over to Walter.

8 MR. SALMAN: But we are not to rule or make
9 any determinations --

10 MR. RIEL: No.

11 MR. SALMAN: -- with regard to the land
12 swap?

13 MR. RIEL: Right. The staff report which
14 you have before you this evening only has and
15 was only advertised for the Mixed-Use Site plan
16 and the alley vacation.

17 CHAIRMAN KORGE: But, this the proposal
18 assumes that the land swap would occur because
19 the design is built around the land swap.

20 MR. RIEL: Absolutely. When it goes to the
21 Commission, the first thing on the agenda will
22 be the land swap issue, because, obviously the
23 City is the landlord, and then the site plan and
24 the alley vacation will then follow.

25 MR. SALMAN: Just for clarity, this is the

28

1 part that was deferred from our last meeting?

2 MR. RIEL: Yes. Yes, it was. And for
3 purposes of -- the staff report did not change.
4 The information remained the same.

5 We did update different comments that we
6 did receive, since the last meeting. Those have
7 been concluded.

8 We have not received any additional
9 comments, since the packet went out last
10 Thursday.

11 Walter?

12 MR. CARLSON: Okay. Thank you very much.

13 As Eric indicated, this project is referred
14 to as a DYL Merrick MXD.

15 The project is located in the industrial
16 district, approximately one block south of the
17 Village of Merrick Park.

18 The property is zoned commercial, along
19 LeJeune Road and industrial along Granello and
20 Greco Avenues.

21 The project is located within a mixed-use
22 overlay district, and is approximately 2.3 acres
23 in size.

24 A public alleyway bisects the property from
25 north to south. And the property is currently

29

1 occupied by low-rise commercial buildings, and
2 surface parking.

3 This graphic shows the land use
4 designations for the property.

5 The portion of the site which fronts on to
6 LeJeune Road is designated commercial, low-rise
7 intensity, and the remainder of the site is
8 designated for industrial use.

9 As was mentioned, this project lies within
10 an MXD overlay district.

11 There are two districts within the City,
12 one is the north industrial MXD district and the
13 other is the south industrial MXD district.

14 This project lies within the south
15 industrial MXD district.

16 This is a mixed-use project, which consists
17 primarily of office use. There is some retail
18 and restaurant uses and 42 residential units.

19 The maximum of 3.5 FAR is permitted to be
20 developed on the site, and 3.3 -- only 3.35 FAR
21 is being proposed.

22 There are 1,081 parking spaces required for
23 the project and 1,083 parking spaces are
24 provided.

25 That doesn't include the 34 public

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1 replacement parking spaces, which gives a total
2 of 1,117 parking spaces within the project.

3 The proposed public park is not a part of
4 the MXD site plan review, which is before you
5 this evening.

6 This chart compares the height of the
7 proposed project with the height permitted by
8 the Comprehensive Plan and the Zoning Code MXD
9 overlay district.

10 The proposed project is six stories and 77
11 feet along LeJeune Road and eight stories and 99
12 feet for the remainder of the project.

13 The Comprehensive Plan permits six stories
14 and 77 feet along LeJeune Road.

15 And the Zoning Code MXD overlay district
16 allows 77 feet. There is no limitation on
17 stories IN the Zoning Code for the MXD overlay
18 district.

19 The Comprehensive Plan allows eight stories
20 and 99 feet for the remainder of the property
21 and a hundred feet, according to the MXD overlay
22 provisions.

23 Again, there are no maximum stories
24 designated in the Zoning Code for the MXD
25 overlay district.

31

1 Both the Comprehensive Plan and the Zoning
2 Code MXD overlay district provisions are met by
3 this proposal.

4 The Zoning Code MXD provisions are intended
5 to promote unified development, planned
6 development, to encourage public realm
7 improvements, utilize physical characteristics
8 of the site, and create a variety of uses and a
9 walkable pedestrian environment, also it's to
10 promote public transit and a Mediterranean
11 architectural design.

12 A detailed analysis and discussion is
13 provided in the staff report, which is before
14 you this evening, which addresses the project's
15 compliance with the Zoning Code, the mixed-use
16 district purpose and objectives, site plan
17 review use criteria, street and alley vacations
18 requirements issues which have been identified
19 by the City Commission, a traffic study, the
20 proposed public city park, the concurrency
21 management analysis, public school concurrency
22 review, attainable housing, and compliance with
23 the Comprehensive Plan's goals, objectives and
24 policies.

25 It was found that the project is consistent

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1 with the Comprehensive Plan's goals, objectives
2 and policies.

3 It satisfies the site plan review criteria
4 for a proposed MXD project.

5 It satisfies standards for review for the
6 vacation of a public alleyway.

7 The property owner is providing two
8 signalized pedestrian crosswalks with the
9 project. Public right-of-way improvements are
10 provided in compliance with the City's master
11 landscape plan.

12 Additional off-site improvements are being
13 provided, which include landscaping, lighting,
14 street repaving, curbing, crosswalks, drainage
15 and undergrounding of utilities along both sides
16 of Granello and Greco Avenues between LeJeune
17 Road and Ponce de Leon Boulevard.

18 The project provides a residential
19 component and a pedestrian environment, which is
20 in accordance with the MXD objectives.

21 All delivery services, trash pick up and
22 valet parking are contained within the
23 building.

24 It was also found that the project
25 satisfies all the City concurrency standards.

33

1 The applicant has secured Board of
2 Architect review and approval for Mediterranean
3 design.

4 There are no variances requested or
5 required for this project.

6 The applicant has satisfactorily addressed
7 all the City's departments via the DRC process
8 and the applicant is assisting the City in
9 efforts in the promotion of attainable housing,
10 which is mandated by the State.

11 The Planning Department is recommending
12 approval of the MXD site plan and vacation of
13 the public alleyway with the following
14 conditions:

15 Those conditions are provided in your staff
16 report, as well.

17 All valet stations, stacking and vehicular
18 circulation must be contained entirely within
19 the building.

20 Payment for the 13 lost on-street parking
21 spaces, the provision of a directional signage
22 plan for on-site and off-site vehicular
23 circulation, no signage permitted above the
24 second floor facing onto LeJeune Road, second
25 floor of the building.

34

1 No building lighting permitted above the
2 second floor facing onto LeJeune Road.

3 No building encroachments permitted on to
4 LeJeune Road.

5 All off-site landscaping shall be irrigated
6 and shall be supplied and controlled from the
7 right-of-way.

8 Two signalized pedestrian crosswalks shall
9 be provided. One of those shall cross LeJeune
10 Road and the other to cross Ponce de Leon
11 Boulevard.

12 FDOT shall review and approve the --
13 approval is required for the proposed
14 landscaping and pedestrian easement along
15 LeJeune Road.

16 The site plan for the public park shall be
17 subject to future City review and approval.

18 Any private use of that public park shall
19 require City review and approval.

20 And finally, as proffered by the property
21 owner, funds are contributed to assist the City
22 in its efforts to promote attainable housing.

23 And that concludes the staff's
24 presentation.

25 We do have a massing study model of the

35

1 building, the proposed building, which we would
2 like to show you at this time.

3 MR. AIZENSTAT: You are taking into account
4 a project that we had approved where the Deel
5 Ford was? So you put that massing there?

6 MR. CARLSON: That's correct. To the south
7 of this site is the Gables Gateway project.

8 I believe the applicant has a lengthy Power
9 Point presentation they would like to provide to
10 the Board.

11 CHAIRMAN KORGE: Are you finished for now?

12 MR. CARLSON: Yes.

13 CHAIRMAN KORGE: Would the applicant like
14 to step forward and make their presentation,
15 please?

16 MS. RUSSO: Good evening, Mr. Chairman and
17 Members of the Board.

18 For the record, Laura Russo, with offices
19 at 2655 LeJeune Road, representing DYL.

20 I am here along with co-counsel, Mario
21 Garcia-Serra of Greenberg Traurig.

22 Representing DYL Merrick Park Development
23 this evening is Vivian Bonet and Alberto
24 DeArmas, and with the architectural team from
25 Perkins and Will, Jose Gelabert-Navia and Ryce

36

1 Stallings, and our traffic engineer, Mr. Richard
2 Garcia.

3 As you heard from both Mr. Eric Riel and
4 Mr. Walter Carlson, we are here this evening
5 requesting a Mixed-Use Site Plan Review and
6 Approval, as well as your recommendation for
7 approval of the vacation of the alley that is
8 currently running north and south and bisects
9 the property.

10 What I would like to do now, is turn this
11 presentation over to Jose Gelabert, who has --
12 and it is not a lengthy Power Point
13 presentation. It is to the point and succinct.

14 Some of the members of the audience, if
15 they attended the neighbors' meeting that we
16 held, may recognize that there are a lot of the
17 same slides, I don't think you call them slides,
18 but from the presentation that we made at the
19 neighbors' meeting, that we held in early
20 September at the Youth Center, in order to
21 dispel some rumors that were going around on
22 this project.

23 Afterwards, we will be happy to answer any
24 questions that the Board may have with respect
25 to the project. Thank you.

37

1 Jose.

2 MR. GELABERT-NAVIA: Can you hear me? Is
3 it working?

4 CHAIRMAN KORGE: Yes.

5 MR. GELABERT-NAVIA: Again, like Laura said,
6 this will not be a lengthy --

7 CHAIRMAN KORGE: I think you need the
8 microphone.

9 MR. GELABERT-NAVIA: This will not be a
10 lengthy presentation.

11 What I would like to do is take a few
12 minutes to take you through the project, and try
13 to explain what we have been doing.

14 Again, we have been working on this project
15 now for over a year. We have met with eight
16 different City boards.

17 We had a meeting with the community, and we
18 have met several times with the Board of
19 Architects, and like Mr. Carlson said, we have
20 gotten approval from the Board of Architects for
21 this project.

22 Again, Mr. Carlson explained to you where
23 the project is. Just to locate you, it is
24 directly south of the Village of Merrick Park,
25 and actually, I was part of the architectural

38

1 team seven years ago that designed the Village
2 of Merrick Park, and it has come a long way
3 since the days when it was the service yard for
4 the City of Coral Gables.

5 Part of what I hope to show you today is
6 that, hopefully, the same thing can be achieved
7 with Greco, Granello and LeJeune, not exactly
8 the most attractive part of the City, at this
9 point.

10 This is, I remember, again, about seven
11 years ago when we did build the Village of
12 Merrick Park, part of the idea is that the whole
13 area around Merrick Park would develop.

14 When we did Village of Merrick Park, the
15 whole notion not only was that it would create
16 development, but it also would act as a catalyst
17 for the area.

18 Just two or three years ago, when the
19 southern part of Merrick Park was rezoned for
20 MXD, again, as Mr. Carlson presented, the whole
21 notion was that you would have a thriving
22 mixed-use district, which, in spite of the
23 economy, it finally seems that it is coming
24 around.

25 I never thought I would say this, but, in

39

1 the last few days, I felt a little bit like
2 Sarah Palin coming out on the news and trying to
3 clarify all the things that she did not say.

4 And, so, if you don't mind, I will start
5 because there has been a lot of rumors about
6 what this project is, and I would like to start
7 by saying the things that it is not.

8 I am sure you have probably heard that this
9 project will involve a number of street
10 closures, especially going from LeJeune over to
11 the residential area.

12 I am saying this, not only to the Board,
13 but to some of the folks that are here, from the
14 neighbors that might not have been at the
15 neighborhood meeting.

16 That, categorically, is not true.

17 Not only are we not opening those streets,
18 we have no authority to open those streets.

19 You might have heard that the project
20 facing LeJeune exceeds the allowable height.

21 The project is 77 feet high, which conforms
22 to the Code.

23 You might have heard that the project has a
24 bunch of subsidized low cost units in it.

25 It does not.

40

1 The project is only 42 units, and the units
2 are luxury housing.

3 You might have heard that the project will
4 obliterate the alley, and that there will be no
5 service alley anymore.

6 As you will see, in the presentation, the
7 service alley is actually being increased by 50
8 percent.

9 There is a land swap involved, and, again,
10 the word has gone out that the City is giving
11 away precious land and is not getting anything
12 in return.

13 That's not true.

14 The City is getting for the parking --
15 surface parking lot that exists right now, it is
16 getting a public park that will be not only paid
17 for by the developer, but the maintenance of
18 that park, in perpetuity, will also be paid by
19 the development.

20 There has been word that there will be a
21 loss of public parking as a result of this
22 project.

23 In fact, when the project is completed,
24 there will be 280 spaces, which will be
25 available to the public.

41

1 There is, again, a rumor that we are going
2 to do all these awful things with the public
3 utilities.

4 The utilities are actually being updated,
5 modernized and buried within the project.

6 And, finally, you might have heard that
7 this project is going to cause an extraordinary
8 hardship and financial burden to the City.

9 There was an economic study done, which,
10 again, I don't know if it is in your hands
11 already, but it has been made available to the
12 City, in which our economic analysis has gone
13 through, in great detail, how this will increase
14 the tax base of the City, increase the number of
15 jobs and offset the taxes for those of us that
16 live in the City of Coral Gables.

17 I won't go in through the zoning analysis,
18 Mr. Carlson already did it, but, again, we are
19 not exceeding, in fact, we are under every
20 single threshold that the MXD Code asks for.

21 This property has been -- a number of
22 people have tried to develop it over the years,
23 and it has been, on the one hand, a very
24 attractive property, and on the other hand, it
25 has been an extremely difficult property to

42

1 develop, primarily because of its shape.

2 As you can see, the property sits on a
3 triangular site, and, again, numerous projects
4 have been proposed, and none have really gone
5 forward, because it has been very difficult.

6 Our client, when they began trying to
7 develop the property, there were two
8 alternatives, either they went strictly by the
9 Code, and, frankly, avoided these eight boards
10 that we have gone through, or really tried to do
11 a project that would lift the spirit of what the
12 MXD district is all about, which is really to
13 enhance the life of the area, to create a vital
14 neighborhood.

15 And that is why we embarked on this
16 project, and the land swap, and the alley
17 vacation.

18 It is interesting, when the Miracle Mile
19 project was presented earlier, actually, I did a
20 similar study twenty years ago.

21 I have been living in this community right
22 now for 28 years, and some of you know that I
23 also teach in the University of Miami.

24 And, one of the things that I teach is
25 actually history of architecture and the history

43

1 of Coral Gables.

2 So, the original Mediterranean Code, and
3 the revisions to the Mediterranean Code, I was
4 part of those two committees, and I was very
5 conscious, when we began designing this project,
6 that it really lived up to the spirit of what
7 George Merrick was trying to do.

8 One of the things that we analyzed is that
9 Merrick had gone through a number of projects in
10 which he was going to go beyond a single-family
11 house and was going to actually propose
12 mixed-use projects, whether it was the Biltmore
13 Hotel or what, to a great extent, became the
14 model for a number of the elements of our
15 project, which is the Segovia Apartments, which
16 is just a few blocks north of our project.

17 We went and we analyzed a number of the
18 elements, and one of the things, and we spent a
19 great deal of time with the City Architect,
20 Carlos Mindreau, to see how we could take all
21 the architectural elements that had been part of
22 the heritage of Coral Gables, and without making
23 a pastiche, somehow incorporate them into our
24 project, the balconies, the changing roof lines,
25 the material richness of Coral Gables.

44

1 The other thing that we did research on and
2 spent some time in is to analyze other mixed-use
3 projects that had been successful around the
4 country, that had a scale similar to our
5 project.

6 And, actually, we went and saw a number of
7 projects in California, besides obviously, some
8 success stories we had here in Coral Gables, in
9 which you have projects that would actually have
10 the richness of the mixed-use, that the Code is
11 spelling out for this area.

12 Now, just to explain a little bit of what
13 the site consists of, our client, DYL, owns
14 everything that you see there in gray.

15 They own approximately 80 percent, maybe 75
16 percent of the lot.

17 Everything, except for the surface parking
18 lot that sits on the northwest corner of the
19 triangle.

20 This is the lot as it looks. I was told to
21 stop referring to these streets as Downtown
22 Baghdad, but, frankly, if you try to drive
23 through the streets, and the potholes and the
24 sidewalks, it is really an area that is in much
25 need of rehabilitation.

45

1 One of the things, and, again, we analyzed
2 by Code, and our client, frankly, said, what are
3 our options?

4 And, one of the things was, okay, what if
5 we did everything exactly by the Code? What
6 would happen if -- the question was asked, what
7 if the land swap doesn't go through? What if we
8 leave the corner with the surface parking lot?

9 Well, what we have there is actually a
10 unique situation with both the zoning and the
11 Florida Building Code create.

12 A situation that, unfortunately, you might
13 have seen in other parts of Coral Gables, such
14 as, to show you where the old Charades
15 Restaurant used to be, or, sadly, the entry to
16 Coral Gables and Miracle Mile, where right now
17 you have two huge blank walls that grace and
18 frame the Pollo Tropical on the corner and the
19 Denny's.

20 We could have had that alternative, and I
21 will show you a diagram of that. I will turn it
22 to how it looked.

23 The other one was, how can we really
24 develop the whole lot, and really turn it into a
25 true mixed-use project?

46

1 We have spent the last year, again, risking
2 that, in fact, if the land swap doesn't go
3 ahead, if the alley vacation doesn't go ahead,
4 we are back to Square 1.

5 First of all, I would like to just show you
6 this diagram of the way the alley currently
7 looks, is what you see there in yellow, and, you
8 know, for those of you that are architects, you
9 know that the reason for alleys, and certainly
10 the reason for alleys in Coral Gables, is that
11 the service is somehow moved away from the major
12 streets and internalized.

13 Right now, there is an alley on the
14 project. What we are proposing, even though we
15 are asking for the alley vacation, is not to
16 eliminate the functions that the alley presently
17 produces and contributes to the site.

18 What we are doing, since, right now the
19 site is not going to be a bunch of different
20 parcels, but, hopefully, will be one single
21 unified parcel, is we are providing a service
22 alley, which is what you see there in green,
23 which is 50 percent longer than the present
24 alley that exists, which will service all of the
25 retail that is on the ground floor.

47

1 This new alley is going to be open 24
2 hours, and one of the things that we have
3 striven for, in the whole project, is to
4 actually internalize all the services, which is
5 something that doesn't occur right now.

6 But, again, just for the sake of argument,
7 we did a diagram of what the project would look
8 like, that corner would look like, the corner of
9 Greco and LeJeune, if we went ahead and designed
10 this project as of right, if we decided not to
11 ask for the land swap, not to ask for the alley
12 vacation.

13 And, again, this would have saved us eight
14 boards and approximately eleven months.

15 We could have had a project in which you
16 would have had a development in the property
17 that our client owns to the east of the alley
18 and another building to the other part of the
19 property that our client owns to the west of the
20 alley.

21 Unfortunately, you would have had two other
22 things. You would have had two blank walls,
23 which, by code, we could not have opened.

24 Not only would we have had those two blank
25 walls, we would have had a situation by which

48

1 the parcel, and we analyzed this, as well, that
2 the City would retain in the development, could,
3 at best, accommodate a single story building.

4 So, the scenario that this property could
5 have had, maybe will have, is that you would
6 have had another Miracle Mile or that you would
7 have had another site like Charades.

8 Instead of that, and that is what we are
9 bringing to you today, and this has to do with
10 the whole site being developed as one, and with
11 the land swap, and I know that this is not going
12 before you today, in terms of the consideration
13 in which what is a liability could be turned
14 into an asset, by developing that corner.

15 We also did a detailed diagram of what that
16 whole block looks like, and the diagram, the
17 animation that Mr. Carlson showed you, showed
18 you our property and also showed you the Gables
19 residential project directly to the south.

20 What was not shown in that animation is
21 what, again, is already zoned as of right for
22 the rest of the property.

23 Immediately to the north of Greco, there is
24 one single property owner that owns all of that
25 property and, as of right, could also develop a

49

1 property in the industrial area, which is a
2 hundred feet high, and, facing LeJeune, he could
3 also lower it to 77 feet.

4 Directly to the south of Granello, next to
5 the Gables residential project, again, that
6 scale of the development could continue and, in
7 fact, projects have been designed for some of
8 those parcels, and are just awaiting for the
9 economy to get better, and, then, they will
10 proceed.

11 But, again, I am showing you this, because
12 you have to get a sense of what this whole area
13 is already zoned for.

14 The other thing, which, actually to my
15 surprise, a lot of people did not realize, is
16 that to the west side of LeJeune, even though
17 what you see there is, right now, single-family
18 -- I mean, single-story commercial properties,
19 that side is zoned for five stories.

20 That, already, the property that is at the
21 corner of LeJeune and Ponce has been developed
22 to that height, but, again, sooner or later,
23 those properties will be developed as well.

24 So, when you think of this area, I think it
25 is important to realize, not only what it is,

50

1 but what it will become.

2 The same way that, you know, ten years ago,
3 if anybody had seen the maintenance yard for the
4 City of Coral Gables, it would have been
5 difficult to imagine that the Village of Merrick
6 Park would have occurred there.

7 This is the way our project looks and,
8 again, our project is scaled up.

9 Facing LeJeune, it is 77 feet.

10 The project is only six stories high,
11 facing LeJeune, and one thing, which, again, I
12 always give credit to our client, because it has
13 been done largely because they believe that this
14 zone should be -- this area should be
15 mixed-use.

16 It does contain a true mixed-use. The
17 ground floor of the project is going to be
18 high-end retail.

19 The next four stories of the project are
20 going to be offices, and the last two stories,
21 last three stories of the project, are going to
22 be residential.

23 This is designed as a living, working
24 community.

25 Not only that, we designed this project to

51

1 be gold, Leed gold. It is going to be also, a
2 centerpiece for sustainability.

3 The first gold may be after Miami green,
4 but the second, I should say, Leed certified
5 project, which is, again, a testament to all the
6 things that we are trying to do, to really make
7 this a sustainable building.

8 The last image that I wanted to show you is
9 the project as it faces the new public park.

10 And, again, like Mr. Carlson said, and
11 Laura reiterated, the park -- and, actually, we
12 are replacing every square inch that is in the
13 surface parking lot, with a park.

14 This is a park that is entirely available
15 to the public. There is absolutely no fences.

16 This is a park that will be designed, right
17 now it has not been designed. It will be
18 designed, if the land swap goes through, with
19 the full involvement, not only of the City
20 staff, the City Parks and Recreation Department,
21 but also with the community.

22 And, again, this will be done at absolutely
23 no cost to the City, entirely paid for by the
24 developer and the maintenance, in perpetuity,
25 will also be done by the developer, and all the

52

1 surface parking spaces are going to be replaced
2 within the building.

3 In addition to that, the City -- not the
4 City, the developer, our client, is also
5 completely redoing Greco and Granello Avenues.

6 That will be, the streets will be totally
7 redone, the sidewalks will be totally redone and
8 there will be landscape provided both on the
9 Greco and the Granello side.

10 So, that concludes my presentation.

11 I will be happy to answer any questions.

12 CHAIRMAN KORGE: Any questions of the
13 applicant at this time?

14 MS. RUSSO: What I would like to do is just
15 state of the record that I have reviewed all the
16 conditions that have been placed of record by
17 staff, and I want to state of record that we
18 accept all the conditions that have been placed
19 on the two applications, and I know there are a
20 lot of people that would like to speak, so we
21 are more than happy to wait to answer questions,
22 you know, as different questions may come up
23 during the different people that are here to
24 speak and what I would like to do is be able to
25 address those questions, if necessary, and be

53

1 called to the podium, or call the appropriate
2 person and reserve time for rebuttal.

3 CHAIRMAN KORGE: That will be fine, but are
4 there any initial questions?

5 MR. BEHAR: I have not seen you do a
6 presentation on the actual building design.

7 Are you prepared to do that today or are we
8 just going to rely on the package that you sent
9 us?

10 MS. RUSSO: Do you have the building
11 design?

12 MR. GELABERT-NAVIA: I have the building
13 design.

14 MS. RUSSO: Do you have the building
15 design? You can go through it.

16 We are prepared. Absolutely.

17 MR. GELABERT-NAVIA: The building, one of
18 the elements that we wanted to do, and, again,
19 there is quite a lot of parking provided.

20 It starts off with, there is a full
21 basement of parking that is available to the
22 public and to the retail, which is accessible
23 through Granello Avenue.

24 The ground floor of the building, again,
25 one of the things that we wanted to do is, you

54

1 see a lot of projects in which you have -- in
2 fact, some of the ones that are going up on
3 Ponce de Leon right now, the typical arrangement
4 is you have a pancake of parking, and then on
5 top of the parking, you have, whether it is an
6 office building or an apartment building,
7 usually the ground floor winds up being quite
8 inhospitable.

9 What we tried to do in here is, as you can
10 see, I am sorry this is not color coded, but the
11 whole building has a ring of retail completely
12 around it.

13 There is no parking on the ground floor,
14 and there is only the entries. There is one
15 that goes down to the basement, to the basement
16 parking, and there is a ramp that goes over to
17 the upper floors.

18 One of the things we tried to do, and I
19 mentioned the thing of the alley before, is that
20 all the service is internalized.

21 The new service alley that you see in it
22 gives access to all the garbage, to Florida
23 Power and Light, so, there is no absolutely no
24 need to have any service on Greco, LeJeune or
25 Granello.

55

1 The next few floors are offices. Again,
2 the offices go all around LeJeune and around
3 Greco and then they turn the corner.

4 And the way we designed the parking is that
5 the levels of the parking line up exactly with
6 the levels of the offices.

7 As I mentioned before, the upper levels of
8 the building have a series of residential
9 units. There is three levels.

10 Because we were required to set back the
11 building from LeJeune Road, what happens is that
12 facing LeJeune, there is actually a very large
13 green, landscaped courtyard, which softens the
14 scale, again.

15 When you look at the roof, the whole thing
16 that you will see is actually green, and then it
17 has a series of two story townhouses that,
18 again, face that side.

19 Again, these are -- I can go back to the
20 renderings but these are the elevations of the
21 project.

22 This is the side that faces LeJeune Road.

23 And, again, the building has quite a great
24 deal of number of stepbacks.

25 We tried as much as possible, again, to

56

1 articulate the function that was behind it.

2 The ground floor is, again, a covered
3 arcade that goes around the whole site, and it
4 has a series of terraces and trellises and then
5 it steps back to the level of the offices from
6 the third to the sixth level.

7 And then what you see there, in the last
8 few stories, are the little townhouses that are
9 on the roof.

10 This is the side that faces Greco.

11 And, again, we created a number of -- there
12 is balconies everywhere.

13 Wherever there is the residential, we
14 stepped it further behind. There are covered
15 terraces, where we have --

16 The elevators were designed so that you
17 have, basically, like a series of almost like
18 houses sitting on top of the building.

19 This is the part that faces the park. The
20 idea there being that there was a restaurant
21 possibly facing the park.

22 Again, you can pretty much see the offices
23 on the first few levels.

24 What you see there, with the balconies and
25 the arcades are over in the residential levels

57

1 on the top floor, and then the area where the
2 parking comes.

3 On either corner, there is a bookend of
4 residential.

5 The whole ground floor is, again, not
6 parking, but is retail. We tried to lower the
7 scale as much as possible of the parking
8 levels.

9 I know there was a concern with providing
10 enough screening in the parking levels from the
11 -- for the cars, for the residential project
12 across the street, and what we have done, I'm
13 sorry you can't see it that well at that scale,
14 but it not only has screens, but it has a series
15 of solid louvers where the headlights are, so
16 that there will be no lights from the cars
17 coming out. You will not be able to see them.

18 And, again, this is a diagram of what could
19 be done without either a land swap or alley.

20 CHAIRMAN KORGE: Thank you very much.

21 Any other questions before we take
22 testimony from the audience?

23 MR. BEHAR: Are we going to come back?

24 CHAIRMAN KORGE: She reserved time for
25 rebuttal.

59

1 owners of -- excuse me, homeowners in the area,
2 all of whom signed a petition, which has been
3 presented to this Board.

4 I assure you, they do not feel they are
5 living in Downtown Baghdad, nor for that matter
6 do they feel that they are in need of
7 rehabilitation.

8 These are citizens of Coral Gables and I
9 think those remarks were just uncalled for, and
10 not only uncalled for, but not true.

11 To the extent that the City of Coral Gables
12 has failed these residents, if they have, by
13 allowing the potholes and garbage and whatever
14 else was referred to, then the City should take
15 care of that and they should take care of it
16 immediately.

17 I am just -- would be flabbergasted if that
18 condition exists and is not corrected, and these
19 citizens of the area are not begging for this
20 development to rehabilitate them.

21 They live in a -- basically a residential
22 area, bounded by some stores, some restaurants
23 on LeJeune, and on the other side an industrial
24 area, which has a maximum house -- maximum
25 development limitation of two stories.

58

1 MS. RUSSO: To answer questions.

2 MR. BEHAR: Are we going to let the public
3 first ask the questions before we, as a Board,
4 discuss it?

5 CHAIRMAN KORGE: Yes. The public can
6 testify now.

7 MR. AIZENSTAT: That way we will have all
8 the input.

9 CHAIRMAN KORGE: Mr. Damian, are you
10 representing a group of the homeowners?

11 MR. DAMIAN: Yes.

12 CHAIRMAN KORGE: Do you want to make a
13 presentation at this time?

14 MR. DAMIAN: I do.

15 Is this microphone working?

16 Prior to the presentation that was just
17 made, I was prepared and would have gone
18 straight to the comments on the staff report and
19 recommendations, but I do feel compelled, before
20 going into that portion, to make a couple of
21 comments on the presentation.

22 And first, I think you might have been
23 struck, as I was struck, by reference to this
24 area as downtown Baghdad.

25 I represent Shirley Maroon and 300 unit

60

1 There is substantial traffic on LeJeune
2 Road that they face. This project will not
3 decrease the traffic, it will not make it
4 better, it will make it way worse.

5 Now, I'm going to refer -- as I say, I am
6 still referring to the comments that were made.

7 The fact that it makes the traffic way
8 worse is going to the part of the presentation I
9 was going to make on staff, because mixed-use
10 development, one of the things it is supposed to
11 do is just the opposite.

12 And, that is not going to occur here, but I
13 will get to that.

14 What will happen here, this is not Baghdad,
15 but it will become Biscayne Boulevard North.

16 What you are going to have is highly
17 concentrated retail stores, right on LeJeune
18 Road, right onto a high traffic area, and that
19 will increase.

20 The retail stores, of course, will make the
21 brake lights go on and the traffic situation
22 that we have on LeJeune Road, going south, in
23 the evening, is going to be substantially
24 worse.

25 They indicate that if they don't do this,

61

1 they are going to do a hundred foot building
2 that is going to be blank walls, and the fact of
3 the matter is, they can't.

4 They have no right. There is no right to
5 mixed-use development.

6 That is why they are here. This Board has
7 to approve it, has to approve the mixed-use
8 development because this is an industrial zoned
9 area.

10 (Applause.)

11 CHAIRMAN KORGE: Thank you, but really, we
12 don't need the applause. Thank you, anyway.

13 Continue, Mr. Damian.

14 MR. DAMIAN: I am glad you said that and I
15 think that is a fact, we don't need applause.

16 I think this is -- we are looking at this
17 in a serious way, but I think there are emotions
18 out there and I think it is sometimes difficult
19 to hold that down.

20 The last comment I have on the comments
21 that were just made is they say, well, 38
22 surface parking spaces are being taken away, but
23 don't worry, we are going to give them back.
24 They can come and valet park, as you indicated,
25 at seven bucks, nine bucks, ten bucks.

62

1 That valet parking is going to be down
2 below surface. There is no nobody in the
3 neighborhood that is going to be not parking at
4 a parking meter in surface parking where they
5 can pull in, put 25 cents in a meter and,
6 instead, park for \$7 to \$10 in this building.

7 That is not going to happen.

8 That is my remarks on the Power Point
9 presentation.

10 Last, I would point out, that this project
11 seems to be tied to the Gables Gateway, because,
12 as you saw, it was part of the presentation. It
13 was part of the presentation because in order to
14 have mixed development work, yet there is a
15 certain critical mass you have to have to reach
16 the goals and the achievements that are set
17 forth in the Coral Gables Zoning Code, which was
18 recently adopted, but which is recognized by
19 architects and land planners and city planners.

20 There are certain reasons for the mixed
21 development, why there are set-offs, why you
22 allow greater density, why you allow greater
23 height, because you get certain things in return
24 from the development, but it needs a critical
25 mass.

63

1 Gables Gateway, which was going through the
2 review process, I don't see that project going
3 forward.

4 I think, I am pretty sure that project has
5 been abandoned, and with the abandonment of that
6 project, the critical mass of -- on your mixed
7 development is out the window.

8 There are two major problems with this
9 mixed development project.

10 First, this planned project that we have
11 here is not your true mixed development.

12 It does not accomplish less traffic. It
13 does not accomplish making this a pedestrian
14 area where people work and shop and live in the
15 same space.

16 It is too small, 42 units, it doesn't do
17 that.

18 You have retail spaces, that are going to
19 be for attraction to people that are going to
20 Merrick Village.

21 Maybe they will stop over here, maybe they
22 will come off US 1, maybe they will stop when
23 they are coming home from work from LeJeune
24 Road, exactly the opposite of what mixed-use
25 development is supposed to be.

64

1 Mixed-use development is supposed to be --
2 supposed to encourage self-contained living,
3 self-contained retail shopping and all the
4 rest.

5 I don't need to lecture you guys on that.
6 Most of you are architects or in the building
7 and development area and know that very well.

8 So, that is the first major problem, it
9 does not achieve the desired development
10 contemplated by mixed-use development.

11 You need to read Section 4.201 of the Coral
12 Gables Code.

13 That 4.201 is the mixed-use development
14 district, and it is, its purpose is to provide a
15 method by which tracts of land -- make tracts of
16 land, may be developed as planned unified
17 projects rather than a lot by lot basis.

18 And, as I said, without the critical mass,
19 what you have here is one large massive big
20 building, that is developed on a building by
21 building basis, exactly the opposite of what you
22 want in the mixed development.

23 Second, it is to provide for residential
24 uses at higher densities in exchange for public
25 realm improvements.

65

1 I have heard nothing about a public realm
2 improvement here, except the phantom park.
3 Where is that park going to be developed?
4 How is it going to be developed?
5 What is going to be in that park?
6 What are the facilities in that park?
7 How is that going to encourage pedestrian
8 use?
9 How is that going to encourage mothers and
10 their children walking from the 42 luxury
11 apartments, and not taking public transportation
12 somewhere else?
13 That park must be a part of this
14 development and of this presentation, because if
15 you don't have that, and the park is two blocks
16 away, three blocks away or the park is not for a
17 purpose that goes along with this development,
18 then you haven't even started to get the A-2
19 requirement, which is you trade off the high
20 density in exchange for public realm
21 improvements, which makes a mixed-use
22 development more attractive.
23 You don't have that here.
24 It provides -- it is to provide maximum
25 design freedom by permitting property owners an

66

1 opportunity to more fully utilize the physical
2 characteristics of the site to modify
3 development regulations and the planning of
4 mixed uses.
5 And that goes along with four, a unified
6 design providing continuity among the various
7 elements, causing a better environment.
8 And again, when you get down to it, the
9 better environment is, a half mile, a quarter
10 mile in each direction, so you don't walk more
11 than a quarter of a mile, that you can live
12 within that area, shop within that area, park
13 within that area, and to encourage public
14 transportation, so that you get less traffic on
15 the surrounding streets, not more traffic on the
16 surrounding streets.
17 What I have heard here is just the
18 opposite. We are going to get more parking,
19 more cars, more traffic on LeJeune Road going
20 in, going out, and then utilizing the retail
21 spaces that are there.
22 That is the organized -- this is Number 6,
23 by organizing appropriate building densities,
24 public transit will be further strengthened as
25 an alternative to the use of private vehicles.

67

1 That is the goal of mixed use. That is the
2 trade off for allowing ten stories and allowing
3 the high density.
4 We are not getting that, that is not
5 addressed. It is not addressed because it is
6 not going to happen.
7 Going to Number 7, increase the choices
8 available for transportation to encourage
9 increased mobility and reduction in
10 transportation expenses.
11 Choices shall include public transit,
12 bicycle and pedestrian circle -- circulation
13 opportunities.
14 Unfortunately, that was totally absent from
15 the presentation, either by staff or by the pin
16 point presentation.
17 Again, the trade-off for mixed-use, this is
18 what the Zoning Code requires for the trade-off
19 for the mixed-use.
20 We will give you the ten stories, we will
21 give you the high density, but you must provide
22 the trade-off.
23 We are not getting it.
24 We go then to staff report.
25 Before we get to staff's report, I just --

68

1 to sum up the -- what the code envisions is walk
2 throughs, bike paths, public transportation and
3 pedestrian use.
4 It would not allow -- mixed development was
5 not provided to allow a developer greater
6 density and height in exchange for nothing, and
7 that is what we are getting for the proposal
8 here.
9 If the Gables development takes place --
10 does not take place, the Gables Gateway
11 development, then this will be a stand alone
12 building.
13 And, you will not only have not
14 accomplished anything, you have gone backwards
15 in planning in Coral Gables.
16 The second problem with this development,
17 and this is where I go to staff, is it's way too
18 premature. They put the cart before the horse.
19 First, I have indicated that the park,
20 which has to be the central element of any
21 mixed-use development, is totally absent in this
22 discussion, except to say there will be some
23 park in the future.
24 We must see the park first, if this is ever
25 going to be allowed.

69

1 I don't think that that little park that
2 they are talking about is going to offset the
3 mixed-use and the high density that we would
4 get.

5 It says in -- on Page 2 of 22 at 3B, this
6 is the staff report, On-Street Parking, payment
7 shall be provided by applicant, successors or
8 assigns according to established requirements
9 for the loss of 13 on-street parking spaces
10 resulting from the project.

11 I assure you the citizens, the residents of
12 this area, are not interested in the City being
13 paid for the loss of the 13 parking spaces, and
14 I have already addressed the developer's promise
15 to give -- offset this loss by providing valet
16 parking or other expensive parking below ground
17 in this project, which is not attractive to the
18 people.

19 The next item is 4B, also on Page 2,
20 Traffic Calming.

21 That is one of the things that is supposed
22 to be done.

23 They say as proffered by the applicant,
24 provide pedestrian crosswalks and signalization
25 at the following street intersections, San

70

1 Lorenzo and Ponce, LeJeune and Greco, all costs
2 for design et cetera, et cetera, will be borne
3 by the developer.

4 But we haven't seen that. We haven't seen
5 what that signalization is going to be. We
6 haven't seen what the traffic calming is going
7 to be.

8 That has to be a part of the presentation.
9 It has to be what is the trade-off for giving
10 them the ten stories and the high density.

11 Public city park improvements, approval of
12 this site does not include -- Number 5 on Page
13 3.

14 This approval of this site does not include
15 the proposed public city park to be located at
16 Greco.

17 Improvements and site plans of the proposed
18 park shall be subject to further City review in
19 the future.

20 That is not acceptable.

21 Request, Page 3. This report doesn't
22 provide any analysis or background regarding the
23 proposed land swap at LeJeune Road, Parking Lot
24 Number 31, to the proposed parking at the corner
25 of Greco and Granello.

71

1 Now, what they are saying is, we are not
2 going into what the City is going to have to
3 approve later, because the City has said that
4 they want to approve that after this project has
5 been approved.

6 It doesn't matter that the City has to
7 approve it later. They have to come to you and
8 say what they are going to do. It is part of
9 the project. They can't just be absent on it,
10 and they are absent on it.

11 They don't tell you what is going on.

12 The staff says that the Development Review
13 Committee approved this project. I was there.
14 It was not approved.

15 What they said was they had no objection
16 for purposes of fire, for purposes of the fire
17 hydrants and various things like that.

18 That is all that the Development Review
19 Committee is saying. It doesn't create a fire
20 hazard. It does not create a situation where
21 fire trucks cannot get in.

22 Compliance with the Zoning Code. They say,
23 again, that the Planning -- this is staff -- the
24 Planning Department, Planning and Zoning Board
25 and City Commission may recommend such

72

1 conditions to the approval that are necessary to
2 ensure compliance with the standard set at
3 3-408, and this is the trade offs, but the staff
4 has not made any such recommendations.

5 And, last, I will go back to on Page 8, the
6 stated purpose of the mixed development, and
7 this is staff, provide a method by which the
8 tracks of land can be utilized for the greater
9 good and provide residential uses at higher
10 densities in exchange for public realm
11 improvements.

12 That is, it comes to the conclusion and
13 they say, staff says, that accomplishes this.

14 And, I would say to you, look at it, I
15 don't think it accomplishes that at all.

16 What is accomplished here, as I said
17 initially, was we are getting one very large
18 ten-story building with a hundred and some odd
19 parking spaces and retail parking down below,
20 with no trade-off coming from the other side,
21 and I think the -- this Board should reject this
22 application in its present form.

23 CHAIRMAN KORGE: Thank you.

24 Any questions at this time?

25 MR. BEHAR: Yes. Just a second.

73

1 For the record, let me clarify something
2 that Mr. Damian, you made, regarding the Gables
3 Gateway project.

4 One, the Gables Gateway project has no
5 ties, whatsoever, to this project.

6 Two, the Gables Gateway project has not
7 been abandoned.

8 In fact, we are going through the
9 permitting process as we speak.

10 And I want you to understand that this
11 project has nothing to do -- and the project,
12 more importantly, has not been abandoned.

13 MR. DAMIAN: Oh, I agree. It has nothing
14 to do with it.

15 MR. BEHAR: I just want to clarify what you
16 put in the record.

17 MR. DAMIAN: My point was Gables Gateway is
18 a separate project, it is not part of this, so
19 it is not part of the critical mass.

20 Whether the Gables Gateway project goes
21 forward, Mr. Behar, I don't know.

22 All I know is that --

23 MR. AIZENSTAT: You said it's been
24 abandoned.

25 MR. BEHAR: You said it has been

74

1 abandoned. I just want to clarify.

2 MR. AIZENSTAT: That is what you said.

3 MR. COE: He did not like your editorial
4 comment about abandonment.

5 MR. DAMIAN: Okay.

6 MR. BEHAR: I just want to clarify the
7 record.

8 MR. DAMIAN: I don't know whether the
9 public does or does not know, but for all
10 intents and purposes, what we see is that the
11 Gables Gateway project was moving along at a
12 very strong pace, and now, all of a sudden, it
13 stopped.

14 Our feeling, the public's feeling, is it
15 was abandoned.

16 It is clearly, I agree with you, not part
17 of the project, but when they did the
18 presentation, it was part of the project. It
19 was one critical mass that they showed you, and
20 they indicated that.

21 I am not saying that it is owned by the
22 same builder.

23 MR. BEHAR: No, I think that their intent
24 is to show you the massing, within the context
25 of this surrounding area.

75

1 MR. DAMIAN: That is right.

2 MR. BEHAR: I don't think -- at least, it
3 is my interpretation, from their presentation,
4 they never intended to mix the two projects
5 together.

6 MR. DAMIAN: The critical mass was the
7 important thing there. And one, I think, is
8 tied to the other in that fashion.

9 MR. BEHAR: Okay.

10 MR. AIZENSTAT: Actually, one of the
11 questions that I was actually going to ask was
12 actually answered, which was, how do you know
13 that that project was abandoned?

14 The other comment, which I would like to
15 make, or ask you is, while I agree that it is
16 not Downtown Baghdad, the street that is there
17 presently is not in great condition.

18 And, I would like to find out from Public
19 Works why there hasn't been certain repairs, and
20 maybe there haven't been certain repairs because
21 of the projects that are going to be coming
22 forward, and it could be money spent on the
23 street and because of certain projects, they
24 deem it to be a waste, or so forth.

25 That I don't know, but that would be

76

1 something that, I, myself, would like to know,
2 as to why.

3 MR. DAMIAN: I guess that is a
4 self-fulfilled prophesy.

5 MR. AIZENSTAT: Right. Well, I am just
6 saying as far as the part about the park, my
7 understanding is that you have to have that park
8 or that land swap the way it is presented to us
9 in order for this project to go forward.

10 My understanding is that if there is no
11 land swap and a park -- and my understanding is,
12 also, that the park has to be on the property,
13 adjacent to this project.

14 And if that's not the case, my
15 understanding is that this project can't go
16 forward, as is, is that correct, Eric?

17 MR. RIEL: That's correct.

18 MR. DAMIAN: Where is it in the staff
19 report that it says that the park would be
20 adjacent to the project?

21 MR. RIEL: The proposed site plan for the
22 remainder of the block includes a blank area for
23 the park.

24 MR. DAMIAN: Is that in the staff report?

25 MR. RIEL: It's actually part of the

77

1 background information. It's in their
2 documents.
3 MR. DAMIAN: Can I see that?
4 MR. RIEL: Sure.
5 MR. AIZENSTAT: Because that is what I saw
6 there when I reviewed it. I did see that park
7 as part of the site plan.
8 MR. DAMIAN: Because the park right now --
9 CHAIRMAN KORGE: If we do approve it, I
10 mean, I understand that will be a condition of
11 the approval.
12 There's not going to be an approval -- if
13 we approve this, assuming we approve this, the
14 park area is a part of that.
15 And without the park area and the
16 improvements to the park area, our approval
17 wouldn't go forward.
18 And if the Commission decides that it won't
19 do the land swap for whatever reason, then our
20 approval will be voided, as I understand it.
21 MR. RIEL: Correct.
22 MR. AIZENSTAT: That's the understanding.
23 MR. DAMIAN: The land swap has to go
24 forward. There is no doubt about that.
25 MR. AIZENSTAT: And a park created.

78

1 MR. DAMIAN: And the park in it.
2 MR. AIZENSTAT: Yes.
3 MR. DAMIAN: What I am saying is, if the
4 park, the manner in which the park is going to
5 be integrated into this development project, is
6 not shown to you, then, they are not showing to
7 you how this total project is going to mitigate
8 against the --
9 MR. AIZENSTAT: Well, I agree with that.
10 From what I heard from the developers, and I am
11 just telling you what I understood, was that
12 they're willing to do whatever the Parks and
13 Recreation Department and whatever other
14 departments deem necessary for that parcel to
15 create a park.
16 Whether that park is going to be passive,
17 whether it is going to be active, whatever
18 equipment is going to be there, whatever staff,
19 which, in my opinion, is the right people to
20 look at a park would be the staff and the Parks
21 and Recreation Department.
22 I was on the Board for the Parks and
23 Recreation for a long time, so if they are
24 willing to agree to that, I am not talking about
25 the project in general, I am just talking about

79

1 the park situation, if they are willing to agree
2 to that, to me it shows that they are willing to
3 do whatever is needed for the park, according to
4 the way they have it laid out here.
5 Correct me if --
6 MR. DAMIAN: Well, no, I agree that they
7 will. They have to. There is no question about
8 that.
9 But, in order to have the mixed-use
10 development, the whole for purpose of this Board
11 agreeing to the mixed-use development, is to see
12 that the total concept all works together and
13 the fact that Parks and Recreation may like a
14 park in a certain spot or in a certain area, or
15 done in a certain way, is not their job, as part
16 of the mixed-use development. That is this
17 Board's job, and without the presentation as
18 part of it --
19 MR. AIZENSTAT: We are looking at the
20 site, the way it is laid out.
21 One of the items, which this Board has
22 always maintained that had they wanted, was a
23 site plan.
24 There have been certain projects that have
25 come before this Board without a site plan that

80

1 I remember.
2 And those projects were, actually, either
3 denied or those projects were sent back, because
4 there was not a site plan that was attached to
5 whatever they were asking for.
6 So, one other question, actually, maybe I
7 should address this to the attorney for the
8 developers, because I do not see a traffic study
9 anywhere in here.
10 There is?
11 MR. COE: No traffic study.
12 MR. AIZENSTAT: I didn't see that.
13 MR. DAMIAN: It is not part of the
14 package.
15 MR. AIZENSTAT: Is it part of the packet
16 that we have?
17 MR. RIEL: No, it is not part of the
18 package because in terms of the quantity and in
19 terms of making copies of that -- but, it is
20 part of the file, it's available for review.
21 But every project that comes through has to
22 have a traffic site.
23 MR. AIZENSTAT: Because I agree with Mr.
24 Damian, that there should be a traffic study
25 done on the project and the property prior, so

81

1 that we can take a look at it.
 2 MR. RIEL: There has been one done. And
 3 the Public Works Department, as a part of their
 4 review, does review it.
 5 And that is how we come forward with
 6 recommendations regarding traffic calming and
 7 other improvements that are necessary.
 8 MR. AIZENSTAT: But we haven't seen what --
 9 MR. RIEL: You haven't physically gotten a
 10 copy of it, no.
 11 We have not, for the past year or two,
 12 provided copies of that, but that is a part of
 13 the application process.
 14 CHAIRMAN KORGE: Does it provide specific
 15 traffic calming measures?
 16 MR. RIEL: Yes, it does.
 17 CHAIRMAN KORGE: So, there are specific
 18 things that would be done.
 19 They are subject to approval of the State
 20 and so forth.
 21 MR. RIEL: Those specific traffic calming
 22 measures are actually shown on the site plan
 23 that you have in this packet here.
 24 MR. AIZENSTAT: But, usually there has been
 25 a traffic engineer on a project this size, that

82

1 has come before us, if the Board has had any
 2 questions and so forth.
 3 MS. RUSSO: We have our traffic engineer
 4 here, Mr. Richard Garcia, and so you know, not
 5 only did we do a traffic report, but based on
 6 comments and additional issues that were raised
 7 at DRC, we then had a supplemental traffic
 8 report responding to issues and the traffic
 9 calming comes from measures, and it comes from
 10 Alberto Delgado, Director of Public Works, along
 11 with the Traffic Advisory Board for this zone.
 12 Some of this are wish lists that the
 13 Traffic Advisory Board has determined needs to
 14 be done in the area.
 15 MR. AIZENSTAT: Okay. So, you have gone
 16 through that process?
 17 MS. RUSSO: We have gone through that
 18 process.
 19 CHAIRMAN KORGE: Where is that shown on
 20 here?
 21 MS. RUSSO: The traffic is imbedded in both
 22 -- I am sure Mr. Delgado and Mr. Garcia would
 23 be happy to answer any concerns.
 24 MR. RIEL: I mean, my preference would be
 25 to have the applicant go through what the

83

1 traffic calming proposal is.
 2 CHAIRMAN KORGE: Okay, that's fine.
 3 MR. RIEL: I am not the applicant. I'd
 4 rather them go through it.
 5 CHAIRMAN KORGE: No, I asked only because
 6 you said it was in here, and I didn't notice it
 7 in here.
 8 MR. RIEL: It is included on the site plan,
 9 basically.
 10 CHAIRMAN KORGE: Okay.
 11 MS. RUSSO: Would you like the traffic
 12 engineer to address any of these issue here?
 13 MR. AIZENSTAT: I mean, there are certain
 14 questions which I have. I just don't know if
 15 it's the right time.
 16 MS. RUSSO: Wherever you're ready, we're
 17 prepared to answer those questions.
 18 MR. RIEL: I don't know if -- We had 20
 19 additional persons that have asked --
 20 MR. AIZENSTAT: Right. No, I understand.
 21 CHAIRMAN KORGE: Well, I'd like to give Mr.
 22 Damian more time. He came here for this very
 23 purpose and --
 24 MR. RIEL: I just want to make sure that,
 25 you know, if questions come up, that staff will

84

1 be able to answer them to the --
 2 MR. AIZENSTAT: It's just that Mr. Damian
 3 has made some points that I feel that if we are
 4 addressing at this time --
 5 MR. RIEL: It is fine to come back to it.
 6 However you would like to do that.
 7 MR. AIZENSTAT: Whatever the Chairman --
 8 CHAIRMAN KORGE: Well, let's address the
 9 traffic now, because I have the same question
 10 regarding what the traffic calming was, the
 11 signalization and was it actually part of this?
 12 MS. RUSSO: I think we are going to allow
 13 our traffic engineer first, and then any
 14 follow-up from Mr. Delgado.
 15 Because it was actually Mr. Delgado, Public
 16 Works Director, that came up with the traffic
 17 calming measures that he wanted, based on the
 18 Traffic Advisory Board.
 19 I am not sure what zone this is, but this
 20 zone had a wish list.
 21 Go ahead.
 22 MR. GARCIA: Good evening, Richard Garcia.
 23 I did the traffic impact report --
 24 MR. DAMIAN: I will interrupt myself until
 25 the traffic report is presented.

85

1 CHAIRMAN KORGE: I am sorry, Mr. Damian, I
2 didn't realize I was interrupting your
3 presentation.

4 If you would like to finish it --

5 MR. DAMIAN: No. That is fine.

6 MR. AIZENSTAT: I thought you were done,
7 and I apologize.

8 CHAIRMAN KORGE: I did think you were done,
9 but if you are not done, really, I'd like you to
10 --

11 MR. DAMIAN: I was done until we were told
12 that --

13 CHAIRMAN KORGE: I would expect you to
14 respond.

15 MR. DAMIAN: Yes.

16 CHAIRMAN KORGE: But if you are done with
17 your initial presentation --

18 MR. DAMIAN: Well, my initial presentation
19 pointed out that there was not this traffic
20 report, nor traffic calming, nor any of it, and
21 now we are going to see it, so I guess I will to
22 make the comments afterwards.

23 I would point out, again, every project
24 that goes forward in Coral Gables, has a traffic
25 study. That is clear.

4

86

1 What is different with respect to the
2 traffic calming and the traffic report that is
3 done when you have a mixed-use development is,
4 it is supposed to be a part of the total
5 project.

6 How in the totality of it, traffic is going
7 to be reduced in the City, and in the totality
8 of it, how we are going to encourage public
9 transportation.

10 And I am looking forward to hearing about
11 that, so I will make my remarks afterwards.

12 CHAIRMAN KORGE: Thank you.

13 MR. GARCIA: I think a copy of our latest
14 study is being submitted. In turn, I will pass
15 it around.

16 Initially, we did the initial traffic study
17 back in May of 2007.

18 Subsequently, your City has reviewed it and
19 had some comments and we met with the City, with
20 Alberto, and they wanted us to incorporate
21 additional intersections and additional
22 analysis, and also to include various committed
23 development projects, which we did.

24 Subsequently, our latest study was done on
25 March of this year, 2008.

87

1 And, probably because of the volume of it,
2 it wasn't included, I would assume.

3 We did look at various intersections and
4 arterials.

5 Just to also remind you, this area where
6 this project lies is part of the City's TCEA,
7 which is a transportation concurrency exception
8 area, so, in reality, the project can't be
9 denied due to traffic concurrency, but, in any
10 regard, we still look at traffic to see if there
11 are any improvements that can be made or if
12 there are any deficiencies that can be improved
13 on.

14 I wanted to -- I don't want to go through
15 the entirety of this report, because it is
16 pretty lengthy.

17 We did meet all the level of service
18 standards and criteria for LeJeune Road, for the
19 intersections, we did five intersections, but I
20 did want to mention that LeJeune Road is a State
21 road, so obviously we are going to need approval
22 from FDOT.

23 I was a former FDOT permits engineer and I
24 was also a former traffic operations engineer.

25 So, I am aware of what they are going to

88

1 look for.

2 Currently, there were some comments made
3 regarding that there is a substantial amount of
4 traffic on LeJeune. Well, it is a State road,
5 so that is its purpose is to carry high volumes
6 of traffic.

7 However, when we look at traffic volume in
8 that segment, it is at Level of Surface C,
9 existing, even with this project and the other
10 project, because that roadway is designed for a
11 lot of capacity, so there is still some reserve
12 capacity and that included our project, it
13 included background traffic projected out for
14 three years into the future, and it included 11
15 committed development projects, which were all
16 included in the report.

17 MR. AIZENSTAT: So that's what I want to
18 ask you. You don't only look at current
19 conditions, you look at the Gateway Project
20 being there and other projects being developed?

21 MR. GARCIA: Absolutely.

22 Absolutely.

23 If you want, I can even give you --

24 MR. AIZENSTAT: Well, it's a very thick
25 file.

89

1 MR. GARCIA: It should be on Page 16. If
2 you go to Page 16, you will see it in there.
3 In any regard, we also looked at what this
4 project would generate as far as traffic when we
5 compare it to, like a maximum as of right.
6 And when we did that analysis, we looked
7 that this project would actually generate 24
8 percent less traffic than if we were to build
9 out a maximum use development on this site.
10 We looked at, also, daily percentages to
11 see how they would compare with a maximum as of
12 right compared to our project, and what we found
13 was, in the a.m. peak hour, we generate 50
14 percent less traffic, or a maximum as of right
15 project would actually have double the a.m.
16 traffic, and in the p.m., about 40 percent more
17 traffic if it was fully built out.
18 Now, I heard mention that this is not a
19 mixed-use project, and I am a traffic engineer,
20 and, so, I don't want to get into the validity
21 of a mixed-use project with respect to
22 architectural or planning, but with respect to
23 traffic engineering, this is clearly a mixed-use
24 project.
25 Our analysis found that this project would

90

1 have, very conservatively, a 10 percent
2 internalization.
3 That is an internal capture within the
4 different uses, because of the mixed variety of
5 it.
6 Additionally, when we looked at the
7 restaurant usage, the retail usage, there were
8 between 44 and 50 percent pass-by. What does
9 that mean? That means about 50 percent of that
10 traffic is already on the road, so, for those
11 uses.
12 Some of the internalization sometimes is
13 even greater, but we always take very
14 conservative analyses, because if we start
15 taking these huge discounts, and then your staff
16 would review it and say, of course, you have no
17 impact, you discounted it all, so we look at a
18 very conservative number.
19 Lastly, we could have taken a reduction for
20 transit usage.
21 Clearly, every project in an infill area,
22 according to Dade County's traffic engineers,
23 every project that is east of the Palmetto
24 infill area is entitled to transit reduction
25 because this is where you want your high

91

1 densities because this is where your
2 infrastructure is for transit, being so close to
3 US1 and the Metrorail.
4 To really say that this type of project is
5 not going to incur any transit usage, I really
6 don't understand where that logic comes from.
7 CHAIRMAN KORGE: Excuse me for
8 interrupting, but how do you figure your
9 internalization? What was that number again?
10 MR. GARCIA: 10, 10 percent.
11 CHAIRMAN KORGE: How do you figure that?
12 MR. GARCIA: There's a cross -- it's a very
13 complicated analysis, a cross multiplication
14 based on each use, and how they get attracted to
15 the other use, and the interactions between
16 those.
17 MR. AIZENSTAT: Can you break that down
18 between residential and offices?
19 MR. GARCIA: Whatever the uses are. If
20 it's three uses generally, you have to have
21 three, you can do it with as little as two, but
22 generally at least three uses, and there is an
23 interaction.
24 And if you have are four, it looks like a
25 rectangle with an X in the middle and there is

92

1 an interaction between each use and the other
2 use.
3 An interaction between attraction and --
4 now I forget the inverse of attraction, excuse
5 me.
6 MR. SALMAN: Repulsion.
7 CHAIRMAN KORGE: Repulsion?
8 MR. SALMAN: Repulsion.
9 MR. GARCIA: I don't think that's the term
10 we use.
11 MR. SALMAN: It's repulsive, I know.
12 MR. GARCIA: Repulsive, right.
13 Thank you. I appreciate that.
14 So, like I mentioned, the DOT has to
15 maintain levels of services. This is within the
16 TCEA, and, so, we don't really have to meet
17 concurrency.
18 But, even if we did, this project clearly
19 meets concurrency. I think that is why your
20 staff is recommending approval, and hasn't had
21 any specific, you know, traffic comments to
22 address.
23 But, if you have any specific questions, I
24 have all the analysis here, and I can certainly
25 look at it.

93

1 MR. AIZENSTAT: Just, I am still curious
2 about that 10 percent internalization.
3 Do you look at breaking that down between
4 the components, the three components that are in
5 a mixed-use project?
6 MR. GARCIA: Yes. It is a factor of the
7 type of use, the intensity of --
8 MR. AIZENSTAT: Right, but apart from the
9 factor, do you have -- 10 percent, did you do a
10 study that said 3 percent goes to residential, 4
11 percent goes to offices, and the balance goes to
12 commercial? Do you look at it that way?
13 MR. GARCIA: There is a breakdown, I don't
14 know enough about the sheet, the compilation
15 sheet.
16 MR. AIZENSTAT: I am very curious about
17 what the breakdown is, because I see that, as
18 far as the residential component, it is a
19 minimal component of the project, from what I
20 see.
21 I think they said about 42?
22 MS. RUSSO: 42.
23 MR. AIZENSTAT: 42 units.
24 And what percent, then, of the overall
25 project, would be the residential component?

94

1 Eric, can you give me a breakdown between
2 the --
3 MR. GARCIA: I don't know if we have the
4 actual spreadsheet that we use.
5 MS. RUSSO: 20 percent.
6 MR. AIZENSTAT: So, 20 percent is
7 residential, what percent is offices?
8 MS. RUSSO: 66 percent.
9 MR. AIZENSTAT: Okay. And the balance
10 would be commercial?
11 MS. RUSSO: Retail. Retail, which includes
12 restaurants.
13 MR. RIEL: It's on Page 6 and 7 in the
14 staff report.
15 MR. AIZENSTAT: I'm sorry?
16 MR. RIEL: Bottom of Page 6, top of Page 7
17 in the staff report.
18 Percentages and square footage and numbers.
19 CHAIRMAN KORGE: Okay. 26 percent
20 residential, 27 percent -- 26.6 percent
21 residential, 12.8 percent commercial, 56.9
22 percent office. That was commercial retail.
23 And 56.9 percent, office and, again, 26.6
24 percent commercial, which should add up to 100
25 percent.

95

1 MR. AIZENSTAT: I'm sorry to interrupt
2 you.
3 MR. GARCIA: No, it's okay.
4 CHAIRMAN KORGE: I mean, residential.
5 MR. GARCIA: That concludes my
6 presentation, if you have any other questions.
7 MR. SALMAN: I do have a question with
8 regards to the alleyway.
9 I remember when we looked at the -- I was
10 here when we looked at the other project
11 adjacent to the south.
12 And there was some rework and reallocation
13 of the alleyway.
14 Does the new alleyway that you are
15 proposing align with the reworked alleyway
16 already approved?
17 MR. GARCIA: There is a small offset.
18 MR. SALMAN: How small is the offset?
19 MR. GARCIA: I would have to see the plan.
20 I don't know if it's 20 feet or --
21 I mean, it's --
22 MS. RUSSO: It is about ten feet.
23 MR. SALMAN: How wide is the alleyway?
24 MR. GARCIA: Well, it is a driveway now, I
25 believe.

96

1 I would have to see the plan. 24 feet?
2 MR. SALMAN: It basically offsets the width
3 of the alleyway.
4 MS. RUSSO: 24 feet.
5 MR. GARCIA: 24 feet.
6 MR. AIZENSTAT: Thank you.
7 CHAIRMAN KORGE: Any more questions?
8 Mr. Damian?
9 MR. DAMIAN: I would like to comment.
10 MR. FLANAGAN: Actually, may I just ask one
11 question?
12 CHAIRMAN KORGE: Sure.
13 MR. FLANAGAN: I believe I heard you say
14 that the mixed-use was not as of right, and that
15 we are actually here to approve the mixed-use
16 zoning tonight.
17 MR. DAMIAN: That is correct.
18 MR. FLANAGAN: Can we get clarification on
19 that?
20 I thought we were here to approve on purely
21 a site plan approval, not a zoning approval.
22 MR. RIEL: Basically, a mixed-use approval
23 is a conditional use approval.
24 It is an overlay, mixed-use overlay,
25 district and as a part of that approval, there

97

1 is criteria that needs to be satisfied and it
2 has to go through the Planning Board and the
3 City Commission.

4 By right applications only need to go to
5 the Board of Architects for review.

6 MS. RUSSO: So, we are not asking for a
7 change in zoning.

8 MR. RIEL: It is not for a change in
9 zoning, not for a change in land use.

10 MR. DAMIAN: It's not a change in zoning,
11 but as Mr. Riel has pointed out, it's not of
12 right and you're not doing just site plan
13 approval here, you're doing -- saying this is a
14 mixed-use development.

15 MS. RUSSO: But commercial development
16 would be allowed as of right up to the
17 eight-story limit on industrial property, you
18 could build office buildings.

19 So the comment that was made that we could
20 not build eight stories on the industrial parcel
21 is incorrect.

22 We could go eight stories on the industrial
23 parcel, six stories on the LeJeune commercial as
24 of right under the existing Zoning Code, going
25 solely to the Board of Architects for approval.

98

1 You can ask staff to verify that.

2 MR. DAMIAN: I respectfully disagree with
3 that. I think this is industrial zoned
4 property, and I would contest that, if that
5 happened.

6 But we are not here for that, at this
7 moment.

8 Going to the traffic comments that were
9 just made, when we say that there is only going
10 to be an increase of 50 percent of what would
11 otherwise be expected, and that is good, and it
12 is good, if this, again, were a freestanding
13 building and they were coming here for site plan
14 approval, but they are not.

15 And when I speak of mixed development, and
16 I made the comment that this is not a mixed
17 development project as contemplated by the
18 Zoning Code.

19 I read to you, the provisions of the Zoning
20 Code, what was expected and anticipated in a
21 mixed-use development project.

22 This does not do it. It is supposed to
23 reduce traffic. It is supposed to increase
24 public transportation use, and you are here as
25 citizens with a practical knowledge.

99

1 Does anybody here really think that 42
2 luxury condominium unit owners are going to be
3 using public transportation?

4 CHAIRMAN KORGE: Well, the testimony we
5 received was that there would be 24 percent less
6 traffic than if this were developed as of right
7 without the mixed-use approval.

8 MR. DAMIAN: Correct.

9 CHAIRMAN KORGE: So, the way I understand
10 that, that means that, yes, if we do mixed-use
11 in lieu of as of right, there would be less
12 traffic.

13 MR. DAMIAN: I would agree with that as of
14 right. This is industrial zoned property with a
15 mixed-use overlay, and unless you give it your
16 approval, it is industrial property. That is
17 what the zoning on this property is at the
18 present time.

19 Am I correct, Mr. Riel?

20 MR. RIEL: The property is zoned
21 industrial, which permits industrial as well as
22 commercial uses.

23 And as an overlay --

24 CHAIRMAN KORGE: Right, so it would permit
25 commercial, as well as industrial.

100

1 So, if it were commercial --

2 I guess the question here really relates to
3 the issue of whether as of right development
4 would produce 24 percent more traffic than this
5 mixed-use proposal.

6 And that is the testimony we received,
7 right?

8 MR. RIEL: That is correct.

9 MR. DAMIAN: That is the testimony from
10 whom?

11 CHAIRMAN KORGE: From the traffic engineer.
12 I wrote it down.

13 He said that it would be totally --

14 MR. DAMIAN: But not the staff. That is
15 definitely not something the staff has said.

16 MR. RIEL: Well, as part of their review,
17 Public Works Department reviews the traffic
18 study, and they obviously agree with those
19 findings.

20 CHAIRMAN KORGE: The City agrees with the
21 findings?

22 MR. DAMIAN: For the record, Mr. Riel, let
23 me just make this -- so, your comment is that
24 staff's recommendation and statement to this
25 Board, and approval or disapproval of this Board

101

1 is based upon the statement by Planning, that,
2 as of right, they have a right to go, what is
3 it? Eight stories? Commercial?

4 MS. RUSSO: Correct, eight stories.

5 MR. DAMIAN: Is that your recommendation to
6 the Board?

7 MR. RIEL: Mr. Carlson's presentation, I
8 believe it was Slide 6. We provided a
9 comparative analysis for the Comp Plan, the
10 overlay, as well as what this project is, and we
11 went over the heights of each of those as
12 industrial, as well as an overlay, so --

13 MR. DAMIAN: That is not my question. My
14 question is, is staff saying that, as a matter
15 of right, they have the right to go eight
16 stories high density in this property, as of
17 right?

18 MR. RIEL: They can, yes, they can. They
19 can go eight stories.

20 MR. DAMIAN: As of right?

21 MR. RIEL: As of right, yes.

22 MR. DAMIAN: Okay. I respectfully
23 disagree.

24 CHAIRMAN KORGE: The traffic conclusion,
25 that we would have 24 percent less traffic if

102

1 developed as of right is based on that
2 understanding of what the as of right
3 development is.

4 MS. RUSSO: That is correct.

5 CHAIRMAN KORGE: Okay.

6 MR. DAMIAN: Getting back to the Code, the
7 Coral Gables Zoning Code definitions of the
8 mixed-use development, this doesn't do it.

9 I went through that. I am not going to go
10 through it all over again.

11 But, this does not accomplish the goals
12 that I outlined in the mixed-use development.

13 Yes, this project, as it stands, is better
14 than a single standing project.

15 But, that is not what you are called upon
16 here to do.

17 You are here to approve a mixed-use
18 development and this does not comply with the
19 Coral Gables Code for a mixed-use development.

20 CHAIRMAN KORGE: Any more questions for Mr.
21 Damian?

22 No?

23 We will hear from the public now.

24 We would like to keep the public comments
25 to under three minutes, per person.

103

1 MR. DAMIAN: I would like to make one
2 request. It is a very delicate one.

3 I call upon the City Attorney. You have
4 more knowledge of the relationships, et cetera,
5 but I certainly would request, if anybody has or
6 thinks they have a conflict of interest, that
7 they would exclude themselves from participation
8 in discussion and voting.

9 MS. HERNANDEZ: And the standard practice
10 of the Board is, if there is a Board member with
11 a conflict, they will consult with my office and
12 then it would be put on the record and they
13 would excuse themselves from the meeting and
14 that has not occurred in this particular
15 application.

16 MR. DAMIAN: Well, I would request that the
17 Board be asked again, because I think that there
18 is a potential conflict of interest.

19 MR. FLANAGAN: Madam Attorney, I have no
20 idea who he's speaking of. I have consulted
21 with your office, and I will put it on now, just
22 to clear the air. I was going to say it before
23 we voted.

24 I live at 417 Cadima Avenue, which is the
25 west side of LeJeune from the Gables Gateway

104

1 project.

2 I have no idea if he is referring to me or
3 not.

4 I sat on the City's Property Advisory
5 Board, when this application came before them
6 regarding the land swap.

7 I'm trying to think what else we
8 discussed.

9 But basically -- I think those are the two
10 issues I discussed with the City Attorney's
11 office, and based merely on the fact of where I
12 live or the fact that I sat on the Property
13 Advisory Board, that there was no conflict.

14 MS. HERNANDEZ: Correct.

15 MR. FLANAGAN: I've come into the meeting
16 with an open mind, notwithstanding some flyers
17 that I received in my mailbox or attached to my
18 door, which as soon as I see who has signed
19 them, sorry to tell the citizens, but because I
20 knew I would be here tonight, they went right in
21 the circular file.

22 So, I don't believe I have a conflict.

23 MS. HERNANDEZ: That is correct, and that
24 is consistent with the opinions of the Ethics
25 Commission and the advice that I have provided

105

1 to you in this matter and that is why you are
2 here and you are participating.
3 MR. BEHAR: Madam Attorney, in case they
4 are referring to me, I --
5 MS. HERNANDEZ: Oh, well, just say who you
6 are referring to.
7 MR. BEHAR: My client, my -- a present
8 client of mine who used to own this property,
9 that sold this property to this developer over a
10 year, year and a half ago, I have no affiliation
11 whatsoever, no, in any extreme, with DYL Group.
12 In case they are referring to me, I want to
13 make clear, for the record, I have no
14 association with DYL, whatsoever.
15 MS. HERNANDEZ: Correct, and when you
16 presented that hypothetical to my office, I
17 advised you that you had no conflict and you are
18 compelled to participate and vote on the
19 matter.
20 Anybody else?
21 MR. SALMAN: Not with regards to this
22 project.
23 CHAIRMAN KORGE: Public comments?
24 Let's hear from the public now, please.
25 Will you call the names that have signed

106

1 up?
2 MS. MENENDEZ: Roxcy Bolton.
3 CHAIRMAN KORGE: Again, we need to keep the
4 comments to about three minutes per person, so
5 we can hear everybody within the time allotted.
6 MS. BOLTON: Good evening, gentle persons.
7 My name is Roxcy Bolton. I live at 124
8 Cadima Avenue.
9 There are three issues that I would like to
10 address, if I may.
11 Number 1, I am categorically opposed to
12 messing with the alley. The alley belongs to
13 the people.
14 It is dedicated. A 1300 -- is it 1300
15 feet, Mr. Riel? Is it 1300 feet?
16 MR. RIEL: No.
17 MS. BOLTON: In other words, 1300 feet.
18 MR. RIEL: About.
19 The alley must not be closed.
20 I spoke to Mr. Delgado, the Public Works
21 Director.
22 And I said, Mr. Delgado, what effect would
23 closing this alley have on the residents in the
24 neighborhood there?
25 And he said, It will not serve them well.

107

1 When you close an alley, when you mess with
2 an alley, what they attempt to do, make some
3 little curves --
4 Well, if you say it is still going to be
5 serving the public, why mess with it?
6 We need that alley for Rescue, for police,
7 and we are closing too many alleys in Coral
8 Gables.
9 It is big time money for lawyers, big time
10 money.
11 When you close an alley for your client,
12 you have really -- you have really done the job,
13 and you will be rewarded accordingly.
14 Does everyone here of you six, do you live
15 in Coral Gables?
16 Does everybody here, except Mr. Riel?
17 Well, that means that -- that is part of
18 your property, the alley.
19 You would be voting to dispose of your
20 property, and that is not right.
21 I have talked to many citizens in that
22 area. They cannot understand why the City of
23 Coral Gables would vote, and I hope and trust
24 that you vote against closing the alley.
25 It is dedicated. It belongs to the

108

1 people.
2 The other thing that I would like to
3 mention is this park.
4 I am no park expert, but I am a modest
5 person, so I must tell you that I founded the
6 first Women's park in America, at 103rd Street
7 and Flagler, fifteen and a half acres.
8 So, I learned a lot about parks and what
9 you have to do.
10 And, what is puzzling to me, I haven't seen
11 a poster of this project, and the alley, I mean
12 the park, is very important, because you just
13 don't put up a little sign and say it is a
14 park.
15 You have to meet all sorts of regulations,
16 and, you certainly know a lot about that.
17 You have to have bathrooms. You have to
18 have lights.
19 Sir?
20 MR. AIZENSTAT: I beg to differ with you,
21 but you might not need to have bathrooms or
22 lights in the park, depending upon the type of
23 park that the City designates that park to be.
24 MS. BOLTON: The County, and I certainly
25 would go to the National Parks Board in

109

1 Washington to the limit because when you have
2 children at a park, you need to have a
3 bathroom. You need to have lights.

4 Sir?

5 MR. BEHAR: This may be an urban park. We
6 don't know exactly what type of park this would
7 be at this point in time.

8 But, what I would imagine, personally, this
9 would be a playground. This would be more of an
10 urban park that is within a development, and it
11 is accessible to everybody, and not necessarily
12 a bathroom will be required in a type of park
13 such as this.

14 MS. BOLTON: But -- yes, sir?

15 CHAIRMAN KORGE: Whatever will be required,
16 is going to be subject to the City's approval.

17 MR. AIZENSTAT: Some residents may not want
18 lights in a park because they may not want
19 activities at night.

20 That was, you know --

21 MS. BOLTON: Yes, but none of this has been
22 resolved. None of this has been talked about
23 and discussed.

24 I discussed with Mrs. Russo, I said, will
25 you give me all the information?

110

1 You know, there is a lot of questions. I
2 would like to talk to the Dade County Parks
3 Department.

4 But, you haven't given any of us a
5 bulletin, whatever those things that architects
6 and lawyers and everybody put up on the wall --

7 We don't know what that park is going to
8 be.

9 CHAIRMAN KORGE: Yes, ma'am. Your time is
10 about up. You had a third point you wanted to
11 make, so --

12 MS. BOLTON: Sir?

13 CHAIRMAN KORGE: You had a third point you
14 wanted to make?

15 You said there were three things that you
16 wanted to --

17 MS. BOLTON: Yes.

18 What time did they do the traffic study? I
19 remember when they did the Merrick Park traffic
20 study, it was 7:00 a.m. on Saturday morning.

21 You don't get a lot of traffic at 7:00 a.m.
22 in Coral Gables, on Saturday morning.

23 So, I think we need to put all of this on
24 the back burner, and look at all these things
25 before we move it to the City Commission on

111

1 Tuesday, because these are a lot of questions
2 that need to be answered, and I thank you for
3 your kind attention.

4 CHAIRMAN KORGE: Thank you, ma'am.

5 MR. AIZENSTAT: Thank you, ma'am.

6 MS. MEWENDEZ: Elizabeth Stone.

7 MS. STONE: Hello. My name is Libby Stone.
8 I live at 425 Cadima Avenue.

9 I am one of the 300 residents that were not
10 compelled by rumor but concern with the height
11 and scale of this development.

12 We feel like the mixed-use zoning really
13 bypassed a lot of us neighbors.

14 We were probably too late in waking up to
15 this.

16 We just feel that this design is too
17 ambitious. The facts we saw on the screen, it
18 is 99 feet high.

19 It may not be on LeJeune, 99 feet high, but
20 that will obstruct the light and the sun, and,
21 you know, we just feel like it doesn't belong
22 there, approximately a primarily residential
23 neighborhood.

24 The traffic study, I too agree, I don't
25 think people who will buy luxury apartments are

112

1 going to walk two and a half blocks down to
2 Douglas Road station and get on that train.

3 I don't believe that.

4 And I don't believe it doesn't have any
5 impact.

6 The park that we have heard so much about
7 this evening, I don't think it needs lights
8 because I don't think it is big enough for this
9 room.

10 It is a very tiny narrow triangle that the
11 restaurant there is going to love, but I don't
12 think it is going to benefit the neighborhood
13 and the residents and that is what you are here
14 to represent, us, and our interest.

15 I think if you want mixed-use or something,
16 scale this thing down.

17 I don't think we would object if it was
18 more in keeping with Merrick.

19 This thing is too high. It is too big.

20 And, I think that you have really gone too
21 fast or bought into everything all at one time.

22 The arcade design is right up on the street
23 and this doesn't have a setback.

24 And people say, oh, it does, in the arcade.
25 Well, look at Red Road. Look at what is

113

1 happening to South Miami.
 2 That is not right.
 3 It is too dense right up on the road and
 4 traffic.
 5 I don't think we want that. We don't want
 6 that right next to our homes.
 7 I am a little concerned about the land
 8 giveaway not being part of the public consent,
 9 you know, that it was part of another deal and
 10 allocation with the City Planners.
 11 Anyway, I think that some of those pictures
 12 that we saw on the presentation show a big green
 13 space. That is not real.
 14 There is no big setback of green space,
 15 okay?
 16 And, as far as the projecting neighborhood,
 17 well, that's all it is, projection. It is not
 18 real.
 19 You are deciding on one project tonight,
 20 so, I object to this and I just want to go on
 21 the record for that.
 22 MR. AIZENSTAT: Thank you, ma'am.
 23 CHAIRMAN KORGE: Thank you.
 24 MS. MENENDEZ: Lisa maroon.
 25 MS. MAROON: Hi. Good evening.

114

1 My name is Lisa Maroon. I live at 608
 2 Cadima Avenue, and I object, as a citizen of
 3 Coral Gables, to this DYL mixed-use development
 4 of this six to eight story rental apartment
 5 complex and retail stores located at 4601
 6 LeJeune Road in Coral Gables for the following
 7 reasons:
 8 The public land giveaway, the vacating of
 9 the right-of-way alley, the massive height
 10 structure, the infrastructure, the water and
 11 sewer, traffic encroachment in on our
 12 neighborhood, crowding of our schools, raising
 13 property taxes and insurance, and adversely
 14 diminishing and affecting the quality of life in
 15 our neighborhood.
 16 Thank you.
 17 CHAIRMAN KORGE: Thank you.
 18 MS. MENENDEZ: Linda Chaplin.
 19 Zeke Guilford.
 20 MR. COE: Whose side are you on?
 21 (Laughter.)
 22 MR. GUILFORD: You'll find out here
 23 shortly.
 24 Good evening.
 25 Mr. Chairman and Members of the Board, my

115

1 name is Zeke Guilford, with offices at 2222
 2 Ponce de Leon Boulevard.
 3 I am here today representing Havana
 4 Harry's, which is directly across the street
 5 from this project.
 6 Needless to say, Havana Harry's does not
 7 comply with the parking requirements, because
 8 it's a nonconforming use, so that parking lot
 9 was critical to the success of Havana Harry's in
 10 business.
 11 However, since that time we have had
 12 opportunities to meet with the representatives
 13 of the development team, Mario, Laura, et
 14 cetera.
 15 And they have made assurances to Havana
 16 Harry's that they will provide adequate parking
 17 during construction, as well as after the
 18 development is complete, and based upon those
 19 assurances from the developer, we are in support
 20 of these two applications that are before you
 21 this evening.
 22 Thank you.
 23 MS. MENENDEZ: Kimball Woodbury.
 24 MS. BOLTON: Was Harry compensated in any
 25 way for the change in plans? There were a lot

116

1 of (inaudible) at City Hall.
 2 Havana Harry was rewarded.
 3 CHAIRMAN KORGE: I am sorry, sir, go
 4 ahead. State your name and address for the
 5 record, please.
 6 MR. WOODBURY: Kimball Woodbury. I live at
 7 501 Vilabella, which is the corner of Vilabella
 8 and Riviera Drive.
 9 I have lived in the Gables since the early
 10 '60s. I went to Gables High in the '60s. Both
 11 of my children graduated from Gables High.
 12 My business is in Coral Gables, even though
 13 I don't do any business in South Florida
 14 whatsoever.
 15 The point is I live here and I have been
 16 here for over 45 years, because I like being in
 17 the Gables.
 18 Nobody said getting a project done in Coral
 19 Gables was easy. It is one of the toughest to
 20 deal with.
 21 The fact that they are going through this
 22 process, you know, you ought to just grab them
 23 and lock them in until they sign and agree to
 24 this project and doing it.
 25 What they can do by right exceeds what they

117

1 are asking for.
 2 That is not a matter of conjecture. That
 3 is a matter of what is actually in the Code.
 4 To try to obfuscate and say that that is
 5 not the case, is just absolutely wrong.
 6 Saying it is not mixed-use is crazy. It is
 7 mixed use.
 8 The scale is a whole other matter. The
 9 exact mix of uses is something -- this is a
 10 whole mixed-use overlay.
 11 This goes from Bird Road all the way down
 12 to Ponce, and Ponce back up to LeJeune.
 13 Critical mass, I would think that the
 14 Village of Merrick Park creates critical mass.
 15 Havana Harry's, they are going to need
 16 those people in those office buildings to add to
 17 their business. This adds to the overall area.
 18 I was there when it was the city yard.
 19 This area has been sort of underutilized
 20 for years, probably back to the '60's.
 21 So, to see somebody who is willing to go
 22 forward, particularly in this environment, to do
 23 this kind of development, to go the extra step,
 24 when it is a heck of a lot easier to just do
 25 what is allowed by right --

118

1 The FAR is not being asked to change.
 2 There are no variances being asked for in
 3 this request. It is consistent with the Comp
 4 Plan and with current zoning.
 5 Rarely do you get requests that comply so
 6 fully with what is there, and then beyond, with
 7 the kind of style that they are putting into the
 8 architecture.
 9 As to the alley, alleys are there to serve
 10 adjacent businesses.
 11 They provide access to businesses. They
 12 provide loading. They provide for deliveries.
 13 They provide for garbage.
 14 So when you redo a block, it makes sense
 15 that the -- it makes a lot more sense that you
 16 move the alley, rather than try and fit it to
 17 it.
 18 To say that it is a giveaway of public
 19 property is ridiculous.
 20 For one thing, what replaces it has more
 21 square footage. If there is a concept that you
 22 are giving away, what is given back is more.
 23 The public parking spaces are being
 24 replaced, so there is no loss of parking.
 25 The park, you know, such as it is on the

119

1 site plan, I think it should be approved as part
 2 of the overall project, as well, but that is
 3 something that is not there today.
 4 Almost no park in Coral Gables that is of a
 5 neighborhood scale has -- most of them don't
 6 have lights for the reasons that were
 7 mentioned.
 8 They don't have bathrooms, either.
 9 Merry Christmas Park, take LeJeune going
 10 down south, been there since I was a kid,
 11 doesn't have them.
 12 So, there really is nothing that is a
 13 problem with this.
 14 This area has been designated for this use
 15 for years. Everything is consistent. It is
 16 much better to have a mix, particularly the
 17 office, to bring that in.
 18 To bring in additional residential, I think
 19 is just a bonus on top of that.
 20 But in any case, obviously, I am a
 21 resident, but I am very much in support of the
 22 project.
 23 Thank you.
 24 CHAIRMAN KORGE: Thank you, sir.
 25 MS. MENENDEZ: Ira Berlinel.

120

1 MR. BERLINEL: No.
 2 MS. MENENDEZ: Linda Ornstein?
 3 MS. ORASTEIN: My name is Linda Ornstein.
 4 I live at 609 Cadima.
 5 I am very hesitant to think about a project
 6 where all parts of it are not in place.
 7 There is going to be a park? Sure.
 8 Where?
 9 We are going to give up the alley.
 10 Excuse me?
 11 It may be a mixed-use. How many businesses
 12 have gone out of business on Miracle Mile?
 13 You are talking about high upscale
 14 boutiques, but this is not an area that was for
 15 that.
 16 And, as far as living in beautiful Downtown
 17 Baghdad, this is a real shame that you all are
 18 considering something like this.
 19 Thank you.
 20 CHAIRMAN KORGE: Thank you.
 21 MS. MENENDEZ: Adis Riveron?
 22 MS. RIVERON: Decline.
 23 MS. MENENDEZ: Jane Reynolds?
 24 MS. REYNOLDS: No.
 25 MS. MENENDEZ: Eunice Smith?

121

1 MS. SMITH: No.
 2 MS. MENENDEZ: Elizabeth Rebecca?
 3 MS. CORRER: No.
 4 MS. MENENDEZ: Shirley Maroon?
 5 MS. MAROON: Good evening, Board Members
 6 and Mr. Chairman.
 7 I, along with my neighbors, back in April,
 8 found out about this project.
 9 We have been working on it for six months.
 10 It has been a labor of love, but it has been
 11 hard.
 12 I have 300 signatures here that are
 13 certified copies.
 14 MR. COE: It is 302.
 15 It is 302.
 16 MS. MAROON: Oh, 302, thank you.
 17 Do you all have this in your packet? Yes,
 18 okay?
 19 Well, for the record, I would like to
 20 present this to the secretary, a certified
 21 copy.
 22 The original copies -- the original
 23 signatures are at Mr. Ed Weller's office.
 24 That is where the original ones are.
 25 In the summer, we, our neighbors, and some

122

1 are here, some are not here, we went around
 2 knocking on doors, talking to people.
 3 People were very outraged to think that
 4 this was going to be going on in their
 5 neighborhood.
 6 You might say, well, where are those 300
 7 people? Why aren't they here today?
 8 Well, in case you didn't know, we are in a
 9 recession.
 10 And when I talk to these people, and they
 11 tell me that their husbands have to work two
 12 jobs, in order to make their mortgage payments
 13 and they can't come because they can't afford a
 14 babysitter, and, this is reality, folks, it is
 15 very sad.
 16 But, their signatures are there and those
 17 are the people that live in that neighborhood
 18 and pay taxes, and they are very upset and they
 19 are against it.
 20 I am here today against it, to speak
 21 against the project, because of many reasons.
 22 First of all, it is the density, the high
 23 density, the overmassing, the giving away of the
 24 alley, the giving away of the parking lot, the
 25 land use change, and it is a land use change,

123

1 because, I don't know how many people understand
 2 it, it took me a while, but this is an
 3 industrial area.
 4 In 1968, this neighborhood was declared, by
 5 the Commission here in this city, to be
 6 low-rise.
 7 And the reason they did that was to protect
 8 the neighborhood. And that is the way it stands
 9 now.
 10 It is industrial, and each particular site
 11 plan has to come before this Board, the
 12 Commission, to be approved, because it is
 13 actually, right now, commercially zoned and it
 14 is low-rise, and it is industrial.
 15 And, in order to put a project like this,
 16 they have to put this mixed-use overlay into
 17 place.
 18 And, that is what you are voting on
 19 tonight, the mixed-use overlay.
 20 There was a lot of questions, a lot of
 21 things going on.
 22 Mr. Damian did a wonderful job. I know you
 23 people.
 24 I want to ask Mr. Riel, though, about the
 25 Gables Gateway. I wanted to go back to that.

124

1 because I have been on this project and talking
 2 to many City officials, and I was told, about
 3 six weeks ago, that the Gables Gateway project
 4 was absolutely gone from this picture and the
 5 developers picked up their plans and they are
 6 not building.
 7 This is what I was told.
 8 Is that correct or not, Mr. Riel?
 9 MR. RIEL: That is through another
 10 department, Building and Zoning, but it is my
 11 understanding that they actually are in the
 12 permitting process right now.
 13 MS. MAROON: No, they picked up their
 14 plans. That is what I was told.
 15 And they are not -- well, why is it that
 16 the pictures aren't up there?
 17 Remember the big posters that were around
 18 the project? They are gone.
 19 MR. RIEL: I really don't know why those
 20 are not there.
 21 MR. BEHAR: Let me just answer that, for
 22 the record.
 23 Again, the pictures are not there because,
 24 unfortunately, the Code does not allow us to put
 25 the pictures on the perimeter of the project.

125

1 We picked up the -- in fact, we picked up
2 the plans, because we had to address the
3 comments that the Building Department, the
4 different departments within the Building
5 Department made.

6 Those plans, you are correct, we picked
7 them up. We addressed the comments.

8 Those plans are going back into the
9 Building Department for further review.

10 MS. MAROON: But, we don't really know for
11 sure, right, if that --

12 MR. BEHAR: No, for sure. Let me -- I'm
13 the architect of the project.

14 MS. MAROON: It is questionable, right?

15 MR. COE: He knows for sure. He knows for
16 sure.

17 MR. BEHAR: No, it is not questionable.
18 Please understand, it is not questionable.

19 MS. MAROON: Okay. But, until the plans
20 are actually back at City Hall, it is still a
21 question in my mind.

22 So, that being said, yes, that being said,
23 because, let me explain. We are in a recession
24 here.

25 You have heard people talk about protecting

126

1 their neighborhoods, but I want to know how
2 people in this day and age can actually continue
3 to put projects like this when we are in a
4 recession.

5 This is serious, and I just wanted to go
6 through a couple of points, just for a little
7 wake-up call here.

8 And this is what has been in the paper. We
9 are in a recession. Job loss is confirmed at
10 6.5 percent of the jobless rate. That is what
11 is happening here.

12 We have things going on with the car sales,
13 the GM is down 45 percent. They are letting off
14 3,000 people.

15 The consumer confidence has hit an all time
16 low.

17 10.1 million people now are unemployed, and
18 it is going to get worse.

19 Employment has fallen by 1.2 million.

20 CHAIRMAN KORGE: Ms. Maroon --

21 MS. MAROON: No, I just want to finish,
22 please, because this is critical here.

23 In ten months over 2008, and most of all
24 for the last three months, we have had nothing
25 but a decline and that is why we are in a

127

1 recession.

2 Job losses continue in manufacturing, in
3 construction, and service-providing industries.

4 Our own Miracle Mile has suffered a
5 terrible setback.

6 Just in case people didn't see this, two
7 weeks ago, we have now on Miracle Mile a very
8 bad situation, because as of a year ago, we had
9 more than now, today, over half of vacancies
10 than it was a year ago.

11 We have 26 vacancies alone on Miracle
12 Mile.

13 We are down 20 percent of the sales of the
14 retail market.

15 When I took a ride today over to 4100
16 Salzedo Street, which is called Village Place --
17 I know you all have seen it. It is that huge
18 brown and pink building.

19 The retail on the bottom is totally empty.
20 It is a mixed-use project, right behind the
21 Village of Merrick Park. It is all empty. We
22 have nothing but empty retail stores.

23 And I don't understand how we can go on
24 with this.

25 The banks are down. There is no mortgages

128

1 being given.

2 The Dow Jones is down 13 percent. It went
3 down in five days.

4 We have bankruptcies far exceeding -- the
5 increase is 75 percent of bankruptcies since
6 2007.

7 CHAIRMAN KORGE: So I guess your concern,
8 in this respect, is that we are going to have a
9 vacant building when it is completed?

10 MS. MAROON: That's right.

11 The condominium market is saturated for
12 four years to the highest level. It is going to
13 take over four years to bring it back.

14 And the consumer borrowing fell on an
15 annual rate of 4 percent in August.

16 CHAIRMAN KORGE: Ms. Maroon, I think we got
17 that point.

18 MS. MAROON: Okay.

19 CHAIRMAN KORGE: It's pretty clear.

20 MS. BOLTON: It is very important.

21 MS. MAROON: It is very important.

22 It is very important because this is an
23 economy where people are not loaning money. The
24 banks are not loaning money.

25 I am concerned how these people are going

129

1 to have enough money to finish their project.
 2 MR. BEHAR: That's not our concern.
 3 MS. BOLTON: And just in case you didn't
 4 see it, it is called a picture is worth a
 5 thousand words here, and this was in October
 6 8th, bankruptcy filings soar. We know this.
 7 Job losses confirm recession. This was
 8 November the 8th headlines. It just goes on and
 9 on.
 10 AIG rescue grows by billions. Everybody
 11 knows this, because people are businessmen.
 12 CHAIRMAN KORGE: Ms. Maroon, I am not sure
 13 that that is the basis on which we could deny an
 14 application.
 15 MS. MAROON: Well, it is something I wanted
 16 to bring to your attention, sir.
 17 CHAIRMAN KORGE: Thank you.
 18 MS. MAROON: Circuit City, Chapter 11 in
 19 the paper today.
 20 Why is this -- my point is -- oh, and
 21 absolutely, this is the last one. DHL, they're
 22 letting 8000 employees go.
 23 This has to do with the economy because my
 24 concern -- and I will tell you a personal
 25 story.

130

1 I own property on Southwest 8th Street.
 2 They put up a very large fifteen-story building
 3 right next to -- adjacent to my property.
 4 And I want to tell you, those developers
 5 ran out of money and that building is abandoned
 6 and there are homeless people living there.
 7 I also own property on Ponce de Leon
 8 Boulevard. I have two tenants that already went
 9 out and two or three or four more on the way
 10 out.
 11 So, I don't understand how we, we the
 12 people, the powers that be, can continue to
 13 allow condominiums, when the market is
 14 saturated, how they can allow more retail when
 15 there's people that are hanging on by a thread,
 16 going out of business every single day.
 17 I am in the real estate business. I own
 18 property.
 19 Every day we get calls from people, "We
 20 can't afford to pay our rent."
 21 So, let's be realistic. How can this City
 22 continue to go on and put up, put up more
 23 condominiums that no one is going to buy, more
 24 offices that nobody is going to rent or purchase
 25 and no more rental space that no one is going to

131

1 put their businesses.
 2 So, this is serious.
 3 We don't want an abandoned project in our
 4 neighborhood, and it is a possibility because of
 5 this recession.
 6 And going back to the park, it is supposed
 7 to be something that is going to be utilized.
 8 I was told by one of the people here, in
 9 this building, a City official, that that park
 10 was only going to be for this project, because
 11 it was going to be behind the building.
 12 It is not going to be really accessible to
 13 the public.
 14 And, let's face it, we know it is not going
 15 to be.
 16 How are you going to make a park?
 17 This land that they are going to give away
 18 is 6,000 square feet, so, how are you going to
 19 make a part out of that?
 20 You talk about Merrie Christmas Park. My
 21 kids used to go there too, when they were
 22 little.
 23 That is a beautiful park. It is acres and
 24 acres. When you think of a park, you think of
 25 acres and acres.

132

1 And that's what we are concerned with
 2 because that is supposed to be the trade-off for
 3 this mixed-use overlay, and we don't see it that
 4 way.
 5 So we have many concerns, and like I said,
 6 we are here tonight to make an appeal to you
 7 people.
 8 Ten stories, would you like to live across
 9 the street from ten stories, because let me tell
 10 you, at the top of that ten-story building, they
 11 are going to be looking down into our
 12 neighborhood.
 13 And I don't think any of you people would
 14 like to have that in your home, in your swimming
 15 pool or your patio with people looking up.
 16 Who knows what's going to be going on?
 17 CHAIRMAN KORGE: Okay. Thank you very
 18 much.
 19 MS. MAROON: Thank you very much for your
 20 time, sir.
 21 MS. MENENDEZ: Concepcion?
 22 CHAIRMAN KORGE: Call the next witness,
 23 please.
 24 MS. MENENDEZ: Concepcion?
 25 Robert Roark.

133

1 MR. ROARK: Hi. My name is Robert Roark.
 2 I live at 604 Cadima.
 3 I just have one question.
 4 And that is I have heard a lot about the
 5 fact that this new and improved alleyway is
 6 going to be 50 percent bigger, but my question
 7 is, who is going to own that alleyway?
 8 Is it going to be the City or the people of
 9 Coral Gables, or is it going to be the
 10 developer?
 11 MS. BOLTON: The developer.
 12 CHAIRMAN KORGE: Ms. Russo, do you want to
 13 explain the ownership of the land and the use of
 14 the alleyway?
 15 MS. RUSSO: The ownership of the land will
 16 be part of DYL.
 17 But the point we were trying to --
 18 CHAIRMAN KORGE: Excuse me for
 19 interrupting. Who owns the land on which the
 20 current alleyway exists?
 21 MS. RUSSO: The current alleyway is owned
 22 by the City.
 23 MS. BOLTON: The people.
 24 CHAIRMAN KORGE: Okay. I am sorry, I
 25 didn't mean to interrupt you.

134

1 Do you have any --
 2 MR. ROARK: That was it.
 3 CHAIRMAN KORGE: That was it? Okay.
 4 MS. MENENDEZ: Wayne Block.
 5 MR. BLOCK: Members of the Board, Madam
 6 City Attorney, my name is Wayne Block.
 7 I have lived at 600 Blue Road for the last
 8 twenty years, been a resident of South Florida
 9 for thirty years, and been coming down for forty
 10 years.
 11 I work at the University of Miami. I have
 12 been in the real estate business for about 25
 13 years down here.
 14 We have all seen a lot of changes.
 15 I came here with an open mind tonight. I
 16 still have a major question, in my mind, in
 17 terms of how this property is really zoned.
 18 If it is purely industrial, I will object
 19 to this project.
 20 I think that it is a very creative way to
 21 put a square peg in a round hole and I applaud
 22 them for it.
 23 But, I think it is misplaced. I think it
 24 is the wrong area.
 25 And I think that you, as stewards of Coral

135

1 Gables, have the duty to preserve the integrity
 2 and the wonderful environment of Coral Gables,
 3 because it is a special city. It is something
 4 that, really, you don't find anywhere else in
 5 this -- or very few places in the United States.
 6 However, that being said, I am also
 7 confused as to whether they, the developer and
 8 the owner, has an as of right ability to rebuild
 9 this property, and, thus, achieve what they
 10 otherwise are trying to achieve with the
 11 project.
 12 If they can actually build up to six or
 13 eight or ten stories -- I think maybe the devil
 14 that I know is better than the devil that I
 15 don't.
 16 So, in the long run, at the end of this
 17 evening, with those questions pending, because
 18 there is a dispute between both sides as to what
 19 is the actual zoning, but with that in mind, I
 20 just ask you to look at this, and I know that
 21 this is a potentially lucrative project for the
 22 City, an income with a big tax base and a lot of
 23 money coming to the City.
 24 And I hope that, in the light of what is
 25 going on in our City, and in light of what is

136

1 going on in our County with respect to Miami
 2 Beach, Downtown, Brickell, you see what is
 3 happening. I hope we don't join that.
 4 I hope we use -- again, as stewards of
 5 Coral Gables, judge this project and evaluate it
 6 in terms of maintaining the integrity of Coral
 7 Gables and not selling out, like I think many
 8 parts of the County have.
 9 So, again, I am on the fence on this,
 10 pending the resolution of the zoning. If it is
 11 industrial, I object.
 12 MR. AIZENSTAT: Say that again, please.
 13 MR. BLOCK: If it is a truly industrial,
 14 and they don't have an as of right --
 15 CHAIRMAN KORGE: To go up as high.
 16 MR. BLOCK: So it is not commercial, to go
 17 up, I object to it as being the wrong place, the
 18 wrong time.
 19 And, again, a creative way to take a very,
 20 very difficult property, and I understand how
 21 difficult this particular property is to
 22 develop.
 23 And they have creatively tried to do that,
 24 and maximum the use. I applaud that.
 25 But, it is the wrong time, it is the wrong

137

1 area and, you know, from a selfish standpoint --
2 and maybe at the end of the day, 500 or 600
3 residents of Coral Gables don't amount to a hill
4 of beans, because it's really, at the end of the
5 day, I am walking my dog, enjoying my
6 neighborhood, and looking up at a ten-story
7 building.

8 That's not what I moved to Coral Gables
9 for. That is not why I wanted to be here for
10 twenty years, and I think maybe I represent the
11 five or 600 people in the community in terms of
12 the -- you know, the quality of life that we
13 came to Coral Gables for.

14 But, if they have the right to do it, I
15 would rather that project be consistent with the
16 integrity of Coral Gables and the Mediterranean
17 design, and everything like that.

18 So, I leave that up to you, the stewards of
19 our neighborhood.

20 CHAIRMAN KORGE: Thank you.

21 MS. MENENDEZ: Residents of 421 Cadima
22 Avenue, and the last speaker would be resident
23 of 545 San Antonio.

24 MS. MAROON: What's the address?

25 MS. MENENDEZ: 545 San Antonio.

139

1 complex and down there, going down, if you try
2 to go downtown during the afternoon, the traffic
3 is so horrible. As you are leaving LeJeune and
4 getting onto US 1, it is impossible.

5 And the same way coming back, you can't get
6 back onto Bird Road -- I mean, onto LeJeune and
7 to get back onto where I live by the high
8 school.

9 So, I think a huge complex would be a very,
10 very poor idea because of the additional
11 traffic.

12 Thank you.

13 CHAIRMAN KORGE: Thank you, ma'am.

14 Is that the end?

15 Okay, that is the end.

16 That closes the public portion of our
17 testimony here.

18 MR. GARCIA-SERRA: Good evening, Mr.
19 Chairman, Members of the Board, my name is Mario
20 Garcia-Serra with offices at 1221 Brickell
21 Avenue.

22 I am part of the applicant's project team,
23 co-counsel along with Ms. Laura Russo, and I
24 just wanted to see if we could take advantage of
25 those few minutes that we reserved for rebuttal

138

1 MR. RIEL: We couldn't discern the name of
2 the person that signed up, so she is just
3 reading the address.

4 MS. MAROON: 545 San Antonio?

5 MS. MENENDEZ: Yes.

6 MR. AIZENSTAT: Yes, ma'am. Can you state
7 your name, please?

8 CHAIRMAN KORGE: State your name and
9 address for the record, please?

10 MS. HARRISON: 545 San Antonio.

11 MR. AIZENSTAT: No, your name.

12 MS. HARRISON: Yvonne Harrison.

13 MR. AIZENSTAT: Thank you, ma'am.

14 MS. HARRISON: I think George Merrick is
15 doing whirlygigs in his grave if he's listening
16 to these so-called improvements.

17 No, my only comment is, I live at 545 San
18 Antonio, which dead-ends into Riviera,
19 immediately west of the high school.

20 And it is pure unadulterated murder at 7:00
21 o'clock in the morning at all from 2:00 o'clock
22 on in the afternoon, plus a lot of other times,
23 when the traffic is absolutely incredible.

24 You can't even see or get out. You can't
25 get out of the area, and to have that big

140

1 to respond to some of the arguments that came up
2 during the presentation of the neighbors and Mr.
3 Damian.

4 It shouldn't be more than five minutes.

5 And it is pretty much five arguments that I
6 have summarized, I think, that take up the gist
7 of what the neighborhood is, what the neighbors
8 and their representatives are stating.

9 And their first argument is one that
10 basically says that this is not an improvement
11 to the area and that this is not a mixed-use
12 project.

13 Now, several of you were on this Board when
14 we went through the mixed-use overlay district
15 adoption.

16 And you realize that since the early
17 1990's, the Comprehensive Plan of the City of
18 Coral Gables has called for the industrial
19 district to be converted into a mixed-use
20 village.

21 That has been around since '90, '92, around
22 there.

23 In 2005, is when the actual amendments were
24 made, actually 2004, I believe, the actual
25 amendments were made to the Code to create this

141

1 mixed-use district and what you have right now,
2 the underlying zoning still exists, because they
3 didn't want to deprive -- the City did not want
4 to deprive the property owners of their
5 development rights.

6 So, what you have is the underlying zoning,
7 which, depending on the property, is either
8 industrial, commercial or mixed, and a mixed-use
9 overlay.

10 A mixed-use overlay permits you to develop
11 a mixed-use project which includes a residential
12 use.

13 And, what is before you tonight is
14 mixed-use site plan approval.

15 That ordinance required that any mixed-use
16 project that included a residential component
17 had to have a site plan approval by this Board
18 and by the City Commission.

19 So, what you have before you tonight is,
20 essentially, an as of right project, pursuant to
21 the mixed-use district regulations which
22 requires site plan approval.

23 We are not looking at a rezoning here. We
24 are not looking at a variance.

25 The same project could be built without the

142

1 approval of this Board or the City Commission as
2 an industrial or commercial project requiring
3 only Board of Architects' approval.

4 We've wanted to do a sincere mixed-use
5 project which has a residential component
6 fulfilling the vision of the Comprehensive Plan,
7 and that is why we are going through this
8 process tonight.

9 But it is very important to note that we
10 are not asking for any sort of variances,
11 rezonings. This is a site plan approval.

12 The next argument, essentially, is that
13 this project is larger than permitted as of
14 right and out of context with the neighboring
15 development.

16 I think everybody would recognize that this
17 is not the most aesthetically pleasing part of
18 the City of Coral Gables. It is an area that
19 needs improvement, has been improving, and that
20 this project will help to continue that
21 improvement.

22 As I said it before, when I was addressing
23 the previous argument, the same size project
24 could be done without a need to have to go
25 through the Planning and Zoning Board and the

143

1 City Commission approval.

2 What we are looking to do is a sincere
3 mixed-use project here. The other argument, of
4 course, is with the alley vacations.

5 And for the attorneys that are on our
6 Board, you will remember from real estate law,
7 that when an alleyway is dedicated, it is
8 dedicated by the abutting property owners for a
9 right-of-way purpose.

10 And, essentially, that is how this alley
11 was created. The alley is there to service a
12 right-of-way, but primarily to service the
13 building.

14 And what we are asking for tonight, this
15 alley vacation, is governed by a process, a
16 process that is established in the Code and has
17 certain criteria.

18 And what that criteria requires that you
19 satisfy the need for a public right-of-way in
20 another manner, and that is exactly what we are
21 doing, by essentially relocating the service
22 drive of the alley of this property from where
23 it is now, and incorporating it into the
24 project.

25 There has also been loud objections to the

144

1 proposed City park, and a question of why there
2 hasn't been further design and so forth included
3 for this park.

4 The important thing to point out is that
5 there is not a proposed plan for this park,
6 because it is going to be a City park.

7 This is not a park of the developer. This
8 park will be like any other City park, and for
9 that reason the City specifically requested that
10 we not provide a design, because the design
11 would later be done by the city staff.

12 And, of course, the construction and the
13 cost of that design would be funded by us.

14 But it is not an attempt here to try to
15 disguise green space for the development as a
16 City park.

17 This is a park which will be open to the
18 citizens, and designed by the citizens and
19 created for the use of the citizens.

20 Lastly, there was argument saying that, you
21 know, the market is not a very good real estate
22 market right now, we are in a recession and
23 economic times are difficult.

24 Number 1, of course, the response to that
25 argument is a jurisdictional issue.

145

1 This Board is not here to be the business
2 advisor to my client.

3 Whether it is a good decision or a bad
4 decision, business wise, is left up to him, not
5 necessarily this Board, which has other criteria
6 by which to govern their decision.

7 From a policy perspective, I would say we
8 should be grateful to have somebody in these
9 difficult economic times, that is willing to
10 invest in the City of Coral Gables and make it a
11 better city.

12 Lastly, by the time this project is
13 finished, which is probably two years down the
14 road, we expect that the economic circumstances
15 would have changed considerably and are more
16 conducive to completing this project.

17 Lastly, I want to point out, too, that
18 there was an allegation that there wasn't
19 sufficient public benefit for all the different
20 approvals that we are seeking today.

21 And, as you may have noticed in our
22 presentation, there was a multiple amount of
23 public benefits that's occurring here.

24 We are going to be financing off-site
25 streetscape improvements to the tune of about

146

1 \$750,000.

2 Those are improvements that are not
3 occurring anywhere along our property.

4 The utilities will be underground, will be
5 installed underground in this area, at a
6 considerable cost.

7 There will be traffic improvements, which
8 were discussed earlier.

9 The provision of a public park at no net
10 loss of public parking spaces, because the 34
11 spaces that are being lost on the parking lot
12 are going to be in the parking garage of the
13 building, with several pedestrian paseos,
14 bicycle racks, bicycle storage, those sort of
15 things.

16 So, I would submit to you that this project
17 is in keeping with the City's long established
18 goal of making this area a mixed-use area, which
19 mixed-use doesn't necessarily mean just ground
20 floor retail and above residential.

21 For that you need a mix of offices, too,
22 and other areas, and here we are providing
23 offices which will be part of the work
24 component, of the live, work and play,
25 residential units which will be part of the live

147

1 component and retail, and the public park, which
2 will be part of the play component, of having an
3 area where you can live, work and play.

4 And with that, of course, we are still
5 available for any questions which you might
6 have, we have all the project team here.

7 Thank you very much.

8 CHAIRMAN KORGE: Thank you.

9 Any more questions from the Board?

10 No?

11 MR. DAMIAN: Mr. Korge, I know you hear
12 this all the time.

13 Would you indulge me 60 seconds to make two
14 comments?

15 CHAIRMAN KORGE: Sure, go ahead.

16 MR. DAMIAN: I just want 60 seconds.

17 If you would turn to staff report, Page 5
18 of 22.

19 This is the existing zoning on the
20 property. The applicable designations, the
21 comprehensive land use map designation, this is
22 commercial, low-rise intensity, industrial use.

23 That is point one.

24 The only other point I want to make is,
25 until such time as there has been presented the

148

1 integration of the park for the public use, I
2 think, even if you felt that this was going
3 forward, it ought to be deferred until there is
4 a presentation of how that park is going to be
5 used for public purposes.

6 Thank you.

7 CHAIRMAN KORGE: Thank you. I'll open for
8 a motion or discussion from the Board.

9 MR. COE: We need to have a motion before
10 discussion, Mr. Chaikman.

11 CHAIRMAN KORGE: Yeah, well, we don't have
12 a motion, so I will open it for discussion and
13 maybe we will get a motion out of that.

14 MR. FLANAGAN: A couple of questions to the
15 applicant.

16 When I look at -- I'm looking at Page 29 of
17 136 of one of your graphics.

18 I look at 29 of 136, and at, probably more
19 appropriately 37 of 136.

20 CHAIRMAN KORGE: Where?

21 MR. COE: 29 of 136.

22 MR. FLANAGAN: 37 is probably a better
23 page.

24 MR. COE: You want 37?

25 37 is the schematic of the streets with the

149

1 project.

2 MR. FLANAGAN: I'm just -- I'm really
3 trying to get my hand around the massing of the
4 project. I am trying to go back, at the very
5 beginning. I think it was Mr. Carlson's
6 presentation that had the bit of the massing
7 study, and it seemed to become apparent at that
8 point that the project to the south seemed to be
9 a little bit lower.

10 It seemed to be more open and didn't seem
11 to be so intense, from, I will say, at least
12 from the western perspective.

13 And when I was looking at your application
14 packet, it also looks as though -- we heard a
15 lot of concerns tonight about the massing being
16 maybe right up against LeJeune, that the -- I
17 guess it is called the Gables Gateway project to
18 the south, and not being an architect, I think I
19 drew a straight line -- it looks as though it's
20 set back a bit further than this proposed
21 project.

22 I am wondering if you can address -- I
23 think that, when I look at this from the site
24 plan view, and I don't know what architectural
25 features they have, but it just -- there seems

150

1 to be more open space and in hearing the
2 concerns of the neighborhood -- and I think I
3 heard one applicant say if this was more in line
4 with Merrick Park, then maybe there wouldn't be
5 so many objections.

6 And I would also like to hear, what is the
7 height of Merrick Park, both the parking garage
8 and the actual development of the buildings
9 itself, then what is the height of Gables
10 Gateway versus the height of this project?

11 MS. RUSSO: While he does that, I will
12 start. Since I was not involved in the
13 development of Merrick Park, I don't know if
14 staff can give you the answer.

15 I do not know the height of the Merrick
16 Park Development. I know what their potential
17 height is, but I don't know what their height
18 is.

19 And I do not know the height, but we have
20 the architect of record for Gables Gateway.

21 He can tell us what the height is for the
22 Gables Gateway project.

23 MR. BEHAR: That project varies, but the
24 attorney was here, also, so --

25 (Laughter.)

151

1 MR. GARCIA-SERRA: You have the attorney of
2 record for the Gables Gateway project and, Mr.
3 Flanagan, as you know, from your practice in
4 every municipality, we have a Comprehensive Plan
5 and a Zoning Code, and the more restrictive one
6 governs.

7 Then, in Coral Gables, as far as height is
8 concerned, the Comprehensive Plan is generally
9 the more restrictive one.

10 And both properties are similar in that on
11 the area fronting LeJeune, they have been
12 designated commercial low-rise, which means that
13 you can go up to 77 feet in height.

14 And then the industrial portion, which is,
15 let's say, behind that commercially designated
16 portion along LeJeune, the rest of the property
17 is designated industrial, and permits a maximum
18 height of 99 feet.

19 So, on both projects you reach a maximum
20 height of 99 feet in the center of, let's say,
21 the area, whereas fronting LeJeune, you have on
22 our project, or I should say the DYL project, 77
23 feet in height.

24 On the Gables Gateway project, there was a
25 split. The area where the amenities are is 45

152

1 feet in height.

2 Then there is a slightly higher area, which
3 goes up to the 77-foot maximum.

4 MR. BEHAR: But, let's make sure it is
5 clear, and you have explained that, because it
6 is more of a variation.

7 MR. GARCIA-SERRA: Right.

8 MR. BEHAR: Okay. There is a portion that
9 went up to 77, but there is a portion that
10 stayed at 45.

11 MR. GARCIA-SERRA: Right.

12 MR. FLANAGAN: Can I? I'm sorry.

13 The 77 feet of Gables Gateway, is that on
14 the eastern side, what I call the eastern third,
15 southern third or the northwestern tip?

16 MR. GARCIA-SERRA: It would be easier if I
17 could point it out.

18 MR. RIEL: Let me get the zoning map and I
19 will clarify.

20 MR. FLANAGAN: I understand the concept of
21 developing, you know, within the development
22 envelope. I completely grasp that.

23 But, I think, part of the task of a site
24 plan approval on a conditional use is
25 compatibility with the area and that is really

153

1 what I am concerned about.
 2 MR. GELABERT-NAVIA: If I can -- I was told
 3 that if someone can turn on the projector, I can
 4 show --
 5 MR. COE: There it is. We have it right
 6 now.
 7 MR. FLANAGAN: Is that the massing study?
 8 MR. GELABERT-NAVIA: Yes.
 9 MR. BEHAR: No. No, it's not.
 10 MR. COE: Look at that gigantic project.
 11 MR. AIZENSTAT: Can I see the City's?
 12 Because the City's looked a little bit different
 13 to me.
 14 MR. COE: This looks even bigger.
 15 MR. GELABERT-NAVIA: First, let me
 16 clarify. The study that you see here involves
 17 -- we have located our project and we have --
 18 the masses that you see around our project is
 19 what the Zoning Code allows.
 20 What the City showed was -- you know, the
 21 rendering that was done of our project, ours was
 22 done with a little more detail than what the
 23 City did, and they only included Gables
 24 Gateway.
 25 In this, which is -- was important, because

154

1 it not only showed that the properties to the
 2 north of Greco can be developed to this height
 3 and it also explains why the park.
 4 The park is a pocket park, and I want to
 5 very much reiterate, it is not this project's
 6 park. It is a park for the whole community.
 7 Now, regarding your question, Mr. Flanagan,
 8 by Code, and we went through, you know, the
 9 whole process, reviewing it with Planning and
 10 with Zoning, the building, for the first hundred
 11 feet, the properties that, you know, about
 12 LeJeune can only go to a maximum of 77 feet.
 13 So, what happens is, and that is why you
 14 see that the part that faces LeJeune is lower
 15 and it only goes six stories.
 16 It was said today that it is ten. It is
 17 not ten. It is not ten anywhere.
 18 So, it goes to six stories for the first
 19 hundred feet, plus the alley, and then it can go
 20 up to the 99 feet, which is the eight -- 88
 21 stories.
 22 99, I am sorry, 99 feet.
 23 MS. RUSSO: 99 feet.
 24 MR. GELABERT-NAVIA: 99 stories and -- 99
 25 feet and eight stories.

155

1 MS. RUSSO: 99 feet.
 2 MR. COE: 99 stories?
 3 Is this an admission of what the real
 4 project is going to be?
 5 I think you need a variance for that.
 6 (Laughter.)
 7 MR. GELABERT-NAVIA: In terms -- we also,
 8 again, at the suggestion of the Board of
 9 Architects and Planning and Public Works, we
 10 were also asked to open the corners, the ones
 11 that from Greco and Granello face LeJeune, and
 12 open those corners, and introduce landscaping,
 13 which we also did.
 14 We are also working with DOT, so that
 15 there's going to be a whole green buffer that
 16 goes all along LeJeune Road.
 17 The DYL has also offered that the covered
 18 arcade --
 19 CHAIRMAN KORGE: Excuse me, that green
 20 buffer, is that a median strip?
 21 MR. GELABERT-NAVIA: No, no. It is what is
 22 now the sidewalk.
 23 Besides the landscaping that is there, you
 24 know, DOT, we are working with DOT to make that
 25 landscaping, and then the arcade.

156

1 The arcade that goes under that same -- in
 2 the project, DYL is offering that so that there
 3 will be -- it is completely, not only available
 4 to the public, but they will insure the City in
 5 case, you know, anything happens in there.
 6 So, we are working and we have been working
 7 very, very hard in terms of not only lowering
 8 the heights, breaking down the massing of the
 9 building to work within --
 10 MR. BEHAR: And that was originally why I
 11 asked you to explain the project, and that's
 12 going to be one of my comments, and
 13 unfortunately, I think you failed at the time
 14 you did the presentation to indicate that,
 15 because you are converting the sidewalk into a
 16 green space, which is a five-foot sidewalk.
 17 MR. BEHAR: You're going to convert the --
 18 MS. RUSSO: Adjacent to the public
 19 right-of-way.
 20 MR. BEHAR: You're going to bring the
 21 sidewalk within your arcade?
 22 MR. GELABERT-NAVIA: Right.
 23 MS. RUSSO: That is correct.
 24 MR. GELABERT-NAVIA: We are, so that there
 25 will be a completely covered walkway throughout

157

1 the project.

2 MR. BEHAR: Okay.

3 MS. RUSSO: So, we have street paved roads
4 right-of-way. Five foot green, which will
5 normally be the sidewalk.

6 MR. RIEL: Page 36 in your packet, Page 36,
7 is a section detail of the street.

8 MS. RUSSO: And the sidewalk replacement is
9 inside the arcade so the sidewalk is actually a
10 wider sidewalk, because you can walk on any
11 portion of the sidewalk on LeJeune, it is only
12 five feet.

13 CHAIRMAN KORGE: So, nobody will be walking
14 adjacent to the street, they will be walking
15 within the arcade?

16 MR. GELABERT-NAVIA: Right.

17 MS. RUSSO: That is correct. Where the
18 sidewalk is will be a green --

19 CHAIRMAN KORGE: All green.

20 MS. RUSSO: All green.

21 MR. GELABERT-NAVIA: Mr. Flanagan, here you
22 see in the rendering, too, it shows you how far
23 the setback is, and actually that whole covered
24 -- that whole area on the roof at the end of
25 the sixth floor is going to be fully landscaped,

158

1 and as you can see, we are stepping the building
2 at the arcade, then it steps back.

3 It goes to a two-story arcade and then it
4 steps back, then it goes to the offices, then it
5 steps back for 110 feet, and then it goes up.

6 MR. FLANAGAN: Does it step back along the
7 entire facade?

8 MR. GELABERT-NAVIA: On the entry.

9 MR. FLANAGAN: Only on the entry.

10 Okay.

11 And I think Mr. Garcia-Serra told me that
12 Gables Gateway was 45 feet on its northern side,
13 so the side of Gables Gateway closest to this is
14 45 feet in height?

15 And, I understand that where the parking
16 lot --

17 MR. BEHAR: The difference, the biggest
18 difference is that in the Gables Gateway, the
19 building was set back fifteen feet from the
20 property line.

21 MR. COE: Completely different.

22 MR. FLANAGAN: I have that question that
23 still hasn't been answered.

24 MR. BEHAR: That's what you see here.

25 MR. FLANAGAN: Okay.

159

1 That is set back fifteen feet?

2 MR. BEHAR: It is a different approach
3 altogether.

4 MR. FLANAGAN: Okay. And this is set back
5 from the property line or no?

6 MR. GELABERT-NAVIA: It is not --

7 MS. RUSSO: The arcade is at the property
8 line.

9 MR. FLANAGAN: The arcade.

10 MR. COE: Zero set back.

11 MR. FLANAGAN: Zero setback is the answer,
12 thank you.

13 MR. GELABERT-NAVIA: Which is what the
14 Mediterranean Code calls for.

15 And as Mr. Behar said, it is a different
16 project.

17 And one of the things in here, this project
18 does not have a front and a back, it has four
19 fronts.

20 MR. AIZENSTAT: Is there -- Eric, is there
21 a way to put the massing study that you have
22 because they have it on a board, so we can take
23 a look at it?

24 MR. RIEL: The massing study we have is
25 just existing structures. What they have in

160

1 their massing study is a potential buildout.

2 MR. COE: It is proposed, which makes it
3 massively different.

4 MR. AIZENSTAT: Right, but what I see from
5 the massing study here doesn't depict the
6 property next door.

7 It depicts what could be built next door as
8 of right. It doesn't say what they are going to
9 do or any of the steps, am I wrong at that?

10 MS. RUSSO: Next door to the north?

11 MR. RIEL: I mean, I can go through --

12 MR. AIZENSTAT: Gables Gateway, for
13 example, which is right next door.

14 MS. RUSSO: To the south.

15 MR. AIZENSTAT: The Gateway has already
16 been approved, so -- I would like to see -- your
17 massing study doesn't show the Gateway as what
18 has been approved or does it?

19 The Gateway is right there, but that
20 doesn't show me what we approved.

21 MR. RIEL: Let us -- give us a minute.

22 We'll load the model back up, and I'll go
23 through the heights.

24 MR. COE: Eric, is there anything else
25 approved in that general area?

161

1 MR. RIEL: No. The only one that has been
2 approved --
3 MR. AIZENSTAT: That's why I want to see
4 what has been approved.
5 MR. COE: You can't, there's nothing else
6 that's approved.
7 MR. AIZENSTAT: But, I want to see what we
8 have already approved, the Gateway.
9 MR. COE: It is just -- the Gateway is the
10 only one I know of.
11 Is there anything else, but the Gateway?
12 CHAIRMAN KORGE: That is what he wants to
13 see.
14 MR. AIZENSTAT: That's what I want to see,
15 because the City has already done their massing
16 according to what has been approved, am I
17 right?
18 MR. RIEL: Correct.
19 MR. AIZENSTAT: This doesn't show me what
20 has been approved. This just shows me what
21 could be built there?
22 MR. GELABERT-NAVIA: I mean, the purpose of
23 this was, again, to show you what the Code
24 permits in this area.
25 MR. AIZENSTAT: No, I understand.

162

1 MR. GELABERT-NAVIA: And again, like it was
2 said before, the reason we are here is because
3 of the MXD, not because we are asking you for
4 additional heights or for variances or anything
5 of that sort.
6 MR. AIZENSTAT: Can I see that? Can I ask
7 you to leave that, that one that's up there? I
8 appreciate it. Thank you.
9 MR. COE: Pick that up so you can see it.
10 MR. FLANAGAN: While they're loading that,
11 can I ask another question? Regarding what we
12 call the alley or sometimes the service
13 entrance, in my mind, that also makes a big
14 difference.
15 That will, obviously, be privately owned.
16 Ms. Russo, I think you also said that would
17 be open 24 hours a day, so is that, whatever we
18 want to call it, service entrance, service
19 alley, alleyway, whatever it may be, is that
20 open for the public to use 24 hours a day?
21 MR. GELABERT-NAVIA: Yes. Yes.
22 MR. FLANAGAN: So, at that point, if that
23 is the case --
24 MR. SALMAN: Are you granting an easement
25 through that space?

163

1 MS. RUSSO: There is no -- there is an
2 easement in terms of traffic. For example, it
3 has to have an easement for the Waste Management
4 to utilize it.
5 All servicing of the property, whether they
6 be deliveries, whether it be Waste Management
7 picking up the garbage, et cetera, has to --
8 MR. COE: Here it is.
9 MR. AIZENSTAT: Right there.
10 CHAIRMAN KORGE: So, the new one is going
11 to have an easement that anybody can use?
12 MS. RUSSO: Yeah, an easement or a license
13 to drive through.
14 MR. FLANAGAN: It seems to make a
15 difference for the public. I am a huge fan of
16 alleys. I use them all the time, every time I
17 can stay off the roadways to try and get around
18 some of these one-ways in the Gables.
19 If I am driving down Granello then I would
20 have an unfettered right to loop my way through
21 to go around to Greco? Say, if LeJeune is
22 backed up?
23 MR. GELABERT-NAVIA: The answer is yes.
24 MR. FLANAGAN: Okay.
25 MR. GELABERT-NAVIA: And the other --

164

1 MS. RUSSO: There will be no gates, either.
2 MR. GELABERT-NAVIA: There will be no
3 gates, and again, we have been working with all
4 the utility companies, working with Waste
5 Management, because, again, not only because the
6 City would want us to do it, but we want to do
7 it, because we do not want the trucks right on
8 the side.
9 So, the reason you see all these things
10 that are here on the inside, frankly, even FPL,
11 if FPL would have allowed us, which they didn't,
12 we would have put it inside as well.
13 Because what we wanted, what you see here
14 in yellow is all retail, and it is --
15 MR. BEHAR: In that sense, you have done a
16 great job to address all the street frontage.
17 You really have.
18 At that level you have addressed, you
19 minimize -- what is your percentage of usable
20 and non-usable spaces?
21 What I meant by that is usable meaning like
22 a retail or lobbies versus non-usable.
23 You have got to be like an 85 percent
24 usable.
25 MR. GELABERT-NAVIA: Yes.

165

1 And we also, you know, we met with Havana
2 Harry's and one of the things that they wanted
3 us to do was that they wanted that, in our
4 parking, we would have an elevator that when
5 they came out of the elevator, we would be
6 facing Havana Harry's, which we have done.

7 So, and again, as was said before, we are
8 working with Havana Harry's through the
9 process.

10 Once this thing is completed, it certainly
11 will, I believe, increase their clientele.

12 MS. RUSSO: It also provides for the
13 basement, which is the public parking. The
14 basement is the parking for the retail, and it's
15 where the replacement surface parking from the
16 parking lot will be located.

17 It is also set up so that whether it be
18 Havana Harry's or whether it be somebody using
19 the retail here or using the retail across the
20 street, there is more than one way out of the
21 basement.

22 In other words, there is an elevator out to
23 LeJeune but there is also one to Greco, and to
24 Greco.

25 So, it was meant to allow as many access

166

1 ways for people to use the parking.

2 And all the retail parking, so it won't be
3 mixed with office parking. All the basement
4 level is for retail.

5 CHAIRMAN KORGE: Now, the alleyway or
6 whatever we are calling that --

7 MS. RUSSO: It's called the service way.

8 CHAIRMAN KORGE: -- is there going to be a
9 separate easement granted?

10 Or how is that going to be reflected, such
11 that, you know, it could be enforced if someone,
12 you know, was blocked in the future?

13 MS. RUSSO: Well, I think that we agreed
14 that it will not be gated, it will not be closed
15 off.

16 I know that that is something that Mr. Riel
17 has put in, added as a condition. We can
18 proffer that as an additional condition that we
19 will not gate it, so that the access way, the
20 service way will be open 24 hours a day.

21 CHAIRMAN KORGE: I just want to understand
22 that we are giving up an alleyway in return for
23 a service way and that the service way will, in
24 fact, be available to the public as proffered,
25 and that it will be enforceable if, for some

167

1 reason in the future, if that access were
2 denied.

3 So, I don't care how it is done, as long as
4 that purpose is accomplished.

5 MR. SALMAN: It could happen very simply.

6 During the life cycle of this building, the
7 single ownership could change.

8 You could condo the project in different
9 pieces, in which case some sort of a dedication
10 of the air right over your parking would be
11 something I would be looking for.

12 And quite honestly, this also sets an
13 interesting precedent. We are setting up an
14 interesting precedent, because we are taking up
15 an alleyway, we are vacating it.

16 We are creating another access way, but you
17 are building underneath it, and I don't know
18 where -- and the only other building that I know
19 that exists in Coral Gables where actually they
20 have building underneath the right-of-way is the
21 David William.

22 So, this is the second situation that I
23 know of where we are going to have a private
24 building, under what will be a public
25 right-of-way.

168

1 MS. RUSSO: SunTrust used to have a
2 building under it. There was a tunnel that
3 connected the SunTrust to its drive-through
4 tellers. I don't know if you remember.

5 MR. SALMAN: Here in the Gables?

6 MS. RUSSO: In Coral Gables, on Miracle
7 Mile, SunTrust and the building to the south
8 were connected underneath the right-of-way.

9 MR. SALMAN: Okay.

10 MR. AIZENSTAT: If you are saying by
11 right-of-way, does that mean that you -- you are
12 not dedicating that property back to the City?

13 I just want to be clear.

14 You are going to retain ownership.

15 MS. RUSSO: Correct.

16 MR. AIZENSTAT: Now, by retaining
17 ownership, does that mean they are going to be
18 paying taxes on that property?

19 MS. RUSSO: That is correct.

20 MR. AIZENSTAT: So, Ms. Bolton, just in
21 theory, from what I am listening to, the City
22 would be giving up an alley, which is used to
23 service the buildings that are currently there.

24 It is not so much used for cars to drive
25 through, back and forth.

169

1 By -- in return for giving up that alley,
2 they are still creating an ingress and egress
3 from both sides, but at the same time they are
4 creating revenue, both to the County, the City,
5 the schools, that can, in turn, be used to
6 better facilities or whatever --

7 CHAIRMAN KORGE: Right, but what I want to
8 be sure of is, if the City Attorney is
9 comfortable that the access way, however it is
10 designated, is enforceable by the public in
11 perpetuity.

12 If, for example, a hundred years from now,
13 assuming this building were actually approved
14 and built, and, you know, somebody came along
15 and said we are going to just knock down the
16 building and rebuild something else, that they
17 would have to go through the process and if they
18 are going to substitute with another access way,
19 they would have to get our approval for that as
20 well.

21 MS. HERNANDEZ: Right, what we would do is
22 require a right of reverter in the documents and
23 so --

24 MS. RUSSO: We can do an easement. We've
25 just spoken to our client, and we're happy to do

170

1 an easement.

2 CHAIRMAN KORGE: I don't care -- I mean, I
3 don't want to tell you how to do it.

4 MS. HERNANDEZ: We would -- right, we would
5 require a right of reverter in case they changed
6 it, but however, they haven't presented their
7 proposal to my office, so I have not been asked
8 by the City Commission to advise on it.

9 As soon as they do, I'm sure that we will
10 review all the documents and make a
11 recommendation.

12 CHAIRMAN KORGE: I just wanted to express
13 that concern about that.

14 I don't know how it would be addressed, and
15 I don't propose to take that role, how to do it.

16 MS. RUSSO: In terms of having the access
17 way open, I am happy to work with the City
18 Attorney's office, whether it be by easement
19 conditions or a declaration of restrictive
20 covenant.

21 CHAIRMAN KORGE: The only thing I would say
22 is that I would want the City Attorney to be
23 satisfied.

24 MS. RUSSO: Absolutely. There are numerous
25 ways it can be done.

171

1 MR. AIZENSTAT: Ms. Bolton, you want to
2 make a comment?

3 MS. BOLTON: Yes.

4 MS. RUSSO: I think there are numerous ways
5 it can be worked out legally.

6 CHAIRMAN KORGE: The public testimony is
7 done. We will be here all night if we keep
8 taking testimony.

9 So, let's keep going with this.

10 Was there a motion?

11 MR. COE: Mr. Chairman, before we keep
12 going, I want to point out the City of Coral
13 Gables rules, it is 9:00 p.m.

14 I move, therefore, pursuant to those rules,
15 that we adjourn. Time has elapsed.

16 CHAIRMAN KORGE: Is there a motion to
17 extend?

18 MR. COE: I move that we adjourn, Mr.
19 Chairman. It is not open --

20 CHAIRMAN KORGE: Motion for adjournment.
21 Is there a second on that?

22 MR. SALMAN: Second.

23 CHAIRMAN KORGE: Second on the motion to
24 adjourn.

25 Any discussion on the motion to adjourn?

172

1 MR. COE: Call the question, Mr. Chairman.

2 CHAIRMAN KORGE: No discussion.

3 Call the question on the motion to
4 adjourn.

5 MS. MENENDEZ: Jeff Flanagan?

6 MR. FLANAGAN: No.

7 MS. MENENDEZ: Javier Salman?

8 MR. SALMAN: Yes.

9 MS. MENENDEZ: Eibi Aizenstat?

10 MR. AIZENSTAT: No.

11 MS. MENENDEZ: Robert Behar?

12 MR. BEHAR: Yes.

13 MS. MENENDEZ: Jack Coe?

14 MR. COE: Yes.

15 MS. MENENDEZ: Tom Korge?

16 CHAIRMAN KORGE: No.

17 MR. COE: Mr. Chairman, that is three to
18 three, we are adjourned.

19 MR. BEHAR: No, we've got to call back --

20 MR. FLANAGAN: Are we adjourned or is there
21 an alternative motion in order?

22 It would be the same, three to three. I
23 can count.

24 MS. RUSSO: Doesn't the motion fail in a
25 tie vote?

173

1 MS. HERNANDEZ: No, not under parliamentary
2 procedure, so we are adjourned.
3 CHAIRMAN KORGE: We are adjourned, but
4 Eric, will you -- are we going to bring this
5 back at the next meeting?
6 MS. HERNANDEZ: Hold on, if we could just
7 very quickly --
8 Could Mr. Riel please announce when this
9 will be brought back, as well as all the
10 remaining items of -- which we have adjourned
11 on?.
12 MR. RIEL: The next meeting is --
13 MR. COE: December 2nd.
14 MS. HERNANDEZ: No.
15 MR. RIEL: I am sorry, let me check the
16 date of the next meeting.
17 MR. COE: December 10th.
18 MR. RIEL: The next meeting is December
19 10th at 6:00 p.m. in this room.
20 MS. HERNANDEZ: I can't hear you. I am
21 sorry. There is a question.
22 (Inaudible, multiple people talking.)
23 MR. SALMAN: Madam Attorney?
24 MS. HERNANDEZ: Yes, sir.
25 MR. SALMAN: This is a question with regard

174

1 to the previous item to this one, which was not
2 on the agenda.
3 MS. HERNANDEZ: I can't -- I can't hear
4 you. I'm sorry. There's a lot of people
5 talking.
6 MR. SALMAN: I was informed, during the
7 presentation, that a division of my firm has
8 actually submitted a proposal to the City,
9 regarding a portion of this project, of the
10 Miracle Mile project.
11 MS. HERNANDEZ: I think it was just
12 presented. There was no action taken by the
13 Board.
14 But I appreciate you placing it on the
15 record, and I will meet with you --
16 MR. SALMAN: I just want to be clear and on
17 the record.
18 MS. HERNANDEZ: And I will meet with you to
19 discuss any potential issues that will come
20 before the Board.
21 Thank you.
22 MR. AIZENSTAT: So, December 10th is our
23 next meeting.
24 (Thereupon the meeting was adjourned at
25 9:00 p.m.)

175

1
2 REPORTER'S CERTIFICATE
3
4 STATE OF FLORIDA :
5 COUNTY OF MIAMI-DADE :
6
7 I, JOANNE CUSTIN, Court Reporter and a Notary
8 Public for the State of Florida at large, do hereby
9 certify that I was authorized to and did report the
10 City of Coral Gables Planning and Zoning Board
11 Meeting and that the transcript is a true and
12 complete record of my stenographic notes.
13 I further certify that I am not a relative,
14 employee, attorney, or counsel of any of the parties,
15 nor am I a relative or employee of any of the
16 parties' attorney or counsel, nor am I financially
17 interested in the action.
18 Dated this 24th day of November, 2008.
19
20
21
22
23 JOANNE CUSTIN, Court Reporter
24 Notary Public - State of Florida
My Commission Number DD499187
Expires: January 16th, 2010.
25

Planning & Zoning Board Meeting Attendance/Speaker Sign In Sheet – November 12, 2008

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	James Pollack	360 Breco Ave #208 33146	305 443 6134	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
2.	Roxey Bolton	124 Cadman Ave Coral Gables		☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-2
3.	Vivian DAMIAN	1115 No Creekway	305 375 1681	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-1
4.	Elizabeth Stone	425 Cadagua Ave Coral Gables, FL	305 462-1303	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-3
5.	Lisa Maroon	608 Cadagua	305 661 4306	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-4
6.	? Therese Vonnahme	545 Saw Coral Gables	305 464- 8000	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-1
7.	Linda Chapin	4607 Riviera Dr CG 33146	305 669 9602	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)

Planning & Zoning Board Meeting Attendance/Speaker Sign In Sheet – November 12, 2008

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	ZERE GUILFORD	2222 PONCE DE LEON	305-446-8411	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-5
2.	KIMBALL WOODBURY	501 VILABELLA AV	305-588-1431	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-6
3.				☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
4.				☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
5.				☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
6.				☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
7.				☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)

Planning & Zoning Board Meeting Attendance/Speaker Sign In Sheet – November 12, 2008

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	Joe Berlin, MD	609 Cadagua Ave Coral Gables, FL 33146	305 666 1001	☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
2.	Levi Ornstein 609 Cadagua Dr. Coral Gables	305-666-1066		☒ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
3.	Adis Riveron	426 Almirar Ave Coral Gables, FL	305-500-6623	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
4.	Jane Reynolds	539 Cadagua Ave	305 666 6094	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
5.				☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
6.	Twice N. Smith Elizabeth Rebecca Corcoran	539 CADAGUA - CG 539 Cadagua Ave. Coral Gables	305 666-6094	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
7.	Shirley Maroon	608 Cadagua Ave CG	305-666-4306	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)

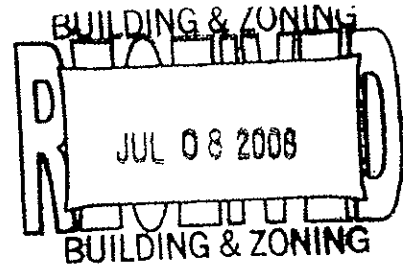
Planning & Zoning Board Meeting Attendance/Speaker Sign In Sheet – November 12, 2008

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	CONFECTION KOUKOURIDIS	421 CADACUA AVE	305-662-6155	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) /
2.	Fun Maria	601 Cadacua Ave	305-662-6155	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) /
3.	Robert Board	601 Cadacua Ave	305-667-4836	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-Q
4.	Wayne Block	600 Blue Rd	305 667 1676	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8) S-10
5.	JOHN NARRISO	416 ALMIRAR AVE	305-663-2746	☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☒ Item # 8 (ZC Amendment – Art. 5 & 8)
6.				☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)
7.				☐ Item # 6 (DYL Merrick MXD) ☐ Item # 7 (Proposed Settle Agreement w/Menoyo) ☐ Item # 8 (ZC Amendment – Art. 5 & 8)



ENTERED AS EXHIBIT Shirley Maroon A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 11.12.08 JM
DATE INITIALS

Attachment C



Building and Zoning Department
ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

CITY OF CORAL GABLES)

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE IN THIS DEPARTMENT.

EDWARD M. WELLER
DIRECTOR, BUILDING & ZONING DEPARTMENT

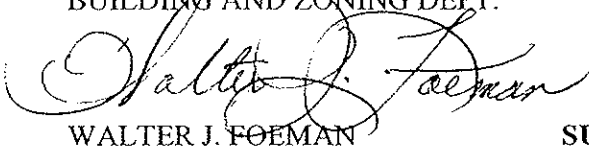
7/8/08
DATE

CITY OF CORAL GABLES

-MEMORANDUM-

TO: ED WELLER
DIRECTOR
BUILDING AND ZONING DEPT.

DATE: JULY 2, 2008

FROM: 
WALTER J. FOEMAN
CITY CLERK

SUBJECT: PETITION SUBMITTAL:
D.Y.L. MERRICK PARK
MIXED USE DEVELOPMENT

This office is in receipt of a petition in connection with the above referenced issue, said attached document which was filed by Ms. Shirley Maroon with this office on July 1, 2008, 2:15. However, the Office of the City Clerk is not the copy of record (original). The Department of Building and Zoning is the copy of record. Section 119.02, F.S. provides a definitional reference as to who is the custodian, specifically stating: "Custodian designated: Custodian means, "the elected or appointed state, county, or municipal officer charged with the responsibility of maintaining the office having public records, or his or her designee." City of Coral Gables department directors are responsible for records in their respective departments (pursuant to Ordinance Number 0-2003-31), and the department director is considered "Custodian of those records." Furthermore, Rule IB-24 of the Florida Administrative Code provides the following definition: "Custodian means, "the elected or appointed state, county, district, or municipal officer charged with the responsibility of maintaining the office having public records, or his or her designee". City of Coral Gables department directors are responsible for records in their respective departments (pursuant to Ordinance No. 2003-31), and the department director is considered "Custodian of those records."

Therefore in closing, I am forwarding to you the original petition for appropriate handling of same.

WJF/sd

cc: Maria Jimenez, Assistant City Manager
Martha Salazar Blanco, Zoning Official
John Abbott, Code Compliance Specialist

DRC Meeting

June 27, 2008

Reference: Consideration of request for vacation of alley, Block 16,
Industrial Section, Coral Gables Florida.

I, Shirley Maroon, am submitting 300 signatures, from citizens of
Coral Gables, who are against DYL Merrick Park Project and vacation
of Alley Way and Giving away of public land.

Sincerely,

A handwritten signature in cursive script that reads "Shirley Maroon". The signature is written in dark ink and extends horizontally across the page.

Shirley Maroon

2008 JUL -1 PM 2:15
OFFICE OF THE CITY CLERK
CITY OF CORAL GABLES

PETITION

We the undersigned citizens of Coral Gables, object to the D.Y.L. Merrick Park mix use development of a 6 to 8 story rental apartment complex and retail stores, located at 4601 Le Juene Road in Coral Gables, for the following reasons: Public land giveaway, vacating of right of way of alley, massive height structure, infrastructure, water and sewers, traffic encroachment on our neighborhood, over crowding of our schools, raising property taxes and insurance and adversely diminishing and effecting the quality of life in our neighborhoods.

Name	Address
1 JOHN DIECE	413 CADAGUA AVE.
2 JUDITH CASTRO	433 CADAGUA Ave.
3 Castellos (come back)	437 Cadagua Ave
4 ~~TRAPPA~~ ~~CON~~	412 ALMINAR AVE. (known)
5 Kenneth Y. Carr	412 ALMINAR AVENUE (known)
6 Ariel Naranjo	418 Alminar Avenue
7 JOHN NARANJO	418 ALMINAR AVENUE.
8 Christian Ehrenhaft	3601 Jafar St CB
9 Jim Hanft	510 Marmore Ave. G.H.
10 Alex Moreira	3191 Coral Way
11 Nick Barbeite	2600 Douglas Rd.
12 Eunice Gorriz	537 Blue Rd - E Falls
13 Domingo Gorriz	537 Blue Rd CB
14 Belinda Fernandez	4910 Suarez St.
15 Beatriz Villa	4920 Suarez St
16 Jose Luis Villa	4920 Suarez St
17 Eduardo R Perez	4930 Biltmore Drive
18 ESPERANZA C Perez	4930 B. Hmane Drive
19 DAVID EDWARDS	4910 Biltmore Drive
20 Ann Menden	4900 Biltmore Drive

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Name	Address
1 Rafael de los Reyes	501 Cadogan Ave 33146
2 Mirtha L. Almeyda	529 Cadagua Ave. 33146
3 Enrique Almeyda	529 Cadagua Ave. 33146
4 Scott & Sonia Blumenthal	615 Vilabella Ave 33146
5 Sonia Blumenthal	615 Vilabella Ave 33146
6 Olga Pardo	529 Altara Ave. CC 33146
7 Mark Forber	625 Vilabella Ave 33146
8 Mark Forber	625 Vilabella Ave 33146
9 Robert O. Ouellet	532 Altara Ave. 33146
10 M. M. Ouellet	532 Altara Ave. 33146
11 Norman R. Boney	525 ALTARA Ave 33146
12 Deborah Boney	525 ALTARA Ave 33146
13 [unclear]	52 CESTORA Ave 33146
14 [unclear]	515 ALTARA AVE. 33146
15 Rosanna Fiske	526 San Antonio Ave 33146
16 Tim Fiske	526 San Antonio Ave 33146
17 SC Antorchas	4943 Riviera Drive, (6, FL, 33146
18 Annette Antorchas	4943 Riviera Dr. CGH
19 Carmen G. Fajardo	4945 Riviera Dr. (Gables, FL 33146
20 Paul Fajardo	4945 Riviera Dr. (Gables) 33146

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Name	Address
1 JOHN DIECK	413 CADAGUA AVE
2 Judith CASTRO	433 CADAGUA Ave.
3 Castellos (come back)	437 Cadagua Ave
4 ~~Isabel Garcia~~	412 ALMINAR AVE. (Honey Garcia)
5 Kenneth L. Carr	412 ALMINAR AVENUE (Kenneth Carr)
6 Ariel Naranjo	418 Alminar Avenue
7 JOHN NARANJO	418 ALMINAR AVENUE
8 Regina Rinaldi	513 San Esteban Av.
9 Philip Rinaldi	" " " "
10 Maria E. Paredes	629 Velarde Ave.
11 Emma Perez	533 San Esteban ave
12 JOHN AMADOR	533 San Esteban Ave
13 Naida Deza	544 San Esteban Av
14 David Deza	544 San Esteban AV
15 Kim Usiak	540 SAN ESTEBAN AVENUE
16 Charlotte Waga	511 San Esteban Ave
17 Greta Gyllenhaal	4307 Segovia St
18 ~~Anna~~ Beverly Gyllenhaal	4307 Segovia CG
19 Anders Gyllenhaal	4307 Segovia CG
20 BETTINA HARRIMAN	439 CALIGUA AVE.

PETITION

We the undersigned citizens of Coral Gables, object to the D.Y.L. Merrick Park mix use development of a 6 to 8 story rental apartment complex and retail stores, located at 4601 Le Juene Road in Coral Gables, for the following reasons: Public land giveaway, vacating of right of way of alley, massive height structure, infrastructure, water and sewers, traffic encroachment on our neighborhood, over crowding of our schools, raising property taxes and insurance and adversely diminishing and effecting the quality of life in our neighborhoods.

Name	Address	
1. Mayumi Arito	2665 SW 37 Ave. #1605. M.I.G. Fl.	33133
2. [Signature]	541 San Lorenzo Ave CG	33146
3. Rafael Garcia	525 San Lorenzo Ave	33141
4. Anna Bertoldi	525 San Lorenzo Ave	33141
5. F.W. [Signature]	519 San Lorenzo Ave	33146
6. [Signature]	510 San Lorenzo Ave	33148
7. Rosa Medina	570 San Lorenzo Ave.	
8. [Signature]	600 Jeronimo Drive	
9. [Signature]	600 Jeronimo Drive	
10. Barrin Tawel	500 Jeronimo Drive	
11. Ibrahim Tawel	500 Jeronimo Drive	
12. JOHN HARRIMAN	439 CALIGULA AVE.	
13. BEATRIZ HARRIMAN	439 CALIGULA AVE.	
14. A.L. Ferreira	516 San Lorenzo	
15. Maria L. Palacios	5035 Odessa Dr.	
16. Lisa Perun	807 S. Alhambra Cir.	
17. [Signature]	634 San Lorenzo CG	
18. [Signature]	634 San Lorenzo CG	
19. [Signature]	541 San Lorenzo CG	
20. [Signature]	501 Cadiz Ave. 33146	

PETITION

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Name	Address
1. Lucia Maroon	608 Cadagua Avenue Coral Gables FL 33146
2. Shirley Maroon	608 Cadagua Ave. Coral Gables 33146
3. Elizabeth Rebecca Conner	539 Cadagua Ave. Coral Gables, 33146
4. Jane Reynolds	539 Cadagua Ave., Coral Gables, 33146
5. Eunice W. Smith	539 Cadagua Ave., Coral Gables 33146
6. Percy Bolton	124 Codina Ave. C.G.
7. Linda Ornstein	609 Cadagua, C. Gables
8. David Ornstein	609 Cadagua C. Gables
9. Mrs. Bershner	609 Cadagua C. Gables
10. Carlo GIORGI	725 Vilobelle Av. C. Gables
11. Stefano BENVENUTI	725 Vilobelle Av. Coral Gables
12. Antonio R. Perez	620 Almirar. C. G.
13. ALEC THYRE	600 ALMINAR AVE CG 33146
14. LAURIE THYRE	600 ALMINAR AVE CG 33146
15. Gigi ESPINOSA	544 Almirar Ave CG 33146
16. Leslie Reyes-Espinosa	544 Almirar Ave CG 33146
17. Judith BALDA	530 ALMINAR AV. C.G. FL 33146
18. LORGE LINARES	530 ALMINAR AV. C.G. FL 33146
19. REY VELAZQUEZ	529 ALMINAR AVE, C.G. 33146
20. KATHY VELAZQUEZ	529 Almirar Ave CG

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Name	Address
1 THOMAS W. LOGUE	735 BLUE RD, CORAL GABLES FL 33146
2 Carolyn Durham	4800 Renda St. Coral Gables, FL 33146
3 John Torral	4852 Renda St. Coral Gables 33146
4 JORGE VILLAMIL	4700 RENDA ST. CORAL GABLES 33146
5 BETTY CORDON	4850 BILTMORE DR. CORAL GABLES 33146
6 Alex Sevilla	4851 BILTMORE DR CORAL GABLES 33146
7 Jose P. Cordero	4841 Biltmore Dr. Coral Gables 33146
8 JUAN M. MARTINEZ	4801 Biltmore Dr. Coral Gables 33146
9 Margaret Rose	544 Cadagua Ave Coral Gables, FL 33146
10 ~~Jorge Albers~~	4949 Riviera Dr. Coral Gables, FL 33146
11 ~~John~~	480 San Amaro Dr. Coral Gables, FL 33146
12 Maria Giner	4951 RIVIERA DR. Cgables, FL 33146
13 Del Doyle	4942 Riviera Dr. Coral Gables 33146
14 Jorge Albers	529 Cadagua Avenue, Coral Gables 33
15 Lillian G. Gandy	103 Cadema Ave
16 Martha Gandy	103 Cadema Ave
17 Eleanor Gandy	3120 Le Juene Rd
18 ~~Maria~~	363 Aragon Ave #512
19 Maxine Mitchell	363 Aragon Ave
20 Emerald Gandy	600 Cadagua Ave #512 Coral Gables

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Name	Address
1. Robert Rounk	604 Cadagua Ave 33146
2. Tom Backmeyer	608 Cadagua Ave 33146
3. Myela Pozorio	540 Cadagua Ave 33146
4. [Signature]	540 Cadagua Ave 33146
5. Jim Wicker	630 Cadagua Ave 33146
6. Charly Mendez	4805 Riviera Dr 33146
7. Robert Similia	400 Blue Rd 33146
8. Carlos F Garcia	443 Blue Rd - 33146
9. Chris Ariss	433 Blue Rd 33146
10. John O'Connell	413 Blue Rd 33146
11. Howard [Signature]	411 Blue Rd 33146
12. [Signature]	430 Loretto Ave
13. John [Signature]	4810 RIVIERA DR 33146
14. Domingo Gorriz	537 Blue Rd 33146
15. [Signature]	543 Blue Rd 33146
16. Jose A. Guevara	604 CADAGUA AVENUE
17. Shawn [Signature]	440 LORETTO AVE.
18. Marie Wirth	471 Loretto Ave
19. [Signature]	619 CADAGUA C. Gables
20. Antonio [Signature]	619 CADAGUA C. Gables

PETITION

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Name	Address
1 Steven P. Betera	700 Jeronimo Drive
2 Mayra Joli	700 Jeronimo Drive
3 Zoraida Arisso	433 Blue Rd C.G.
4 Chris Arisso	433 Blue Rd C.G.
5 Marcelo Arisso	433 Blue Rd C.G.
6 Robert J. Fabian	501 Loretto C.G.
7 Eugenio Martinez Jr	505 Loretto Ave C.G.
8 Eugenio Martinez Sr.	4920 Biltmore dr. C.G.
9 ~~XXXXXXXXXX~~	~~XXXXXXXXXX~~
10 Mrs. Martinez	505 Loretto Ave, C.G.
11 Olga Altonaga	527 Loretto Ave C.G.
12 Patricia Altonaga	1425 Messina Ave C.G.
13 George Menino	914 Alfonso Ave
14 Cecile Altonaga	914 Alfonso Ave
15 GIOVANNI CAREN	544 LORETO Ave
16 EUGENE TURNER	544 LORETO Ave
17 Kevin Schumacher	525 Loretto Ave
18 Robyn Schumacher	525 Loretto Ave
19 ANNE LEE	519 LORETTO AVE. C.G.
20 SUSANA LAWRENCE	4927 RIVIERA D.R.C.G.
21 ROSITA LEAHY	4927 RIVIERA D.R. CG

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Name	Address
1. <i>Beryl G. Hanon</i>	523 Cadagua Ave
2. <i>John Hanon</i>	510 Almirar Ave
3. <i>John Hanon</i>	510 Almirar Ave
4. <i>Lillian Wolf</i>	515 Almirar Ave
5. <i>Brian Wolf</i>	515 Almirar Ave
6. <i>Carl Wolf</i>	515 Almirar Ave
7. <i>John Spaulding</i>	8114 Blue Road
8. <i>T. NICHOLS</i>	601 BLUE ROAD
9. <i>Jessica Stone</i>	425 CADAGUA AVE, CORAL GABLES, 33146
10. <i>Beth Stone</i>	425 Cadagua Ave., Coral Gables, 33146
11. <i>Zoe Hanono</i>	600 Vilabella Ave 33146 33146
12. <i>Salvador Hanono</i>	600 Vilabella Ave 33146
13. <i>Gino Hanono</i>	600 Vilabella Ave 33146
14. <i>Pablo Hanono</i>	600 Vilabella Ave 33146
15. <i>Kimball Woodbury</i>	501 VILABELLA AVE 11
16. <i>LAURI BUTLER</i>	501 VILABELLA AVE 11
17. <i>Alexis Ehrenhaft</i>	3601 Toledo St CG
18. <i>Bruce Ehrenhaft</i>	3601 Toledo St CG
19. <i>Christian Ehrenhaft</i>	3601 Toledo St CG
20. <i>Jackie Bellah</i>	720 Maderia Ave CG

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Name	Address
1. Ryan V. Garcia	421 Cadagua Ave.
2. Concepcion Koukourini	421 Cadagua Ave.
3. Elizabeth Stone	425 Cadagua Ave.
4. Robert Song	428 CADAGUA AVE
5. David J. Jory	412 CADAGUA Ave
6. Alberto Gonzalez	411 CADAGUA Ave
7. Alberto Gonzalez	11 CADAGUA Ave
8. Maria (Sousa) Valls	429 CADAGUA Ave.
9. Jeffery Rubero	428 Cadagua AVE
10. Christi Teperling	428 Cadagua Ave
11. Felipe Gutierrez	428 Cadagua Ave
12. Tony Buhner	428 Cadagua Ave
13. John Delmon	438 Cadagua - With Qualification
14. B. Zune	441 CADAGUA
15. Ruth J. J. J.	441 Cadagua Avenue
16. Fiona C. Cardona	422 Cadagua Ave
17. Pasquale D.	422 Cadagua Ave.
18. J. J. J.	422 Cadagua Ave
19. Cristina Valls	429 Cadagua ave
20. M. J. J.	416 CADAGUA Ave
21. Ximena Delgado	416 Cadagua Ave.

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Name	Address
1 Dan C. Albert	614 Almar Avenue, Coral Gables, FL
2 Guenivere Harris Block	600 Blue Road, Coral Gables, FL
3 Wayne Block	600 Blue Rd, Coral Gables, FL
4 Ada Ocampo	515 Jeronimo Dr. Coral Gables
5 Savie Ocampo	515 Jeronimo Dr Coral Gables
6 Maria E. De Vera	520 Jeronimo Dr. Coral Gables FL
7 Arturo De Vera	520 Jeronimo Dr. Coral Gables FL
8 Helen Levy	4915 RIVIERA DR. " " "
9 Herb Brenner	251 San Sebastian " " "
10 STEPHEN T. Morris	251 SAN SEBASTIAN AV " " "
11 Susan & Rudy Bell	254 San Sebastian " " "
12 Madelyn Castillo	226 San Sebastian Ave, Coral Gables FL
13 Erica Wilson	216 Santander Ave Coral Gables 33134
14 DEBORAH SANDERS	218 SANTANDER AVE Coral Gables 33134
15 Helen Espinoza	264 Santander Ave. Coral Gables FL 33134
16 CARLOS EAST	280 SANTANDER AVE
17 Francesca Cruz	280 Santander ave.
18 DE H	3811 ALAMAR AVE Coral Gables
19 Fredrick Martin	608 Cadagua CG 33146
20 Jean Haraty	460 Biltmore Way CG 33134

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Name	Address
1 ALFONSO Jimenez	461 Loretto AVE Coral Gables FL 33146
2 Carmen R. Jimenez	461 Loretto AVE Coral Gables FL 33146
3 LESLIE C. TODD	443 Loretto Ave Coral Gables, FL 33146
4 SARA COLLAZO	438 Loretto Ave 33146
5 ENRIQUEZ	446 LORETTO AVE 33146
6 STELLA CRISMANICH	446 LORETTO AVE 33146
7 Gino ROTOLI	453 LORETTO AVE 33146
8 LEONOR LOPEZ	460 LORETTO AVE 33146
9 CHARO CRUZ	460 LORETTO AVE
10 ADA LOPEZ	460 LORETTO AVE
11 RUTH MAGUIRE	4911 Riviera Dr. Coral Gables 33146
12 Sonya Rouviere	4025 University Dr Coral Gables
13 Dr. F.P. Rouviere	4025 University Dr. C.G. 33134
14 Annie Carabali	425 Biltmore Way Coral Gables
15 Bonnie Harrison	545 San Antonio Ave Coral Gables
16 Migi Slepian	431 Alhambra Cir. 33134, C.G.
17 Mrs. Kennedy	603 Adaguna Ave
18 SUSAN CORRIGAN	921 Ortega Ave Coral Gables 33134
19 Nancy L. Fagan	1125 Venetian Ave Coral Gables 33134
20 Judy Dunham	2665 SW 37 Ave Coral Gables FL 33134

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Name	Address
1 MARIA SEE LIGHS	536 SAN LORENZO, CORAL GABLES,
2 Wm. See Lig WWS	536 SAN LORENZO, CORAL GABLES
3 Jaime Fajardo	4945 Riviera Dr. C. Gables, FL 33146
4 Cristina Fajardo	4945 Riviera Dr CG 33146.
5 W. Batista	4918 Ronda St. CG 33146
6 Kay Villar	439 Loretta Ave. C.G. 33146
7 Alex Menendez	4900 Biltmore Dr 33146
8 Hilda Busot	4840 Biltmore Ave 33146
9 Anthony Busot	4840 Biltmore Ave. 33146
10 Prá Clara Baura	800 Blue Rd CG. 33146
11 Mar Gosalbez	755 Blue Rd C.G. 33146
12 Rafael Gosalbez	755 Blue Rd C.G. 33146
13 Miguel Gosalbez	755 Blue Rd C.G. 33146
14 Elsie Sanchez	745 Blue Rd. C.G. 33146
15 ~~Alfonso Sanchez~~	745 Blue Rd CG 33146
16 ~~Madelina Sanchez~~	745 Blue Rd CG 33146
17 McCallister	720 Madeline Ave 33134.
18 ~~McCallister~~	439 Loretta Ave
19 ~~its name~~	4910 Biltmore Dr.
20 ~~Barra~~	603 Cadiz Ave 33146

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Name	Address
1 ROBERT FERNANDEZ	600 Blue Rd. RDM
2 MELINE FERNANDEZ	600 Blue Rd. Meline Fernandez
3 CRISTINA DE MAURO	601 ALMINAR AVE. C
4 GLORIA GROSS	436 ALMINAR AVE. G. Gross
5 EDUARDO GROSS	436 ALMINAR AVE. E. Gross
6 MORAÍMA GATIERREZ	419 Vilabella ave
7 JOSEPH ZAHRAIBAN	931 Vilabella Ave. J. Zahraiban
8 SANDRA AUSTIN	441 VILABELLA AVE. S. Austin
9 DOUGLAS AUSTIN	441 VILABELLA AVE. D. Austin
10 MARIA J GARCIA	4601 BILUCA DRIVE M. Garcia
11 Maribel Ochoa	500 Vilabella Ave
12 Margaret Aguilera	514 Vilabella Ave.
13 Pedro Rodriguez	514 Vilabella Ave.
14 Shannon Savage	522 Vilabella Avenue
15 Paul Savage	522 Vilabella Avenue
16 Julie Rivo	521 Vila bella ave
17 Carlos & Isabel Gonzales	525 Vilabella Ave
18 Isabel P. Gonzales	525 Vilabella Ave.
19 Al Botran	545 Vilabella Ave. Al Botran
20 Vincent Chen	517 Alminar GG 33146

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Name	Address
1. Lenke Chaper	4609 Riviera Dr
2. Justo Garcia	529 Altana Ave.
3. Gisela Lopez Nater	535 Cadogan Ave.
4. ~~Julio E. Caso~~	430 Loretto Ave.
5. Gus Menendez	4900 Biltmore Dr.
6. Simon Rive	424 Vilabella Ave. C. 6. 3312
7. Yamilce Diaz	431 Vilabella Ave.
8. Joseph Zahrglban	431 Vilabella Ave.
9. Emilio Iglesias	607 Jeronimo Dr. Coral Gables 33146
10. MARIA IGLESIAS	607 JERONIMO DR. CORAL GABLES 33146
11. JULIO E. CASO	4310 RIVIERA DR. CORAL GABLES, FL. 3314
12. Harriet Green	4300 Riviera Dr.
13. Tomas J. Asusta	4110 Riviera Drive
14. Lisbet Asusta	4110 Riviera Drive
15. Pavel A. Perez	4100 Riviera Drive. 33146.
16. Olga M. Llonid	4100 Riviera Drive 33146
17. Dicky Alfonso	515 San Antonio Ave 33146
18. Alex Torres	512 San Antonio Ave 33146
19. Douglas Torres	512 San Antonio Ave 33146
20. Orlando Soto	529 San Antonio Ave 33146