differentiate between wood trusses and metal trusses, if one chooses to install them.

MR. BEHAR: You still have both options, right?

MR. SOUTHERN: Right.

MR. PARDO: But if you use wood, it still has to be two by six, if you use wood, and I heard, from old timers, the reason that it was put in there, it was simply really not because of structural, but really mostly because of termites and carpenter ants and things like that, that can chew right through anything.

CHAIRMAN AIZENSTAT: And, also, that was the Dade Pine. That plank that was available back then was a two-by-six.

MR. PARDO: Well, you could still get the two-by-six. That's not an issue.

MR. BEHAR: But I think this is more really applicable to commercial projects, the fire rating and all --

MR. SOUTHERN: Exactly, when it comes to the metal component, a heavy gauge, and that way we know, structurally, you know, just given our last text amendment and just where we live in South Florida, you know --

MR. PARDO: But you're still keeping the two-by-six for residential?

MR. BEHAR: Available, yes.

MR. SOUTHERN: Yes.

CHAIRMAN AIZENSTAT: Do we have anybody in the Chambers --

THE SECRETARY: No.

CHAIRMAN AIZENSTAT: No? Zoom or phone? No? I'll go ahead and close it for public comment.

MR. PARDO: Mr. Chairman, I'd like to make a motion to approve the Staff recommendation.

MR. BEHAR: I'm going to second.

CHAIRMAN AIZENSTAT: Mr. Pardo, you're on a roll. We have a first. We have a second. Any comments? No?

Call the roll, please.

THE SECRETARY: Alice Bravo?

MS. BRAVO: Yes.

THE SECRETARY: Alex Bucelo?

MR. BUCELO: Yes.

THE SECRETARY: Nestor Menendez?

MR. MENENDEZ: Yes.

THE SECRETARY: Felix Pardo?

MR. PARDO: Yes.

THE SECRETARY: Robert Behar?

MR. BEHAR: Yes.

THE SECRETARY: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Yes.

Mr. Behar, you're going to recuse yourself?

MR. BEHAR: I am. At this time, I will recuse myself.

CHAIRMAN AIZENSTAT: Thank you.

Let the record show that Mr. Behar is recusing himself. And, sir, you filed the proper --

MR. BEHAR: And for the record, I submitted the conflict form today to the City.

CHAIRMAN AIZENSTAT: Okay. Thank you, sir.

MR. BEHAR: You're welcome. Thank you.

MR. COLLER: Are we taking a break?

CHAIRMAN AIZENSTAT: Would you like to take a break?

MR. COLLER: I wouldn't mind a break.

CHAIRMAN AIZENSTAT: Let's take a five-minute break, please. Thank you.

MR. COLLER: On behalf of the court reporter.

CHAIRMAN AIZENSTAT: Of course.

(Short recess taken.)

CHAIRMAN AIZENSTAT: Okay. If everybody is

ready, what I'd like to ask -- has everybody in Chambers -- has everybody been sworn in that's going to be speaking tonight? No? Can everybody please stand up again, just so we make sure everybody is sworn in?

(Thereupon, the participants were sworn.)

CHAIRMAN AIZENSTAT: Thank you.

Mr. Coller.

MR. COLLER: Yes. This is going to take me a while.

All right. So we have a number of related items. So this is E-3, E-4, E-5, E-6 -- and E-6. So I'm going to -- my suggestion is, we read them all in, we have one public hearing, since they're all related, and then we'll vote separately on each item.

So Item E-3, an Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (Section 163.3187, Florida Statutes), from "Commercial Low Rise Intensity" and Single Family Low

Density" to "Multi-Family Low Density" for the western 36 feet of Lots 1 and 13 through 17, and from "Single Family Low Density" to "Commercial Low Rise Intensity" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.

Item E-4, an Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Mixed-use 1" and "Single Family Residential" to "Multi-Family 3" for the western 36 feet of Lots 1 and 13 through 17, and from "Single-Family Residential" to "Mixed-Use 1" for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court, Coral Gables, Florida;

providing for a repealer provision, severability clause and an effective date.

Item E-5, a Resolution of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "760 Ponce" on properties legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Item E-6, a Resolution of the City Commission of Coral Gables, Florida, granting approval of the following conditional uses: 1) Special location site plan review pursuant to Zoning Code Article 5, "Architecture" Section 5-201, "Coral Gables Mediterranean style design standards," for properties adjacent to or across public rights-of-way or waterways from a SFR District or MF1 District, to allow

Mediterranean Architectural Bonuses; and 2) Conditional use approval pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "760 Ponce," on property legally described as Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard, 112 and 120 Avila Court), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Items E-3, E-4, E-5 and E-6, public hearing.

CHAIRMAN AIZENSTAT: Thank you. Can you repeat that, please?

MR. COLLER: Did we get that right? Really, you want me to repeat it? I need a rest now.

CHAIRMAN AIZENSTAT: Thank you very much. Thank you.

MR. NAVARRO: Give this man a break.

Good evening, Mr. Chair, Board Members. My name is Jorge Navarro, with offices at 333 Southeast 2nd Avenue. I think we're going to

be uploading our presentation for you here shortly. We're here to present the 760 project. I'm here this evening, with my colleague, Devon Vickers, and Guillermo Fuentes, from our design team.

If we can get the presentation working, I think one of the things that you will see is that this is a project that has been the result of over two years of closely working with area residents and planning this project in a way that we believe fits well into the context of the neighborhood. We've had the pleasure, particularly, of working with those residents that live immediately west and north of this project.

So just to orient you to where this property is at -- if we can go to the next slide -- this property is comprised of and entire block at the intersection of Ponce and Boabadilla, which I've gotten very good at saying that street name now, after many years, just north of Southwest Eighth Street. And it's currently improved today with an outdated medical office building. It has a substandard surface parking lot. And it really, today --

if you could go to next slide. What's there today really doesn't match the quality and the charm of this neighborhood. And the medical office building is currently grandfathered, in terms of parking, but, also, it doesn't have any dedicated drop off.

So one of the things that has happened over the years, that's been the subject of a nuisance action in the past, is that patients and visitors often load and unload directly onto the street, which has created a lot of disruption for the neighborhood. This project will address many of those long-standing issues. It's going to replace these outdated medical office uses -- if you could go to the next slide -- with a new high quality, beautifully designed mixed-use project, that really incorporates a lot of the feedback, as you'll see, that we received from neighborhoods (sic) over the last couple of years.

The project includes, as you can see here, a very large plaza. It's an 8,500 square foot plaza, in addition to other landscaped green spaces that I'll show you. It has ground floor residential and commercial uses. We envision

cafes and restaurants and other neighborhood friendly uses, that would provide a service to the area, and we have two levels of Class A medical office space, that will be fully parked, plenty of parking, and fully dedicated internal service and drop off lanes.

So this property is unique, because I think you saw, it serves as a transition between the commercial uses on Eighth Street and the single-family neighborhood to the north. And it's also unique, because it has, currently, today, two different zoning classifications. You have MX1, that comprises, you know, slightly more than half of this property, and you have existing single-family zoning, but that single-family zoning today is not used as single-family zoning. It is a current surface parking lot, which has been traditionally done to serve the medical office use that's there.

And what we are requesting today, if we go to the next slide, is to basically rearrange the zoning, the residential and commercial zoning on this property, in order to create a true residential buffer along Boabadilla and leaving the remainder as MX1, and we believe

this approach -- we've looked at multiple different options to develop this property, whether it's under its existing zoning, Live Local, and this solution, really, we think, provides the best solution, in terms of compatibility, than what could otherwise be developed under the existing zoning.

So let me walk you through the current version of the plan. This is a current version of the plan, that incorporates all of the changes that we have made since Summer of 2023. So, as you could see, this building has been designed, and a lot of these good ideas came from the residents, so I don't want to take those as we came up with these on our own. This is really a lot of feedback from a lot of different people that played a big role in this.

But we've designed the building to look like a four-story building. It's a five-story building, actually, but we've designed it so that optically and appearance-wise, it looks like a four-story building. Also, architecturally, we completely revamped and redesigned this project into a Mediterranean

style, even though we are only asking for Mediterranean 1 bonus and we're not required to do so. That was something that we worked very hard, and we went back to BOA, in order to get this new architectural design approved and the Board of Architects was very complementary of the revised design.

Let me walk you through how the building is laid out. It has one level of underground parking. If you go to the next slide, you could see that we have completely removed a whole level of parking. It's one of the changes that we did. And we committed to provide it underground.

We have, on the ground level -- and I'll walk you through this in detail -- we have active commercial space. You could see the internal loading areas, and then we also have the residential buffer, that I'll walk you through in detail, which we worked closely with the residents that are immediately across the street, on Boabadilla. That is the street that's to the top of the exhibit that you see here today.

Above this floor, we have two levels of

additional parking. Parking was important. We made sure to provide plenty of it. And then we only have now two levels of medical office space. We completely removed an entire level, since we originally started.

So -- if you could go back, Devon. Sorry, My apologies.

So these are the new upper levels of the building. I want to highlight some of the things that we've done. I'm going to say, to the top of the page, but that is -- there's single family directly across the street from there. There's also, to your left -- to your right, my apologies, we also have single-family and a City park. We have two homes on that side.

So along Boabadilla, which is to the top of this exhibit, we have incorporated over a fifty-foot setback from our property line, to the top of those residential -- to the top of those office floors. We've also incorporated an upper level terrace, right at the beginning of the Fourth Floor, which we are going to be planted with large trees, in order the create an additional green buffer. So, from the

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ground, you're going to have this building set back fifty feet, and in front of that, you're going to have large trees in front of it, as an additional way to screen, create like a green screen to these office floors.

We did something similar on Avila. What we did is, we incorporated there a 23 to 41 foot step back. You could see the building carve out that we did, all of the way on the bottom of the page, and also towards the middle. That will additionally be planted, as well, right in front of the single-family home that's there. And that was one of the requests that we received from the resident that lives right across from this project, on that side.

So let me walk you through the site plan. These are the upper levels and things we've done. These are the things we've done at the ground level. Along Boabadilla, we've included the large 8,500 square foot public plaza. It's going to be a public open space, a community benefit, that the community can enjoy. And then we had lined Boabadilla with four residential townhome style units. These have been redesigned, to have large front yards.

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They have individual driveways. They have private garages. And the idea was to mimic the residential character of that street, which right now, that's where you have the surface parking lot for the medical office. So we've converted that, really created a transition now, that doesn't exist today, between the commercial uses and the single-family uses.

Along Avila, what we did is, we previously had, as traditional mixed-use projects do, we had commercial uses, we had an access point on there, and what we've done, in working with the residents of this area, we have completely removed all active uses on this. We've stepped the building further back. And the reason we did that is to have a ten to thirteen-foot landscaped strip, that we will heavily landscape, which is what they wanted to see, and we've removed the access point from there, and as you can see now, with the yellow to orange circles, we have completely limited all of our ingress and egress into this project directly onto Ponce. There's no more access onto the residential streets. Everything will circulate through Ponce.

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So I'll show you -- also, just one last item, on the corner, there's a green square. We used to have a building footprint there. We have completely carved out the building in that area. There is a very nice oak tree, that is important to the neighborhood, and we've committed to preserve it, and in order to do that, we have eliminated the building footprint that was going to impact that tree. So these are all things that we've done.

I'll walk you through some of the renderings showing how it looks now. Here, you could see a rendering of the public plaza, right at the corner of Ponce and Boabadilla. You could see, also, in this image, the step back, but also the residential liner that we've created. Those are one of the homes there. As we go forward, you'll get a ground level view of some of the gardens that we've created along Boabadilla.

If you'd go to the next slide.

So, here, you see the ground level streetscape improvements that we're proposing, which I'll get into, which are all of the bulb outs that we've committed to provide, but also

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you see large front yards. We have pushed -- since the time of BOA and the time we're before you today, we've pushed those homes further back from Boabadilla, to create additional green space.

And, then, the next rendering you will see, that is the carve out on the building, right at the intersection of -- sorry, let me get this right -- Ponce and Avila, thank you -- Ponce and Avila, that we've carved out. It's really reducing the building massing, too, because that building went straight up and now you have some really nice building step backs, really breaks down the massing of the building.

So, in terms of circulation, I think one of the important things, and we spent a long time redesigning this, if you see -- Devon, if you can go to the next slide -- we have a completely, fully internalized dedicated pick up and drop off area for all visitors to use. This is right -- conveniently located at the ground level, and people can come in -- we can stack up to five cars at a time. People will come in, be able to then enter on Ponce, and most importantly, exit back onto Ponce, or drop

off their relative, their neighbor, their friend, and then easily go back into the ramp, and enter the parking garage, either up into the upper levels or go into the basement.

And, lastly, this is one of the things that we really worked very hard on during the last couple of weeks, it's we have committed to complete several streetscape improvements. This is a view of Boabadilla and what it will look like. I know a lot of neighbors in the areas have been looking for streetscape improvements for many years and we are happy to provide those, and to try to, you know, beautify this street. We've also committed to provide traffic calming in the area. So we continue to look forward to work with the residents and your Staff in order to implement these. This is a view of what Boabadilla will look like upon completion of the project.

So I want to show you how we got here, because I think it's important, and we've put a lot of work, not just our team, but the neighbors, as well. The project has significantly evolved since we first started working on this two years ago. The original

plan that we submitted to DRC in 2023, just to give you a highlight, was a seven-story building, had no residential liner, the accesses were coming off of Ponce and Avila. And if you go to site plan, you could see we had a very small plaza, and this is just kind of the original DRC plan. Since then, I think you've seen, we doubled the size of that plaza, eliminated the access. The project continued to evolve, even -- you know, that was the original elevation, which, as you can tell, the neighbors were not happy about.

But we went ahead and added five residential units. In continuing to work with the neighbors, we reduced those units down to four, created the additional front yards, and the building, as you can see here, these images started -- we started carving portions of the building, out of the upper levels, in order to create some better transitions. These have grown since the -- since the time that this was submitted. This was the final BOA approval, that was completed in August 2024, and since then, the most important item that remained out there was the entrance off of Avila, which we

reduced to an exit only, but we've been able to figure out a way to make this project work getting all of the traffic getting out to Ponce.

So, just to kind of walk you through all of the changes this project has made, as I said, this has really been a collaborative process, one that I've been very proud to be a part of. I want to personally thank, on behalf of not only myself, but our entire team, all of the neighbors, particularly Evelyn, Ana Maria, Suly, Vicky, Odalis, Mario, Steve and Frank and so many others that were part of this process, but for taking the time to meet with us, for being so involved throughout this process, and most importantly, for pushing us to refine our design, because I really believe their input made this project better.

I know you have your Staff coming up, but we're very happy to have a positive Staff recommendation, as well, with all of the changes that we've made, and I know there are several residents here that want to speak, and you've had a lengthy agenda. So I'll conclude my presentation, and I'll be here to answer any

questions.
CHAIRMAN AIZENSTAT: Thank you.
MR. NAVARRO: Thank you.
MS. GARCIA: Good evening. Jennifer Garcia, Planning & Zoning Director.
If I could have the PowerPoint, please. Thank you.
So, as we know, this is an entire block, Block 18, in the Flagler Street Section. It's bounded by Avila, Boabadilla and then Ponce de Leon kind of curves on two sides of the site. Here's an aerial looking down. You can see the surface parking lot on the west side, the current office building, the clinic building, that encroaches over the existing single-family right now zoning, and that's what's occupying the site right now.
Here's a view looking southeast. You can see Eighth Street in the back, with the taller buildings across each of the south side, in the North Ponce neighborhood.
So looking at this section of the City, the North Ponce section has gone through a lot of changes over the last 100 years. So the original 1924 plat is on the left side of the

slide. You can see the triangular, almost, Block 18, outlined in black. The earliest map that we have is the 1930 use map, and it shows it as commercial use for the entire area, which makes sense, because there are very narrow platted lots in this section of Coral Gables, which usually George Merrick would plat these to be 25 feet wide for commercial uses.
And, then, in 1939, I believe, in response to, you know, mid Century and post-war housing, most of the area was zoned to be single-family, to allow for smaller houses to be built there. And in 1946, a portion of that area, including this block, was changed to be commercial.
So the 1946 map, you can see that it's pretty much the same, this block, especially, as it is today, with the current Zoning Map. So the map on the left side is the 1946 map. You can see the Zone C2 for that section that's facing Ponce, with CF3 and a half, which is single-family, to the west side of that block.
So there's a lot of requests for this project, just because our Zoning Code requires a lot of requests for, more or less, a simple project, in this location. This location is

very unique, as it is near a single-family neighborhood. It's also fronting Ponce de Leon, which is one of our major corridors. So they're requesting a change of the Land Use Map, the Comprehensive Plan, a Zoning Code Map Amendment, as well as a PAD, a Planned Area Development, designation, and then the Conditional Use request.
So the first request is a change of land use, the Comp Plan change. So they're changing the single-family, to replace it with the Multi-Family low density, to transition from the commercial low rise intensity to the single-family, and then growing that commercial low rise intensity to the remainder of the block. The Zoning mimics the Comprehensive Plan Land Use Map, with MF3 as a transition between single-family and the commercial uses at MX1, and MX1 again for the remainder on that block.
So the PAD, the Planned Area Development, as you're familiar, does provide some flexibility with the Zoning Code, as long as they meet one acre to qualify, and, also, they provide some public benefit. So they're

providing a lot of streetscape improvements, that you see with the renderings, bump outs and traffic calming, especially on Boabadilla, and street improvements on Avila, intersection improvements where Avila and Boabadilla meet. Right now, it's one way -- not one way, but it's a through street, Boabadilla. It encourages a lot of speeding. So we'll be working with the County to have a three-way stop there, and improve that intersection.
They're also planning to have a landscaped buffer on the north side of their property, along Avila, as well as preservation of some trees and an improved intersection at Ponce, where Avila -- wait, sorry, Oviedo and the other street meet.
So the Conditional Use Site Plan review, so the site plan, as you saw, was that large public plaza on the south side, townhouses that are introducing a transition between the commercial uses and the single-family across the street, on Boabadilla, commercial space will be only on Ponce de Leon, facing that more commercial corridor, and that only the drop off -- sorry, the entrances and exits off of

the building will be on Ponce de Leon. All of their pick up and drop off of patrons is all internal, which is a benefit, I hear, from the neighbors, just because they have to deal with a lot of the current issues with patrons and pick up and drop offs of the current use that is there today.

So this is a very information heavy slide. So the existing area, the whole entire block, is a little more than two acres. The FAR they could have for MX1, as you know, is 3.5. They're at a little less for MX1, at just less than 1.5, 1.49. The building height, if they were to go for a Mediterranean Bonus 2, would be 77 feet; however, they're requesting only Mediterranean Bonus 1, and below that, at 61 feet and 8 inches. Again, the stories, they could have six stories for Mediterranean Bonus Level 2, but they're only requesting to have five stories, with the Mediterranean Bonus Level 1.

The density is relatively the same of what would be allowed by now. The single-family would only allow six units an acre. They're proposing around seven units an acre for that

MF3 portion of the site. And, then, ground floor commercial is 18,000 square feet, and the office and the clinic would be about 88,000 square feet. They're providing 545 spaces, and about 23 percent of that block would be open space.

So part of the conditional use is also the special location. So, in our Code -- typically, in our Code, if you're requesting Mediterranean bonus, you are granted it through the Board of Architects. Because they're adjacent to single-family, the Code requires that the recommendation comes from the Board of Architects, recommendation from this Board, and then final approval by the City Commission for a special location of the Mediterranean bonus.

So this was reviewed by Staff, the Development Review Committee, over two years ago, in 2023. The Board of Architects review was in 2024, in July and August. They've had a couple of neighborhood meetings, one last year in June, and one most recently, September 3rd. So we're here tonight at the Planning & Zoning Board, as they move forward to the City Commission for First Reading.

Letters were sent out within 1500 feet of the property or 500 feet outside of the property -- outside the City limits. And letters were mailed out three times, for the two neighborhood meetings, as well as tonight's meeting. The property was posted four times. The website was posted four times, as well, and then one newspaper advertisement.

And Staff has determined that this is consistent with the Comprehensive Plan's goals and objectives and policies, as far as transitions of commercial to a single-family neighborhood for this block. We recommend approval with conditions. The conditions are pretty standard, but I'll run through the highlights of them, I guess.

So the maximum height would not exceed five stories, at 61 feet and 8 inches. Even though the Med Bonus 1 allows them to go a little higher, we're capping them at 61 feet, as, you know, preferred by the residents. There would only be four townhouse units facing Boabadilla. The plaza would be publicly accessible, located on Ponce and Boabadilla. Intersection improvements would be required at Avila and

Ponce, and at the Ponce de Leon Boulevard and Oviedo and Veragua, pedestrian crossings across Ponce de Leon, speed table or a speed cushion on Boabadilla, and then streetscape beautification on those adjacent streets, on Avila and on Boabadilla.

Thank you.

CHAIRMAN AIZENSTAT: Thank you.

Jennifer, just a question I had for you.

MS. GARCIA: Yes.

CHAIRMAN AIZENSTAT: Can you go back to your conditional -- your approval with conditions?

MS. GARCIA: Yes. If I could have the last slide -- the second to last slide. Thank you.

CHAIRMAN AIZENSTAT: When you look at the intersection improvements --

MS. GARCIA: Uh-huh.

CHAIRMAN AIZENSTAT: -- Ponce de Leon Boulevard, Oviedo and Veragua, what are you talking about, because I didn't see that on the applicant's --

MS. GARCIA: Yeah. So that would be studied further with Staff and the traffic engineer to see what's the best way to address

that. There are some ideas. We just need to test them and make sure that they will work, of course, in working with the County.

CHAIRMAN AIZENSTAT: Are you talking about bulb outs or -- what are you talking about doing there?

MS. GARCIA: So, Boabadilla and Avila, yes. So it would be a three-way stop. Right now it's a -- there's no stop on Boabadilla. So it's a very wide street, so it encourages a lot speeding. So at Avila and Boabadilla, the improvement would be a three-way stop, to stop traffic from going straight forward, as well as bump outs at the corner, to make it more --

CHAIRMAN AIZENSTAT: Does it make sense to do bump outs at that point?

MS. GARCIA: At the "T" intersection?

CHAIRMAN AIZENSTAT: Yes.

MS. GARCIA: Usually, if you want to have -- to give -- not visibility, but to kind of signal to drivers that there is an intersection, that they should slow down and see the stop sign, usually, if you have those trees and the visibility is a little bit narrow, it signals the drivers to watch for

signs and watch for pedestrians crossing the crosswalk there. Of course, if there's driveway interruptions and we can't make it work, then that wouldn't be required. We're not going to get rid of someone's driveway.

CHAIRMAN AIZENSTAT: Okay. Only because I see that's a conditional -- a condition of approval that you've put in there. What if it doesn't work out?

MS. GARCIA: If it doesn't work out, working with our (Unintelligible) team here at the Staff level, then we would probably have to not do that, because the County won't let us, right. It's all kind of related to the County. They control the rights-of-way of our streets and street markings and those movements.

CHAIRMAN AIZENSTAT: Thank you.

Nestor.

MR. MENENDEZ: I just have one question -- sorry.

CHAIRMAN AIZENSTAT: Actually, if I may, before we do that, let's get some speakers up.

MR. MENENDEZ: Okay.

CHAIRMAN AIZENSTAT: And then we'll start.

Jill, how many speakers do we have in

Chambers?

THE SECRETARY: Four.

CHAIRMAN AIZENSTAT: Four? Go ahead and call them, please.

THE SECRETARY: Evelyn Diaz.

MS. DIAZ: Good evening. My name is Evelyn Diaz. I live at 36 Montilla Avenue.

I'm in support of the project. The only thing that concerns me is the traffic flow on Ponce. I believe we should have some sort of traffic circle on Oviedo, and I think that's about it, mostly the traffic.

Oh, the other thing, very important, right now, the patients and employees of the 747 Ponce building are parking at the 760 parking site. I'm wondering what's going to happen, once they start their construction. Where are those 70, 80 cars going to park right now? That's about it. Thank you.

CHAIRMAN AIZENSTAT: Thank you.

THE SECRETARY: Odalis.

MS. BALBI: Hello. My name is Odalis Balbi, and I reside at 610 Boabadilla, and right -- directly in front of the building. Both, my husband and I, are very pleased with

the project, and we thank Mr. Behar for working with us to accommodate our wants and our needs, and we really cannot wait until this project is completed and we see the beautiful results that are being presented to us.

Thank you.

CHAIRMAN AIZENSTAT: Thank you.

MR. MENENDEZ: Thank you.

THE SECRETARY: Mario Paula.

MR. PAULA: Good evening. My name is Mario Paula. I live at 610 Boabadilla. We've been having input on this project now for two or three years now, and we have finally been able to agree on a project that is pleasant for everyone involved.

With relation to the bump outs, I think that is an important part of the project, because, as you know, Boabadilla is a very wide street. I don't see any traffic calming with a three-way stop. It's a very wide street, very long. It's a quarter mile strip, and a lot of people run down there. A lot of people race down there, and there was a couple of Ferraris running down there the other day. So I think the bump outs is a highlight.

Thank you.
CHAIRMAN AIZENSTAT: Thank you, sir.
THE SECRETARY: Stevan Espinosa.
MR. ESPINOSA: Hello. My name is Stevan Espinosa. I'm also a neighbor. I'm across the street at 64 Boabadilla Street, an owner.
And I want to confirm that they've really met with all of these neighbors and really talked to us and got our input, you know, worked with us, and we're totally in support of all of the changes they've made, and we're very happy for this building to go up, and I just want to real quickly say I do support the project.
CHAIRMAN AIZENSTAT: Thank you, sir.
THE SECRETARY: No more speakers.
CHAIRMAN AIZENSTAT: How about on Zoom?
THE SECRETARY: No.
CHAIRMAN AIZENSTAT: The phone platform?
THE SECRETARY: No.
CHAIRMAN AIZENSTAT: I'll go ahead and close it for public comment.
Nestor.
MR. COLLER: With the exception of rebuttal.

CHAIRMAN AIZENSTAT: I'm sorry?
MR. BUCELO: With the exception of rebuttal.
CHAIRMAN AIZENSTAT: Sorry about that. Jorge, did you have a rebuttal --
MR. BUCELO: I think we have a speaker.
CHAIRMAN AIZENSTAT: Oh, I'm sorry.
Were you sworn in madam?
MS. DUENAS: Yeah, I live in 820 Salzedo.
CHAIRMAN AIZENSTAT: Were you sworn in? Were you sworn in?
MS. DUENAS: Yes.
CHAIRMAN AIZENSTAT: If you could just --
(Thereupon, the participant was sworn.)
CHAIRMAN AIZENSTAT: Thank you. If you'd please speak into the microphone.
MS. DUENAS: Yeah. I am concerned about the traffic, because I think it's --
CHAIRMAN AIZENSTAT: Can you speak into the microphone better, please? Thank you.
MS. DUENAS: I am concerned about the traffic, because --
CHAIRMAN AIZENSTAT: Can I ask you to state your name and address, for the record, please?
MS. DUENAS: My name is Maria M. Duenas,

and I live at 820 Salzedo Street, Apartment 205.
CHAIRMAN AIZENSTAT: Thank you.
MS. DUENAS: But -- the building look so nice and everything is so pretty, but they're making the picture look nice. One thing, when it's done, it's going to be different, because we have to be concerned with the traffick and everything. Eighth Street is not as easy to walk over there, and a lot of people -- sometimes -- because I live close to there, they take the lights. You have to be careful with everything, you know.
You have to think of all of these appliances that are going on in the building. The building look nice and everything, but you have to be concerned about the people who are going to live over there. It's a medical building over there, and every -- what's going to happen with everybody over there? They're going to disappear? No, we have to think about all of -- everything in life, you have to have second thought, you know, and one thing is right and one thing is not right. You have to think of all of the twists that happen when

you're making a big building, making -- like they're making over here in Coral Gables, when it used to be a parking space, the Mercedes.
You see a building (unintelligible). You have to see the people, the traffic there, the trash, the garbage, everything. No. We're going to look like tiny. No. We're -- I'm not approving any building anymore, because everything is concerned -- you have to think -- we're getting -- the City don't get big, it gets small. So many buildings, so many people -- and the more they make it, the more they're coming. It does not make any sense, no make any sense.
You have to think about how all applies around, only a few things come through and people did not -- in the end, it's going to be another concern. That's my problem. Thank you.
CHAIRMAN AIZENSTAT: Thank you, ma'am. Thank you for coming.
Sir, do you have rebuttal you'd like to make?
MR. NAVARRO: No. Just with regards to traffic, I know -- and I appreciate her coming

out. I know traffic has been a major concern. We have heard from many of the immediate residents that live directly across from this project. We have worked and committed to mitigate traffic, regardless of what would be required. We went over and above and have already committed to make several improvements. I know she lives on the other side of Eighth Street. We don't anticipate cut through traffic or anything going on through that street.

You know, we're here to answer any questions that the Board has, and we hope that we can get your approval. I think you've seen, from what you heard tonight, how much we worked on this project.

CHAIRMAN AIZENSTAT: Thank you.

And you're good with the conditions -- all of the conditions?

MR. NAVARRO: We're good with the conditions. I know we're continuing to work on several traffic calming measures, and that will probably continue to evolve by the time we get -- between First Reading at the City Commission, but we're in support of all of the

conditions.

CHAIRMAN AIZENSTAT: Okay. Thank you.

THE SECRETARY: Excuse me, Mr. Chair, there is someone that has just indicated is on the phone. I'm going to try to input them and see if they want to speak.

CHAIRMAN AIZENSTAT: Please. Thank you.

MS. LOPEZ: Good evening.

CHAIRMAN AIZENSTAT: Good evening. If you could state your name and address, please.

MS. LOPEZ: By all means. My name is Ana Lopez. I reside in 112 Boabadilla Street.

I'm also speaking for two other owners that are out of the country. One is Vicky Buzo, form 117 Boabadilla Street, and the other one is Frank Lopez, from 104 Boabadilla Street.

I'd like to thank Mr. Navarro and Ms. Garcia for the presentation. Mr. Navarro, I applaud you, that you have been able to identify the building as in need of repair and not the neighborhood. Thank you so much. And Ms. Garcia, you've been very thorough in getting all of this up and running for everybody.

The amazing part of all of this is that

your first application that came through with Mr. Jimenez to do a change -- rezoning, and it happens that the commercial property that now we are mentioning, was also rezoned, because it used to be an Adventist Church and headquarters many years ago, and it was rezoned, and when it was bought, the reason why it was a parking lot was because we requested at that time, in 2018, not to have the parking -- not to have the single-family residential zoning changed. So we were promised that it would not change, if we allowed the parking.

I am pleased and so are many of our residents, as they have expressed, with the change that has taken place since we started all of this, but, still, I have some questions that I really don't understand. We asked that there would be a step back -- well, we didn't want the single-family residential lots to change. We wanted them to build homes, just like the ones right across the street from them, and they say that that couldn't happen. So we said, okay, the townhouses, well, okay, we'll accept them, but we asked for them to have setbacks of like -- to mimic the ones

right across the street at 25 feet.

We had a meeting with Mr. Iglesias, the City Manager, and we were able to come up with 23 feet, but they were going to eliminate some of the 533 parking spaces that are available. They were going to limit it, to give those townhomes more space. Well, we were unable to get the 23 feet. We were able to get from five to 15. Thank you, Mr. Navarro, and thank you, the team, for that, as well, but still it's not mimicking what the neighborhood is all around. It's houses. We are a single-family residential neighborhood. 99 percent of everything around us is that.

The size and the density of the building, we also requested that -- we know that if they're single-family -- adjacent to single-family, they should not be more than 45 feet high. Well, they went up to 77 and now they're down to 61. That's an improvement, but, again, it's not really meeting the Code that is required.

So, to put this all in a nutshell, we need traffic calming studies done, because at this moment, we are in dire need of blowing what's

happening around us, and we also need to have capital improvements around us, as they were promised to us. I'm sure that it will come through, but nothing has been put on the table as we speak.

I am happy to support the improvements that have been done for the past two years, but I think that a little more can be done to satisfy the requirements of a residential neighborhood.

We have two medical buildings already, 747 and 717, right across the street from 760, and right behind that, we have the UM Jackson Urgent Care. We really are not in need, our neighborhood, of a luxury medical building. What we have now is not right for what our neighborhood is. Again, we're not dilapidated. The building is. And we need improvement to get something nicer, as it was mentioned by the residents that are across the street, that are tired of seeing this, I agree, but, again, I feel that we should try to mimic more of what the rules are, according to the City, and according to where you are setting yourself up, in a residential single-family homes.

Thank you very much for your time, and I

wish you the best.

CHAIRMAN AIZENSTAT: Thank you.

Would you like to go ahead --

MR. NAVARRO: I don't have the exact number, and I wish I did, but we did -- prior to coming to the Planning & Zoning Board, we had further moved the residential townhomes, and one of the things that we've been working with -- and trust me, it's been a long discussion, was, we had five homes that were grouped together along Boabadilla, and the residents right across the street wanted to try to mimic more of a, you know, residential home feel. It's hard to do that when you're right next to MX1. You know, when you're single-family, next to MX1, I know we were discussing that earlier, when you're directly adjacent, there's no alley, there's not street.

So we have created a home that looks and feels like a single-family home, but it's attached. It's a townhome. And one of the things we did was, we incorporated these private garages. So the setback, actually, from our property line, varies between 15 to 25, but I'm not sure of that number. If you

see the exhibit, the front of the townhomes at 15, but we have carved out portions of that townhome to create a private driveway. So there's actually a variation in the step back, and we worked as hard as we could to get as much setback from Boabadilla as we could for those homes.

CHAIRMAN AIZENSTAT: Thank you.

At this time, I'll go ahead and close it for public comment.

Nestor, would you start us off?

MR. MENENDEZ: Sure.

I just have one question for Staff on the traffic calming. I saw that one of the conditions was speed tables. Was that something that was requested by the residents or was that something that Staff felt was necessary to add on Boabadilla?

MS. GARCIA: I think that's both. I think it's an approved speed cushion and speed table on Boabadilla, on that 700 Block of Boabadilla -- I'm assuming that got out to the residents, and they were requesting it, but I have Melissa here to confirm all of that for me. Thank you.

MS. DE ZAYAS: Melissa de Zayas, Public

Works Assistant Director for Transportation.

So all of the speed --

CHAIRMAN AIZENSTAT: If you could speak into the microphone. Thank you.

MS. DE ZAYAS: Sorry.

So the speed tables that were mentioned are already approved. They were requested by the residents, because the traffic calming elements that we have in the City so far, they're all resident driven. We receive a request. We test to see if they would qualify, and if they do, we move forward with installing traffic calming.

MR. MENENDEZ: And that's in addition to the bump outs?

MS. DE ZAYAS: Yes.

MR. MENENDEZ: Okay. Okay. And just to follow up, the request for the speed tables was made prior to the project?

MS. DE ZAYAS: Yes.

MR. MENENDEZ: Okay. So they were going there regardless; is that fair to say?

MS. DE ZAYAS: Yes. Yes.

MR. MENENDEZ: Okay.

MR, COLLER: Mr. Chairman, I just want to

make sure that the court reporter got her name and position.

THE REPORTER: Melissa De Zayas, Assistant Public Works Director.

MR. COLLER: Okay. It got garbled a little bit.

CHAIRMAN AIZENSTAT: Thank you.

MR. MENENDEZ: Aside from that, it sounds like the residents are -- there's been a lot of back and forth and they've had a lot of input. Apparently it's been, you know, going on for two years, so hats off for working with the residents and trying to really listen to them and take their concerns into account.

CHAIRMAN AIZENSTAT: Thank you.

Felix.

MR. PARDO: This area, historically, the residents that live there have always, unfortunately, considered themselves the red-headed stepchild. The amount of speed, cut through, and also the existing buildings that have been there since the '70s, that take up all of the parking with their employees and also the people that get dropped off, it's a nightmare off Tamiami Trail and Ponce.

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Years ago, I was fortunate enough that we were able to make improvements and dedicated the Rotary Park there, which is the only park that they have, and it is used by all of the young families that live there. This is a very super stable single-family area, and it's a great area.

Unfortunately, people that come off Douglas, cut through every day, in the morning or in the afternoon. There's not enough police enforcement in any, way, shape or form. You start ticketing people every single day in the afternoon and in the evening, with enough police officers, you start to make an impact. When you don't, having speed tables -- speed tables do work. People slow down or they're basically are going to have to be realigning their expensive cars.

I would like to know, Mr. Navarro, if you can, can you tell us if there's been a certain amount of money set aside for these traffic calming ideas that Staff is going to be coming up with, because they're usually not cheap?

MR. NAVARRO: So we have not priced it out yet, but I can tell you how we got to the

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commitments that we made. We had very, very, very many meetings, and in all of these meetings, one of the main issues was always traffic calming on Boabadilla, and we committed, as part of our project, that we would install the traffic calming. We have not priced that out, but that's our commitment to the neighbors and it's one of the conditions of approval.

We understood that, and we know it's important to the neighborhood. Actually, I think you mentioned this, that neighborhood has been pushing this for many, many years.

MR. PARDO: Yes.

MR. NAVARRO: And we've committed to help them do so.

Another item that came up was, obviously, we did a lot, on our side of Boabadilla, in terms of landscape treatments. And in order to kind of keep a very similar design, as you go through Boabadilla, we committed, in working with the homeowners that live right there, to do bump outs in front of their homes and install additional street trees.

So, on our end, it was a committment that

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we made with the neighbors, and our project, you know, as has been proposed, includes those commitments. Whether they're required by a traffic study or not, we're going to provide them.

MR. PARDO: No, I think it's not going to be required by a traffic study. Right, it won't trigger it, but that's why I'm saying, you know, I'm surprised that you're before the Planning Board and you haven't been discussing money yet with the City as far as the committment.

MR. NAVARRO: Yeah. I mean, we are going to pay for that as part of our offsite improvements for the project. So when we go in to do our civil permitting, as part of permit design, those drawings that are going to be reviewed by the City and the County will include the bulb outs and the traffic calming. It's almost considered part of our project, that we've taken the entire width of that Boabadilla frontage.

MR. PARDO: The only thing I'd like you to also consider, you know, and Staff is here, the Assistant Director is here -- look, traffic

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circles are great, up to a certain point, but the amount of confusion by drivers that aren't used to traffic circles -- this is not Ireland here. They're not used to traffic circles. It becomes very dangerous, including for pedestrians, and I know for a fact that there have been pedestrians hit, you know, by cars on Ponce, where people speed recklessly through there, and that's why I said that additional police enforcement in that area is extremely important.

So that is the main concern right now. You did not create that. It exists there. It's been there for years. I met with neighbors a long time ago, with Assistant City Managers, to actually discuss specifically these types of issues that exist there, and it's really a shame, especially because of -- you know, the neighborhood has become younger and younger, and those kids need to have safety there, and you can't have safety when people are recklessly driving down streets.

Now, the other thing is that, I know for a fact that this project has gone through a complete metamorphoses and the developer should

be very proud of that. You've basically taken a page out of what Allen Morris did, which was, listen carefully and do a quality job, listening carefully to what the neighbors are asking for.

The use of the liners, the residential liners, on Boabadilla, is the right use there. It wouldn't have been the right use anywhere else. It helps cover the parking component, and at the same time, it mirrors the image on the other side of the single-family homes. That's very well done.

The second thing is that, height was reduced substantially. The use, when this was the -- I think it was the Seventh-day Adventist, that was, I think, at one time, "S," as in Special Use. So that's been changed over time.

There is going to be an issue with the 747 building, because they don't have enough parking, when they built that, back in the early '70s. The other thing is that, you're not adding more residential. Why is that important? It's because the use of the offices is normally 9:00 to 5:00 kind of thing, where

during the evening, it slows down, plus the fact that they should not be impacting on the park, for example, Rotary Park, with the residents that are there. In other words, more residents, you need more park space. The only thing that may happen is, people going and trying to have a nice lunch at the Rotary Park.

The other thing is that, you also went ahead and saved that particular tree, which is consistent with the other trees that are full grown in that area.

Also, by placing the parking underground, you've maintained the height of the building, where it's realistic, plus the fact that the amount of parking that you created for the use is also a realistic one. The only areas that are going to tax or create a burden on the parking, are the existing uses that have been there since the '70s.

I would hope that you could make a better, solid commitment to trying to put in -- it doesn't have to be those fancy, you know, $80,000, you know, stone or brick or whatever, just the temporary ones are enough, to catch people's attention to slow down, and if you can

somehow look, not just at Boabadilla, but also the other streets that have this constant traffic issue, it's important.

And finally, most people in this City don't know that, in this area, there are historic residences on certain streets that have been preserved by those neighbors and that's part of the fabric of this City.

So, Mr. Chairman, these are all of my comments. At the time that you would set a motion, I'd like to be able to make a motion.

CHAIRMAN AIZENSTAT: Yes, sir.

Alex.

MR. BUCELO: I'll be brief.

This is probably the first project that I've been a part of, sitting on this Board, that you have almost unanimous support. I mean, to see the transformation from the first project to now is incredible. I hope to see that moving forward in other projects.

My question revolves around traffic. One of the residents, I think it was Speaker 3, and pardon me, I didn't write your name, mentioned about parking issues with the other building.

Is there any like record evidence of them

using that parking? Currently, now, is there a rental agreement?

MR. NAVARRO: I don't know what is going on with the current building, but we keep in contact very frequently, Evelyn and I. You know you've worked hard on a project when you know every neighbor by the first name.

MR. BUCELO: I tell you, this is the first one.

MR. NAVARRO: Yeah. So I will find out what is going on there. I know that, the issue with this building, in its current formation, and the one across, is that they're your older version of medical office, which has very little parking, and the buildings are designed to have many doctors in them. So it's not a good mix. I believe that they're probably in the same situation as us, grandfathered.

I don't know what is going on, if it's overflow parking that they're using, but, obviously, when we're under construction, you know, that use will go away and we're going to have a fully functional building, that will be self contained. They may need to find some overflow parking in some other adjacent lot

next door, if they are having parking issues.

MR. BUCELO: And my last question is, the sped table or the speed cushions, is that dependent on County approval? No, right? That's not --

MR. NAVARRO: So I think the way that it works, and I know we have our traffic engineer, I think it's an issue of, the neighbors have to sign and agree to it, and I don't see an issue with the Boabadilla neighbors signing that. I think they just have to choose where it goes, you know.

MR. MENENDEZ: Can I jump in here for a second?

MR. BUCELO: I'll just end, I commend you on the work you've done with the residents. So thank you.

MR. MENENDEZ: I just want to piggy back on one thing.

I echo those concerns about the parking. Is that by any chance -- is there like -- is that permit parking there on the street, the residential? Okay. So the residents are protected --

MR. NAVARRO: Yeah, they are --

CHAIRMAN AIZENSTAT: Guys, we can't. We've closed the public comment.

Mr. Navarro.

MR. NAVARRO: We've all, I think, applicant and neighborhood, committed to working with your great traffic and parking department, to make sure that that's properly labeled and everything, resident parking only. We have -- all of the townhomes have their own individual parking garage, and they have parking in front, in their driveway, but also we made parking in the rear available to them, as well, so that there is no use of those spaces, and we, you know, want to work with them to make sure it's labeled as such.

MR. MENENDEZ: Thank you.

CHAIRMAN AIZENSTAT: Alice.

MS. BRAVO: One of the good things of going at the end is that all of my questions have been addressed. I was going to ask that, about the parking. And I do want to commend the team, because, you know, I think it's an improvement for the residents around the facility, in terms of not only aesthetics, but the compatible use across the street, whether

it's the landscaping or the townhouses.

So I think -- again, I want to commend the team. A big investment of time, but also an investment into the project, in terms of pushing the parking underground and trying to be as compatible as possible with the neighborhood. So I have no further questions.

CHAIRMAN AIZENSTAT: Thanks.

This is, actually, to me, a really thought out project. I do commend the team, as Alice has said, especially working through all of the steps that you have gone through to reduce it. Sort of like what Allen Morris did, that was pointed out by my fellow Board Member. You listened to the neighbors. It's actually really nice to have all of the neighbors come and support the project, which is very unusual as of late.

I like very much the design. I think the design is very good. I like the step backs. I like very much the way the residential has been done to mimic the other side and the cut outs. I think there's a lot of thought process that has gone into this project, not only from the developer, but from the architects, to the

draftsmen, to the attorney. You've really worked this thing through.

MR. NAVARRO: Thank you. And I just want to mention that, a lot of this design was really responding to a lot of feedback. I mean, the neighbors did a great job of, first of all, telling us what they didn't like, but also giving us very creative feedback, that a lot of things that we did -- I know our architectural team worked very hard to try to get those concepts and turn them into a vision, but, really, I've got to commend the neighborhood for (A) Continuing, you know, to work with us throughout this process, and it's really a compromise.

I know there's a lot of things, like underground parking, that we didn't want to do, and I'm sure there's some things that we're doing that they don't like, but this has really been kind of something that I feel is going to really improve what's there today on that property and be something really nice for the area.

CHAIRMAN AIZENSTAT: It just seems like the developer actually put a lot of thought in

putting this team together. That's nice to see. It really is.

MR. NAVARRO: Yeah.

CHAIRMAN AIZENSTAT: Felix, would you --

MR. PARDO: I know Mr. Navarro is probably not going to sleep tonight, but I'm going to make a motion to approve the application, based on Staff's recommendation, and I would hope that Staff actually tries to make sure that the traffic mitigation is considered, in a monetary way, to be able to make sure that it gets funded, to provide relief for the neighbors. That's my motion, sir.

MR. COLLER: Mr. Chairman, we have to do this piece by piece. So the first item -- let's see if we can do this in ten minutes. Item E-3 is the Comprehensive Plan approval. That would be the first item. So we need a motion on E-3.

MR. PARDO: Ditto.

MR. COLLER: In accordance with the Department's recommendations.

MR. PARDO: Yes.

CHAIRMAN AIZENSTAT: Felix made that motion. Is there a second?

MS. BRAVO: I second.

CHAIRMAN AIZENSTAT: Alice second.

MR. COLLER: So we need to call the roll on this.

CHAIRMAN AIZENSTAT: Any discussion? No? Call the roll, please.

THE SECRETARY: Alex Bucelo?

MR. BUCELO: Yes.

THE SECRETARY: Nestor Menendez?

MR. MENENDEZ: Yes.

THE SECRETARY: Felix Pardo?

MR. PARDO: Yes.

THE SECRETARY: Alice Bravo?

MS. BRAVO: Yes.

THE SECRETARY: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Yes.

MR. COLLER: So the next item is the zone change, which is item E-4. We need a motion and second on that, in accordance with Department's recommendation.

CHAIRMAN AIZENSTAT: Felix.

MR. PARDO: I'll move that, based on Staff's recommendation.

CHAIRMAN AIZENSTAT: Is there a second?

MR. BUCELO: Second.

CHAIRMAN AIZENSTAT: Alex seconded. Any discussion? No? Call the roll, please.

THE SECRETARY: Nestor Menendez?

MR. MENENDEZ: Yes.

THE SECRETARY: Felix Pardo?

MR. PARDO: Yes.

THE SECRETARY: Alice Bravo?

MS. BRAVO: Yes.

THE SECRETARY: Alex Bucelo?

MR. BUCELO: Yes.

THE SECRETARY: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Yes.

MR. COLLER: E-5 is the approval of the PAD, in accordance with the Department's recommendation. We need a motion and a second on that.

CHAIRMAN AIZENSTAT: Felix.

MR. PARDO: I move with Staff recommendation.

CHAIRMAN AIZENSTAT: Felix makes a motion. Is there a second?

MR. MENENDEZ: I'll second it.

CHAIRMAN AIZENSTAT: Nestor seconds. Any discussion? No?

Call the roll, please.
THE SECRETARY: Felix Pardo?
MR. PARDO: Yes.
THE SECRETARY: Alice Bravo?
MS. BRAVO: Yes.
THE SECRETARY: Alex Bucelo?
MR. BUCELO: Yes.
THE SECRETARY: Nestor Menendez?
MR. MENENDEZ: Yes.
THE SECRETARY: Eibi Aizenstat?
CHAIRMAN AIZENSTAT: Yes.
MR. COLLER: E-6 is really -- we combined in this one item all of the conditional uses, including the site plan and other items. I think there are four -- let's see, conditional use approval, two -- did I get that right? Are there two in here?
CHAIRMAN AIZENSTAT: That is correct.
MR. COLLER: Right. So we need a motion and a second on that.
MR. PARDO: I recommend that we approve the combined motion, based on Staff recommendation.
CHAIRMAN AIZENSTAT: We have a motion. Is there a second?
MS. BRAVO: I'll second.

CHAIRMAN AIZENSTAT: Alice seconds.
Any discussion? No?
Call the roll, please.
THE SECRETARY: Alice Bravo?
MS. BRAVO: Yes.
THE SECRETARY: Alex Bucelo?
MR. BUCELO: Yes.
THE SECRETARY: Nestor Menendez?
MR. MENENDEZ: Yes.
THE SECRETARY: Felix Pardo?
MR. PARDO: Yes.
THE SECRETARY: Eibi Aizenstat?
CHAIRMAN AIZENSTAT: Yes.
MR. NAVARRO: Thank you all so much. I appreciate it.
CHAIRMAN AIZENSTAT: Thank you very much.
There are no other items or discussion items; is that correct, Jill?
THE SECRETARY: That's correct.
CHAIRMAN AIZENSTAT: Is there a motion to adjourn?
MR. MENENDEZ: I'll move.
MR. BUCELO: Second.
CHAIRMAN AIZENSTAT: We have a move by Nestor, second by Alex. Everybody in favor

say, aye.
(All Board Members voted aye.)
CHAIRMAN AIZENSTAT: Thank you very much for coming and being here.
(Thereupon, the meeting was adjourned at 8:50 p.m.)

C E R T I F I C A T E

STATE OF FLORIDA:
SS.
COUNTY OF MIAMI-DADE:

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

DATED this 30th day of September, 2025.

NIEVES SANCHEZ