

1 CITY OF CORAL GABLES
2 LOCAL PLANNING AGENCY (LPA)/
3 PLANNING & ZONING BOARD MEETING
4 VERBATIM TRANSCRIPT
5 WEDNESDAY, SEPTEMBER 17, 2025, COMMENCING AT 6:01 P.M.

6 Board Members Present at Commission Chamber:

7 Eibi Aizenstat, Chairman
8 Robert Behar
9 Felix Pardo
10 Alice Bravo
11 Alex Bucelo
12 Nestor Menendez

13 City Staff and Consultants.

14 Fengqian "Grace" Chen, Principal Planner,
15 Jill Menendez, Administrative Assistant/Board Secretary
16 Craig Collier, Special Counsel
17 Craig Southern, Planning Official
18 Melissa De Zayas, Public Works Assistant Director
19 Jennifer Garcia, City Planner

20 Also Participating:

21 Joe Jimenez, Esq., on behalf of Item E-1 and E-2
22 Pamela Pierce
23 Michael Chenoweth
24 Jorge Navarro, Esq., on behalf of Items E3-E6
25 Evelyn Diaz
Odalis Balbi
Mario Paula
Stevan Espinosa
Maria M. Duenas
Ana Lopez (Via Telephone)

1

1 THEREUPON:

2 (The following proceedings were held.)

3 CHAIRMAN AIZENSTAT: It's six o'clock.

4 Let's go ahead and get started, please.

5 At this time, I'd like to call the meeting
6 to order. I'd like to ask everybody to please
7 silence their phones and beepers, if they have
8 any.

9 Good evening. This Board is comprised of
10 seven members. Four Members of the Board shall
11 constitute a quorum, and the affirmative vote
12 of four members shall be necessary for the
13 adoption of any motion. If only four Members
14 of the Board are present, an applicant may
15 request and be entitled to a continuance to the
16 next regularly scheduled meeting of the Board.
17 If a matter is continued due to a lack of
18 quorum, the Chairperson or Secretary of the
19 Board may set a Special Meeting to consider
20 such matter. In the event that four votes are
21 not obtained, an applicant, except in the case
22 of a Comprehensive Plan Amendment, may request
23 a continuance or allow the application to
24 proceed to the City Commission without a
25 recommendation.

2

1 Pursuant to Resolution Number 2021-118, the
2 City of Coral Gables has returned to
3 traditional in-person meetings. However, the
4 Planning and Zoning Board has established the
5 ability for the public to provide comments
6 virtually. For those members of the public who
7 are appearing on Zoom and wish to testify, you
8 must be visible to the court reporter to be
9 sworn in. Otherwise, if you speak without
10 being sworn in, your comments may not have
11 evidentiary value.

12 Lobbyist Registration and Disclosure, any
13 person who acts as a lobbyist must register
14 with the City Clerk, as required pursuant to
15 the City Code.

16 As Chair, I now officially call the City of
17 Coral Gables Planning & Zoning Board Meeting of
18 September 17, 2025 to order. The time is 6:01.

19 Jill, if you'd please call the roll.

20 THE SECRETARY: Robert Behar?

21 MR. BEHAR: Here.

22 THE SECRETARY: Alice Bravo?

23 MS. BRAVO: Here.

24 THE SECRETARY: Alex Bucelo?

25 MR. BUCELO: Here.

3

1 THE SECRETARY: Nestor Menendez?

2 MR. MENENDEZ: Here.

3 THE SECRETARY: Felix Pardo?

4 MR. PARDO: Here.

5 THE SECRETARY: Eibi Aizenstat?

6 CHAIRMAN AIZENSTAT: Here.

7 Notice Regarding Ex Parte Communications,
8 please be advised that this Board is a
9 quasi-judicial board, which requires Board
10 Members to disclose all ex parte communication
11 and site visits. An ex parte communication is
12 defined as any contact, communication,
13 conversation, correspondence, memorandum or
14 other written or verbal communication, that
15 takes place outside a public hearing, between a
16 member of the public and a member of a
17 quasi-judicial board regarding matters to be
18 heard by the Board. If anyone made any contact
19 with a Board Member regarding an issue before
20 the Board, the Board Member must state on the
21 record the existence of the ex parte
22 communication and the party who originated the
23 communication.

24 Also, if a Board Member conducted a site
25 visit specifically related to the case before

4

1 the Board, the Board Member must also disclose
2 such site visit. In either case, the Board
3 Member must state, on the record, whether the
4 ex parte communication and/or site visit will
5 affect the Board Member's ability to
6 impartially consider the evidence to be
7 presented regarding the matter. The Board
8 Member should also state that his or her
9 decision will be based on substantial competent
10 evidence and testimony presented on the record
11 today.

12 Does any Member of the Board have such a
13 communication and/or site visit to disclose at
14 this time?

15 MR. BEHAR: No.

16 CHAIRMAN AIZENSTAT: No?

17 Swearing in, everyone who speaks this
18 evening must complete the roster on the podium.
19 We ask that you print your name clearly, so the
20 official records of your name and address will
21 be correct.

22 Now, with the exception of attorneys, all
23 persons physically in the City Commission
24 Chambers, who will speak on agenda items before
25 us this evening, please rise to be sworn in.

5

1 (Thereupon, the participants were sworn.)
2 CHAIRMAN AIZENSTAT: Thank you.
3 Zoom platform participants, I will ask any
4 person wishing to speak on tonight's agenda
5 item to please open your chat and send a direct
6 message to Jill Menendez, stating you would
7 like to speak before the Board and include your
8 full name. Jill will call you when it's your
9 turn. I ask you to be concise, for the
10 interest of time.

11 Then we'll go to phone platform
12 participants. After the Zoom platform
13 participants are done, I will ask phone
14 participants to comment on tonight's agenda
15 item. I also ask you to be concise, for the
16 interest of time.

17 First we have the approval of the minutes
18 of August 13, 2025.

19 MR. BEHAR: I'll make a motion to approve.

20 CHAIRMAN AIZENSTAT: We have a motion by
21 Robert.

22 MR. BUCELO: Second.

23 CHAIRMAN AIZENSTAT: Second by Alex.

24 Any comments? No?

25 Call the roll, please.

6

1 THE SECRETARY: Alex Bucelo?
2 MR. BUCELO: Yes.
3 THE SECRETARY: Nestor Menendez?
4 MR. MENENDEZ: Yes.
5 THE SECRETARY: Felix Pardo?
6 MR. PARDO: Yes.
7 THE SECRETARY: Robert Behar?
8 MR. BEHAR: Yes.
9 THE SECRETARY: Alice Bravo?
10 MS. BRAVO: Yes.
11 THE SECRETARY: Eibi Aizenstat?
12 CHAIRMAN AIZENSTAT: Yes.

13 The procedure we'll use tonight is as
14 follows: First we'll have the identification
15 of the agenda item by Mr. Collier, then the
16 presentation by applicant or agent, then the
17 presentation by Staff. Then I'll go ahead and
18 open it for public comment, first in Chambers,
19 then Zoom platform, and the phone line
20 platform. I'll go ahead and close the public
21 comment. We'll have Board discussion, motion,
22 further discussion, and second of motion, if
23 needed, Board's final comments and a vote.

24 Before we begin tonight, I'd like to thank
25 both, Javier Salman and Sue Kawalerski, for

7

1 serving on our Board, their time and effort
2 they have given.

3 Also, I'd like to welcome Alice Bravo.
4 Alice, welcome to the Board. Would you mind
5 just telling us a little bit about yourself,
6 please?

7 MS. BRAVO: Well, thank you, everyone, for
8 having me here. I'm a native Miamian. I've
9 lived here my entire life. I studied civil
10 engineering at the University of Miami. I have
11 a Master's in Business Administration from
12 Florida International University. I have two
13 adult children in college. And I have worked
14 as a civil engineer my entire career, a lot of
15 it in transportation.

16 I served as Deputy City Manager at the City
17 of Miami. I was a Director at the Florida
18 Department of Transportation. I was also the
19 Director of Transportation and Public Works for
20 Miami-Dade County, and now I'm in private
21 practice. Thank you.

22 CHAIRMAN AIZENSTAT: Thank you. Welcome.
23 We welcome your experience.

24 Mr. Collier, if you'd like to --

25 MR. BEHAR: Mr. Chair, before we start, I'd

8

1 like to propose a change to the agenda. Since
2 I am involved with Item 3 -- E-3 through E-6, I
3 think we can propose to bring Items E-7 and E-8
4 prior to my project, so when I recuse myself,
5 there will be no --

6 CHAIRMAN AIZENSTAT: That's fine, unless
7 anybody has an objection on the Board? No?
8 We'll go ahead and proceed that way.

9 Let's go ahead and start first with Items
10 E-1 and E-2, which are related.

11 MR. COLLIER: Excuse me.

12 Item E-1, an Ordinance of the City
13 Commission of Coral Gables, Florida, amending
14 the Future Land Use Map of the City of Coral
15 Gables Comprehensive Plan pursuant to Zoning
16 Code Article 14, "Process," Section 14-213,
17 "Comprehensive Plan Text and Map Amendments,"
18 and small scale amendment procedures (Section
19 163.3187, Florida Statutes), from "Religious or
20 Institutional" to "Multi-Family Low Density"
21 for Lots 15, 16, 17 and 18, Block 33, Coral
22 Gables Biltmore Section (that's 627 and 635
23 Anastasia Avenue), Coral Gables, Florida,
24 providing for a repealer provision,
25 severability clause, and an effective date.

9

1 Item E-2, an Ordinance of the City
2 Commission of Coral Gables, Florida, making
3 zoning district boundary changes pursuant to
4 Zoning Code Article 14, "Process," Section
5 14-212, "Zoning Code Text and Map Amendments,"
6 from "Special Uses" to "Multi-Family 3 (MF3)"
7 for Lots 16, 17 and 18, Block 33, Coral Gables
8 Biltmore Section (627 and 635 Anastasia
9 Avenue), Coral Gables, Florida; providing for a
10 repealer provision, severability clause, and an
11 effective date.

12 Item E-1 and E-2, public hearing.

13 CHAIRMAN AIZENSTAT: Thank you.

14 Mr. Jimenez, welcome back.

15 MR. JIMENEZ: Thank you very much,
16 Mr. Chairman, and I know there's a slightly new
17 composition to the Board. There's a member
18 that was absent, and Alice, welcome.
19 Congratulations on your appointment.

20 Because I've seen Staff's presentation and
21 I know how thorough it was and you have seen
22 mine, I figured I would go through it very
23 quickly, in the interest of time, and then let
24 Staff have their opportunity, and, obviously,
25 be here for any questions.

10

1 So -- I'm sorry, for the record, Joe
2 Jimenez, JMC Group, 2020 Salzedo Street, and --
3 so the project -- I mean, even though we are
4 only here for a Rezoning and a Future Land Use
5 Map Amendment, I am telling you something about
6 the project that is proposed to go there
7 eventually. It's a small scale. It will not
8 be coming back to this Board for that, but it
9 will go through eventually DRC and then -- and
10 the BOA, concurrently.

11 What we are here for today -- and this
12 isn't -- there you go. What we are here for
13 today is to revert the Zoning, which was
14 changed a few decades ago, from Special Use,
15 because it was owned by the church across the
16 street, the Baptist Church across the street,
17 to Multi-Family 3, which is consistent with the
18 rest of the block and the surrounding blocks,
19 as well. The Land Use designation, again,
20 because of the church's ownership is religious
21 and institutional, and we are asking it to be
22 designated Multi-Family Low Density.

23 Next slide.

24 Just for the history of this, I wanted to
25 show you the Commission order that actually did

11

1 take that -- one of these properties is
2 still -- I don't know why, and it was unclear
3 as to why, of the four lots that Mr. Collier
4 described -- that Mr. Collier listed, one of the
5 lots is still actually Multi-Family 3. So it's
6 three of one, and then four of the other. So
7 that's more of the point of the consistency and
8 the compatibility of the request.

9 Next slide, please.

10 As you can see here, the property outlined
11 in red, with the church to the south, the Youth
12 Center -- the Youth Center there caddy-corner,
13 and then those six, seven total blocks of
14 Multi-Family, as you move towards Le Jeune.
15 This is one of those pockets -- I used to live
16 actually right off the Granada Circle, and it's
17 surrounded by single-family homes. You have
18 small three-story and two-story Multi-Family
19 that dates back to the '40s, as these do.

20 That's really what I wanted to bring to
21 this Board's attention. It is reverting back
22 to a long, long-standing classification, both,
23 in the Future Land Use Map and the Zoning
24 designation, and we ask for a positive
25 recommendation. I'm obviously here to answer

12

1 any questions you may have, and I look forward
2 to Staff's presentation. I've read their
3 recommendation, and needless to say, I agree.

4 CHAIRMAN AIZENSTAT: Thank you.

5 MR. JIMENEZ: You know, because you had
6 seen these, what is there today is a small
7 four-unit each, Multi-Family, and you can go to
8 the next slide, as well. This is from all
9 angles. One more. Go ahead.

10 And this is conceptual. This is
11 preliminary. Like I said, we're not here for
12 site plan, so I don't want to spend too much
13 time on it, but the unit count is eight -- no,
14 go back. Go back. Just stay there, please.
15 The unit count is eight for eight. We are
16 proposing eight townhomes, to replace eight
17 apartments, over the two lots, and each lot is
18 10,000 square feet. It's 20,000 square feet.

19 So, Craig.

20 CHAIRMAN AIZENSTAT: Thank you.

21 That was a quick presentation.

22 MR. JIMENEZ: Well, I was the first
23 conceptual --

24 CHAIRMAN AIZENSTAT: Thank you.

25 MR. SOUTHERN: Good evening, Planning &

13

1 Zoning Board. Craig Southern, Planning &
2 Zoning Department.

3 If we could please have the Staff
4 PowerPoint brought up, please.

5 All right. So, as Mr. Jimenez has just
6 indicated, we're here for both items; Future
7 Land Use Map Amendment, it's small scale
8 Comprehensive Plan Map Amendment and a Zoning
9 Map Amendment.

10 Maybe the battery is dead on this. Oh,
11 here we go.

12 So, to reiterate, the application request
13 is for, initially, the Future Land Use Map
14 Amendment from the existing
15 religious/institutional, to a proposed
16 Multi-Family Low Density Future Land Use Map
17 designation, and then, secondly, a Zoning Map
18 Amendment from the existing Special Use to a
19 proposed Multi-Family 3.

20 The subject properties are located at 627
21 and 635 Anastasia Avenue, within the four lots
22 of 15 through 18 of Block 33, in the Coral
23 Gables Biltmore Section. As Mr. Jimenez had
24 also indicated, back in 1983 is when the
25 rezoning actually happened, and that's the

14

1 hope, it's just to revert it back to the MF3.

2 Okay. If you take a quick look, you'll
3 take a view of the aerial map that's on there.
4 As was also indicated, there's currently two
5 existing structures, both containing a
6 collection of eight dwelling units, and they
7 were constructed in 1949.

8 All right. So we can take a look at what
9 the existing Future Land Use Map currently
10 looks like, on the left-hand side, and then
11 what the proposed Future Land Use Map looks
12 like, as well what -- the existing zoning with
13 Special Use, and as was indicated, it looks
14 like it's potentially a GSI error, where we are
15 MF3, as well, and then proposing to just clean
16 up the entire subject properties to MF3.

17 So Staff's recommendation -- hopefully
18 everyone took a look at the Staff report. It's
19 pretty detailed. I know we're trying to be
20 relatively concise with the PowerPoint
21 presentations tonight, but Staff definitely
22 recommends approval for the Future Land Use Map
23 Amendment from the existing
24 religious/institutional to the proposed
25 Multi-Family Low Residential Future Land Use

15

1 designation, and, secondly, the Zoning Map
2 Amendment from the existing Special Use to a
3 proposed Multi-Family, MF3.

4 Of course, with that approval, Staff does a
5 pretty detailed analysis and we have found that
6 the findings, they're consistent with the
7 Comprehensive Plan, and compatible with the
8 surrounding uses, that support housing
9 diversity and neighborhood character.

10 So the review time line, last month, as
11 everyone remembers, Mr. Jimenez came and gave
12 the Conceptual Planning & Zoning Board Review.
13 Right now, we're currently at the Planning &
14 Zoning Board for a recommendation to the City
15 Commission, and then there will be two
16 following City Commission Readings for both
17 ordinances.

18 As always, there were multiple public
19 notifications, but we like to be transparent
20 and let everybody know, that within the 1500
21 radius, there are 703 properties that were
22 noticed.

23 Next please.

24 And you'll see a listing of all of the
25 notifications that happened from August 13th to

16

1 most recently, the legal advertisement in the
 2 City website posting earlier this month.
 3 So, once again, Staff recommends approval
 4 for both, the Future Land Use Map change and
 5 the Zoning Map Amendment.
 6 So if you have any questions, Staff and the
 7 applicant are here.
 8 CHAIRMAN AIZENSTAT: Thank you.
 9 Jill, how many speakers do we have for this
 10 item?
 11 THE SECRETARY: We have two in the Chambers
 12 and -- actually, no one's signed up on Zoom.
 13 CHAIRMAN AIZENSTAT: One on Zoom or none?
 14 THE SECRETARY: No.
 15 CHAIRMAN AIZENSTAT: Nobody?
 16 Let's go ahead first --
 17 MR. BEHAR: Can I ask the Staff a question?
 18 CHAIRMAN AIZENSTAT: Yes.
 19 MR. BEHAR: Can you go back to the maps
 20 that you had -- the existing Future Land Use
 21 and the proposed?
 22 MR. SOUTHERN: Of course.
 23 If we could please bring the -- thank you.
 24 Okay. So, initially, here, we've got the
 25 existing Future Land Use and the proposed.

17

1 MR. BEHAR: All right. Go to the next
 2 slide a second, and show the green there.
 3 MR. SOUTHERN: Okay.
 4 MR. BEHAR: We're taking the subject
 5 property and we're going to propose to go --
 6 revert back to the 1980s --
 7 MR. SOUTHERN: MF3.
 8 MR. BEHAR: MF3.
 9 The corner -- and I was looking at the
 10 Google Earth, the corner property looks like to
 11 be a Multi-Family duplex or something. Why are
 12 we keeping that -- you know, I know it's not
 13 the applicant. Why is the City not trying to
 14 maybe correct and make the whole block to be
 15 consistent?
 16 MR. SOUTHERN: From my understanding, it's
 17 currently a private property. So, I mean, that
 18 would be up to the property owner to approach
 19 the City and make a request, but for future
 20 reference, I honestly am not familiar -- I
 21 don't remember that subject property. Let me
 22 see here real quick.
 23 CHAIRMAN AIZENSTAT: Mr. Jimenez, can you
 24 answer that question?
 25 MR. JIMENEZ: If I may. Just to understand

18

1 the question, do you mean the other green
 2 property?

3 MR. BEHAR: Yeah.

4 MR. JIMENEZ: That's also owned by the
 5 church.

6 MR. BEHAR: Okay.

7 MR. JIMENEZ: That's my understanding, and
 8 according to the Property Appraiser. I thought
 9 the same thing, because it ruined my
 10 completeness of the block. So it's still owned
 11 by the church.

12 MR. BEHAR: Because it would be more
 13 appropriate to get the whole block to be
 14 consistent.

15 MR. JIMENEZ: Obviously my guys didn't buy
 16 it, but, yeah, that's why it's that way,
 17 because it's still owned by the church.

18 MR. BEHAR: Okay. Thank you.

19 CHAIRMAN AIZENSTAT: Thank you.

20 MR. SOUTHERN: Sorry.

21 CHAIRMAN AIZENSTAT: Jill, let's go ahead
 22 and call the first individual, please.

23 THE SECRETARY: Pamela Pierce.

24 MS. PIERCE: Hello, Board. I'm Pamela
 25 Pierce.

19

1 CHAIRMAN AIZENSTAT: Can you please speak
 2 into the microphone? Thank you, ma'am.

3 MS. PIERCE: Sorry.

4 I'm Pamela Pierce, and I spoke on the 13th,
 5 last month, and --

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

8 MS. PIERCE: Yes. I have three addresses,
 9 724 Camilo, 704 Camilo and 701 Aledo.

10 I spoke last time. I was concerned that
 11 there was no phase from what I call the looming
 12 facade that's proposed to the single-family
 13 homes that are on -- across the street and on
 14 the other -- west of Cardena and across the
 15 street, being across Anastasia, and there are
 16 two houses that are 70-foot, but they will all
 17 be impacted, I would imagine, value-wise, by
 18 having the looming facade which is just a step
 19 -- a few steps back, and I know this is new
 20 European style that may be appropriate in
 21 apartment -- you know, pure apartment areas,
 22 but I feel that it is -- there's just the phase
 23 of stepping down, from something that will be
 24 looming, to one story family homes that are
 25 right there, right there, and it seems to me --

20

1 I just drove by the property, since my address,
2 as you can see, it's easy to drive here by
3 those properties, that we drove across
4 Anastasia, headed toward Le Jeune, and there is
5 a large set of the similar design of this
6 facade, and since, over the summer, they seem
7 to have put very -- additional handrails that
8 are, I feel, sort of inappropriate, and, again,
9 bring the facade -- I mean, they're this high
10 and they're big and they're wide and it makes
11 it even more urban than, I think, the final
12 entrance towards our historic Biltmore Hotel,
13 and I know that was brought up by neighbors,
14 you know, that it is the entrance through the
15 single-family homes to the Biltmore Hotel, one
16 of our proudest and most revered buildings.

17 So that was -- again, I'm just reiterating
18 what I said last time, that those are my
19 concerns. Although it's not right across from
20 my properties, it still seems that, in other
21 areas, the City has made an effort to go from
22 multi story to one story duplex, something
23 less, with more green space, because there's
24 lots of green space around the buildings that
25 are there now, and looking at the design, where

21

1 will the green space be in the beginning? No,
2 it will be something other than replanting
3 grass and it will feel looming.

4 And, yes, I think that the house that's
5 across Anastasia right from these two, it may
6 be originally the church's pastor's house,
7 which is often, you know, the case with a
8 church property, but it's still a single-family
9 home. So that makes three, really four,
10 single-family homes that are right against
11 something that's a looming facade. I'm sorry
12 to see it.

13 Thank you very much, Pamela Pierce. Bye.

14 CHAIRMAN AIZENSTAT: Thank you, ma'am.

15 THE SECRETARY: Michael Pierce.

16 CHAIRMAN AIZENSTAT: Welcome, Mr. Pierce.

17 MR. CHENOWETH: Thank you.

18 Actually, my name is Michael Chenoweth. My
19 wife was a modern woman, who didn't change her
20 name when we got married.

21 Anyway, yeah, so I have the same address as
22 Pam.

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

25 MR. CHENOWETH: Yes.

22

1 CHAIRMAN AIZENSTAT: One address is fine.

2 MR. CHENOWETH: 724 Camilo Avenue, 704

3 Camilo Avenue and 701 Aledo Avenue. This -- I
4 have been out of town, sort of, for most of the
5 preliminary stuff for this, and I'm not exactly
6 sure how your zoning and the building approval
7 process works, but I want to express my concern
8 with the slow destruction of our neighborhood
9 by McMansions and buildings that take up the
10 entire lot and eliminate the green space that
11 is -- that makes the area more friendly and
12 welcoming and more sort of family-oriented.

13 I hadn't really been aware of the buildings
14 that are east of this property on Anastasia, on
15 the other side of Segovia, but we drove by just
16 now, and I was struck by how they reminded me
17 of being in Europe, in some of the towns where
18 they don't have -- they don't have a society
19 that was built on automobiles. They don't have
20 a situation where there is no public
21 transportation to speak of. As much as we try
22 to do it, we still don't have it.

23 I'm worried that we're moving towards a
24 situation where we're having house after house
25 torn down and replaced by McMansions that

23

1 virtually take up the whole lot. There's
2 houses -- two houses, right now, under
3 construction, on Cardena, between Aledo and is
4 it Alcazar -- Escobar, and the house that's on
5 the corner of Aledo and Cardena, on the
6 northeast corner, was rebuilt and takes up the
7 whole lot. There's a house at 740 something on
8 Camilo, that has four lots, and takes up the
9 whole thing.

10 CHAIRMAN AIZENSTAT: But we're here
11 tonight --

12 MR. CHENOWETH: I understand that, but it's
13 a trend, and I'm not sure what the process is,
14 that those of us who live in neighborhood, have
15 the position to express our concerns, because
16 it should be of concern to everybody in the
17 City.

18 As far as changing the Zoning from
19 religious to MF3, it seems to me like that's a
20 non-issue. That shouldn't -- I don't have any
21 objection to that change specifically, and if
22 that's all you're doing today, fine, but you
23 need to be aware that there's something bigger
24 going on here, and if these buildings, which
25 currently are surrounded by grassy areas and

24

1 look compatible with the residential properties
2 that are near them, get replaced by something
3 like those buildings that are east of there, on
4 Anastasia, on the north side of the street, it
5 would be a disaster for the neighborhood.

6 So I thank you. That's my input, and I
7 appreciate the effort you put into it.

8 CHAIRMAN AIZENSTAT: Thank you for coming,
9 sir.

10 Do we have any more speakers?

11 THE SECRETARY: No.

12 CHAIRMAN AIZENSTAT: Nothing on Zoom?

13 THE SECRETARY: No.

14 CHAIRMAN AIZENSTAT: Nothing on the phone
15 platform?

16 THE SECRETARY: No.

17 CHAIRMAN AIZENSTAT: I'll go ahead and
18 close it, at this time, for public comment.
19 Mr. Jimenez, do you want to --

20 MR. COLLER: Except for rebuttal, of
21 course.

22 CHAIRMAN AIZENSTAT: Yes.

23 Mr. Jimenez.

24 MR. JIMENEZ: Thank you very much, Mr. Chair.

25 And I really would like to thank Ms. Pierce

25

1 to the next lowest. What is being proposed
2 here is a fee simple townhome, which is not a
3 Multi-Family building. These are a series of
4 townhomes, identical in use as the ones to the
5 north. So just to be clear, this is not
6 replacing a home. This is not building a
7 McMansion. I understand the gentleman's point,
8 and that's not for me to pass judgment on, from
9 a policy perspective or an architectural one,
10 for that matter.

11 So, just with that clarified, we do ask for
12 your recommendation of approval of the Rezoning
13 and the FLUM amendment.

14 MR. MENENDEZ: Mr. Chair --

15 CHAIRMAN AIZENSTAT: Can I ask you a
16 question?

17 MR. MENENDEZ: Sorry, go ahead.

18 CHAIRMAN AIZENSTAT: Normally, when an
19 applicant comes before this Board, they bring a
20 site plan.

21 MR. JIMENEZ: Uh-huh.

22 CHAIRMAN AIZENSTAT: In your case, you
23 stated that it's a preliminary site plan, but
24 you don't bring a site plan, and you've stated
25 that the site plan will be for other Boards to

27

1 and Mr. Chenoweth, because as Staff pointed
2 out, 703 notices went out, and those envelopes
3 aren't easy to stuff. So I actually do
4 appreciate when there are people that come out
5 and speak. I appreciate everything you've
6 said. The issue here is a simple request. It
7 is a rezoning. The next Board, which you'll
8 also get notified for, will review the design,
9 review the site plan, review the architecture
10 and everything of the sort.

11 Just a couple of things that I want to make
12 clear, this is not a house that's being torn
13 down and replaced with a Multi-Family. This is
14 a Multi-Family block. The building immediate
15 to the north of it, that abuts it, on its back
16 property line, is a Multi-Family building.
17 Across from that are a series of townhomes that
18 stretch down the next block. There is no house
19 directly across Anastasia from this. It's the
20 church. It's caddy-corner over the
21 intersection. And then there's the side yards
22 of the houses immediately to the west.

23 So, as we spoke about last time, as with
24 all things Zoning, you do step up and step down
25 as it goes. This is going from Single-Family,

26

1 review.

2 MR. JIMENEZ: Uh-huh.

3 CHAIRMAN AIZENSTAT: Why do you feel that?
4 Why do you feel that --

5 MR. JIMENEZ: Because of the size of this
6 property -- when this Board -- and I've come to
7 you before with my site plan, when you are
8 recommending approval of site plan. My site
9 plan is administratively approved for this
10 project, so -- and it is not developed -- I'm
11 not in for site plan approval yet. I don't
12 have that application developed, to the extent
13 necessary to file, but it will go to Staff, the
14 site plan, and the architectural will go to the
15 Board of Architects.

16 And a few of you -- I know you served on
17 the Board of Architects before. That's where
18 that will be. Those plans, simply, they were
19 going to be ready, and then some higher ups in
20 project said, "Wait a minute. Let me" -- so
21 they're not. They're not ready. I chose not
22 to slow it down, because much like we discussed
23 last month, BOA doesn't talk planning policy
24 and I'm not here -- unlike I have been for
25 other projects, where this Board does have

28

jurisdiction over the site plan and a recommendation, this just isn't one of them, so I didn't want to confuse the issue.

I'll show you a simple one.

MR. BEHAR: Yeah, I understand, and to the Chairman's point, it's been a policy of this Board to always look at a site plan.

And I want to ask a question to the attorney, our attorney, is this something that we are allowed to do, we should be doing or should we be requesting a site plan?

I personally don't have a problem reverting back to the original Zoning. That's not an issue, and I think I stated that in your last meeting with us, but I do feel that, you know, like the Chairperson mentioned, we should have a site plan.

MR. JIMENEZ: Well, I'm more than happy to put that one up again. My only concern, that --

MR. BEHAR: Mr. Collier, is this something that we should be doing without a site plan?

MR. COLLIER: Well, in this unique case, because the -- ordinarily, over, what is it, 20,000 square feet, it would come to you as a

29

Conditional Use, but because it doesn't meet that threshold, there isn't a site plan. I believe what the Board could do, in your recommendation, you can indicate that you have concerns about compatibility and effort should be made so that the open space is protective of surrounding homes. I think you can indicate that, which would be available to the Boards that have jurisdiction over the site plan, but, technically, your jurisdiction -- because this is less than 20,000 square feet, you don't have the ability to require them to provide a site plan, but I think you can certainly make, as part of your motion, comments on how the site plan should be done.

MR. BEHAR: See, I'm sure -- I'm confident that, when the time comes and they're going to present a site plan, it's going to meet all of the requirements. I'm not -- you know, this is not something that you're going to be able to submit something that doesn't meet it. For me, it's just a comfort level to have something that we're approving, and today we're just approving a Zoning change, essentially.

MR. JIMENEZ: And to use Mr. Collier's word,

30

because I think it's perfect, it's a unique situation, because -- and the reason I want to avoid -- I can show a site plan, but I'm going to stress, it's conceptual, because as I go through DRC and BOA, if it changes -- even if it changes dramatically from what I show you today, I don't want anybody to say, "Well, you showed us something. That wasn't what the approval was based on, and now you've changed it," and I wouldn't have to come back here. But I don't want the lack -- seeming lack of transparency.

MR. BEHAR: Mr. Jimenez, you know, you showed us a very conceptual site plan there, just an exhibit. If I saw it correctly, your parking, your garages, are on the back.

MR. JIMENEZ: Yes.

MR. BEHAR: And, then, you know, if I'm saying, you know, we're going to approve this, revert back to the original Zoning, and then you come back and says, "You know, the garage is going to be in the front," that, to me, changes my -- maybe my thinking about what I'm doing, and that's the problem that I'm -- the only problem that I'm having.

31

MR. JIMENEZ: And Mr. Behar, I completely appreciate that, and like I said, if this was coming back, as projects that I have brought here before -- I will be very honest with you, I've never brought a project of this size to the Planning Board, so I found myself in a unique position to say, "Well, okay." Usually you're going to recommend approval or denial, so I'm going to sit here and take all of the comments, but if I've got to take these comments, which, of course, I'm happy to take, and, then, before it has even been presented to the Board of Architects and to the DRC, it simply isn't, in my opinion, legally relevant to a rezoning, because what you do there eventually is not one of the criteria used to judge the compatibility and -- the compatibility and the consistency with the site plan and everything else. Is the zoning compatible, which it clearly is, given that's it's reverting.

So that's what I didn't want to freeze myself into or seemed to be offering something up that isn't designed yet. I can tell you what the conceptual is. It's in the back, like

32

1 every other townhouse community in the area,
2 whether off of Biltmore Way, whether off of
3 Granada and the Circle, that they have garages
4 in the back. And so that is the plan.

5 MR. BEHAR: It sounds like, from
6 Mr. Collier's comment, nothing that we could do
7 to request a site plan.

8 MR. JIMENEZ: It's that I don't want to
9 come back -- sir, it's just, the Code doesn't
10 do it. I have fun when I come here, But it's
11 just, the site plan just doesn't come back to
12 you guys, and it was a weird situation. It was
13 a unique situation.

14 CHAIRMAN AIZENSTAT: Alice, you had a
15 comment?

16 MS. BRAVO: Yes, and I want to thank
17 everyone for -- in our Staff for the due
18 diligence in presenting the information, and I
19 think the Land Use change that's being proposed
20 is consistent with the rest of the block, and
21 it seems that we have the safeguards and the
22 procedures and the additional reviews and
23 Boards that would assure this type of features
24 are consistent with what are desirable in Coral
25 Gables. So it would be an administrative

33

1 approval, and also DRC?

2 MR. JIMENEZ: The site plan would go
3 through an administrative site plan approval,
4 Board of Architects will approve the
5 architecture, and DRC, which is a City -- it's
6 everybody, it's Public Works, it's Art in
7 Public Places, it's --

8 MS. BRAVO: So there are safeguards to
9 ensure that the quality of the ultimate
10 project are built in?

11 MR. JIMENEZ: In my experience. The
12 process doesn't change. This is the first time
13 for me not having to be here with a site plan.
14 Going forward, the process stays the same, and
15 it is an exhaustive review, in a good way.

16 MR. SOUTHERN: So, again, just for Staff to
17 reiterate what we keep saying, is that the
18 Zoning Code does not require the site plan,
19 given the zoning districts and the -- you know,
20 the subject property's area. So, of course,
21 he's going to have go in front of the
22 Development Review Committee, all different
23 divisions and disciplines within the City will
24 be reviewing it, and he'll also have to go in
25 front of the Board of Architects.

34

1 MR. BEHAR: And I'm confident that will be
2 taken care of through that process.

3 CHAIRMAN AIZENSTAT: Felix, do you want to
4 start us off with some comments, please?

5 MR. PARDO: Yeah.

6 MR. MENENDEZ: Can I address Mr. Jimenez
7 for a second?

8 CHAIRMAN AIZENSTAT: Yes.

9 Sorry, Felix.

10 MR. MENENDEZ: Can I address Mr. Jimenez?

11 MR. PARDO: Sure.

12 MR. MENENDEZ: So I think it's important
13 that we thank you for coming, and I think it's
14 important that we address the residents'
15 concerns, and so I think you've done a good job
16 of it, but just to kind of get a clearer
17 picture, I think, it would be beneficial, given
18 the slides that you showed.

19 So, Number One, I know the gentleman's
20 concern was -- he doesn't -- he fears an
21 overdevelopment, and, please, correct me if I'm
22 wrong, and so, Number One, would I be right in
23 assuming that the church, which it's Zoned for
24 religious purposes right now, could rip down
25 the buildings and then built something existing

35

1 that would be much bigger than the buildings
2 that are there today and build out the lot?

3 MR. JIMENEZ: I would defer to Staff on
4 what they could do as of right, but they
5 currently use the property as a Multi-Family.
6 So I don't represent them, and I don't know the
7 specifics of religious and institutional
8 zoning, to be honest with you. I see your
9 point and it is developable. It's not like it
10 couldn't be developed.

11 MR. PARDO: Mr. Chairman, I'd like to be
12 able to say something about this. The "S" use,
13 which is the Special Use specifically for
14 religious, it doesn't give you the ability to
15 tear down that church and all of a sudden, say,
16 I'm going to do what I want there.

17 MR. JIMENEZ: I don't think he meant the
18 church, sir.

19 MR. PARDO: No. No. I'm not saying you
20 did. I'm clarifying, because we're going -- I
21 think we're going down a different lane. We
22 talked about your site plan. We talked about
23 this. Now we're talking about tearing down the
24 church.

25 MR. MENENDEZ: No, my question and my

36

1 concern --

2 MR. PARDO: I'm trying to complete, you
3 know, the answer to that specifically. If that
4 building were torn down, under the Special Use
5 specifically for that site, you could only
6 build what would be allowed under the "S" use
7 of that time, and, in fact, when you go to the
8 Comprehensive Land Use Plan, then you have
9 additional issues that you have to deal with,
10 because in the Comprehensive Land Use Plan,
11 then it's not removed from that particular
12 site. So, therefore, you have to be very
13 careful, when -- you know, no, it can't just be
14 developed. You have to go through quite the
15 process to be able to develop it into something
16 other than the "S" use.

17 "S" use, by the way, is not just religious.
18 It's Special Use. That's what the "S" stands
19 for. And specifically, the "S" use is because
20 of institutional, because of all sorts of
21 things. In fact, the Coral Gables War Memorial
22 Youth Center is an "S" use, and, again, you
23 can't just tear it down and say, "We're going
24 to build whatever."

25 MR. MENENDEZ: I think my question was more

37

1 to address the concern of the resident in
2 saying, there's something that's there now, but
3 there's nothing stopping the church, who owns
4 the property, if they needed to build out a
5 bigger --

6 MR. JIMENEZ: And Mr. Pardo, I want to make
7 sure that we're talking about the same thing.

8 MR. MENENDEZ: Yeah.

9 MR. JIMENEZ: I took his question to mean,
10 627 and 635, not the church.

11 MR. MENENDEZ: Right.

12 MR. PARDO: Right. I was talking about --

13 MR. JIMENEZ: If they would want housing
14 for their Pastor of for -- that's what I took.

15 MR. PARDO: Mr. Jimenez, the only thing I
16 could say, is that there's more than one "S"
17 use including the church. There are two of
18 them, one on Segovia and one on your
19 application right now. Those are "S" uses.
20 And, also, there are "S" uses across the
21 street, across Segovia, at the War Memorial
22 Youth Center.

23 MR. JIMENEZ: Uh-huh.

24 MR. PARDO: And there is a reason for that,
25 because the Special Use that was created back

38

1 then, was specifically for institutions that
2 were going to serve the community, and I think
3 that the residents the came up were more
4 concerned about incompatibility with the
5 single-family use, with whatever gets built
6 there not specifically the "S" use or what that
7 would be.

8 MR. MENENDEZ: Let me segue that into my
9 second question or concern, which I hope
10 addresses the citizens -- the residents'
11 questions and concerns, which is, as I
12 understand it, we're reverting back to MF3,
13 correct?

14 MR. JIMENEZ: From 1983.

15 MR. MENENDEZ: Okay.

16 MR. JIMENEZ: So it was --

17 MR. MENENDEZ: Actually, the rest of the
18 block is MF3.

19 MR. JIMENEZ: Those buildings were built in
20 1949, and they were rezoned for the church in
21 1983, but they've been -- those two
22 Multi-Family buildings have been there since
23 1949.

24 CHAIRMAN AIZENSTAT: What I'd like to do
25 is, I'd like to go in order. I'd like to ask

39

1 Felix if you would continue with your comments.

2 MR. PARDO: And pardon me for jumping in.

3 MR. MENENDEZ: Sorry.

4 MR. PARDO: So the City is a hundred years
5 old, and Zoning did not start on that
6 particular parcel in 1946. It started in 1926.
7 Can you show us the same slide, if you will,
8 that you showed for Mr. Behar's request, that
9 showed the zoning, the present and the other?
10 Would that be possible?

11 MR. SOUTHERN: That would be on the Staff's
12 PowerPoint. It would be the existing and
13 proposed, please.

14 MR. PARDO: Yeah. Can you please do that?

15 So what you can't quite see, where the
16 black line is on the north side there, is --
17 you can see that the existing zoning is
18 single-family, just you can't see it there,
19 because it's cut off, just -- you could see it
20 clearly down below. You can't see it up above,
21 but that's yellow. That's a single-family
22 home.

23 I think that what the residents are
24 concerned with clearly is, you know, what do
25 you put right up against that. When you look

40

1 at single-family zoning, the front setback is
2 25 feet, the side street setback is normally 25
3 feet, unless it was done way, way back and it
4 could be 15 feet. But what they're concerned
5 with is that -- and based on what the lady
6 expressed, was that, well, you have this very
7 big building there, and it looks like it's
8 like, you know, right on top of the
9 single-family uses.

10 Clearly, when you look at the zoning
11 between Segovia and Le Jeune Road, there you
12 see the multi-use buildings, apartment
13 buildings. One of the block is being developed
14 as we speak, and they have duplexes as the
15 buffer from Segovia inward, on both, the east
16 side and the west side. It goes back, again,
17 to the very simple concepts of planning, where
18 you have buffering for major streets and major
19 traffic and major speed. That's Planning 101.
20 You have the same thing on Le Jeune Road, and
21 you have it throughout the City, corridors on
22 Ponce, south of the big commercial projects,
23 and north of Bird Road.

24 My concern, really, when I look at the
25 Staff recommendation, which all of us read and

41

1 we weigh, is that the Comprehensive Plan
2 Amendment -- keep in mind that there was no
3 Comprehensive Plan here until the mid or late
4 '80s. In fact, we were one of the first ones
5 that came up with a Master Plan, and, then,
6 based on the Growth Management Act by Governor
7 Graham, then, all of a sudden, we had to look
8 at compatibility for all of the infrastructure,
9 water, sewer, traffic, et cetera, et cetera, et
10 cetera.

11 So when that was done, it was set as a
12 limit, but before that, historically, before
13 the '80s, none of that existed, as far as a
14 Comprehensive Land Use Plan. It's become, in
15 this City, that it's almost interchangeable,
16 Comprehensive Land Use Plan, with Zoning, and
17 it's not necessarily that way. One is the
18 ceiling, the other one is the ultimate limit,
19 to support the infrastructure. So this is
20 where I'm concerned.

21 So this is where I'm concerned. So when
22 I'm reading the analysis, it says -- this is
23 Staff speaking, "The requested amendment would
24 restore the residential designation
25 historically associated with the site and align

42

1 it with the adjacent Multi-Family properties to
2 the north and east." I'm sorry, but the north
3 and east, that is not recent. It's not
4 historical. You're talking about the mid '80s,
5 and those areas there were single-family, and
6 then they morphed into these little apartment
7 buildings, on both side of Segovia.

8 There's still, all of the way up to the
9 north there, it's all single-family, except for
10 the duplex strip. When you take the duplex
11 strip, and you say, "We're going to make it
12 into Multi-Family," it's not duplexes anymore.
13 Duplexes are limited to height, to FAR, to
14 setbacks that are completely foreign to the
15 proposed Zoning for this area.

16 MR. SOUTHERN: I'm sorry, would it be
17 helpful if we please change the slide to the
18 Future Land Use --

19 MR. JIMENEZ: But if you go back -- go back
20 to the Zoning one. This is the one that I was
21 talking about, that of the four lots, one of
22 them is still MF3. So --

23 MR. PARDO: I'd like to be able to finish
24 my comments --

25 MR. JIMENEZ: No. No. I just wanted to

43

1 point that out, before he changed the slides.
2 Sorry, Mr. Pardo.

3 MR. PARDO: -- because I'm just starting.

4 MR. JIMENEZ: Go ahead.

5 MR. PARDO: So the point was that this was
6 single-family and this would not restore
7 anything to this Multi-Family use at all.

8 Then, when we get into the Future Land Use
9 Plan, the FLUM amendment, it advances --
10 according to Staff, it advances the objectives
11 and policies for reinvestment in underutilized
12 sites, maintaining residential neighborhoods.
13 Well, we have two people that live there, and
14 they're saying, you're not going to maintain,
15 you're destroying the neighborhood. This is
16 what the people that live there are saying, but
17 there's a difference of opinion between Staff
18 and the people that are here that live in the
19 area.

20 So the compatible mix of use housing types,
21 well, let's talk that. Right now, those little
22 apartment buildings are basically affordable
23 housing.

24 Sorry, is this on?

25 CHAIRMAN AIZENSTAT: Perfect. Thank you.

44

1 MR. PARDO: Thank you. Sorry about that.
2 So what I'm saying is that, as far as the
3 housing types, the compatible mix of housing
4 types, you're taking basically affordable
5 housing away, and now you're going to build a
6 project that, you know, those units will
7 probably go, you know, multi-million dollar
8 projects. So, you know, you are and you're
9 not.

10 And then you have the single-family homes,
11 where there is an encroachment, as you could
12 see, going now toward the west, into the
13 single-family area, or the potential -- not
14 this applicant, but the potential of someone
15 else. Why, because everybody then says, "Well,
16 there's more of the same product in the same
17 area."

18 So the question is, do single-family homes
19 count, and the infill argument, which is also
20 part of the Staff recommendation, this is not
21 an infill area. All of Coral Gables is not
22 infill. Single-family areas are not infill
23 areas. I consider infill areas, areas that
24 have been designated legally throughout the
25 City.

45

1 within the "L" of the Palmetto Expressway.
2 That was determined by Miami-Dade County's
3 Commission years ago.

4 So you have someone saying, you know, the
5 roads, the congestion, the traffic, that's all
6 part of the infrastructure. So -- and I know,
7 by the way, that the applicant eventually will
8 have to pay impact fees and will receive
9 credits for some of the areas that are already
10 built there, that's fine, but that drop in the
11 bucket doesn't come back on a one to one dollar
12 back to the community.

13 CHAIRMAN AIZENSTAT: Felix, I'm sorry, but
14 that seems to be a point or an argument for an
15 individual, such as yourself, to make to the
16 City or to Staff or to Commission, in other
17 words, for the dollar for dollar and so forth,
18 as opposed to what's being presented before us.

19 MR. PARDO: Right. Mr. Chairman, the
20 reason I'm bringing this up is because this is
21 a Future Land Use Map Plan Amendment, and all
22 of these components are in the recommendations
23 that Staff gave us. I think it's fair for me
24 to be able to question and ask these questions.
25 May I continue?

47

1 MR. SOUTHERN: Just Staff wants to
2 reiterate, again, that this subject -- the two
3 subject properties, since 1949, have been --
4 the use has actually been Multi-Family.

5 MR. PARDO: Right. The difference is, the
6 size of the units and the amount of green
7 space.

8 MR. BEHAR: But Felix --

9 MR. PARDO: The apartments that are there,
10 if you looked at the photographs that the
11 applicant brought in, it's all green.

12 MR. SOUTHERN: Right.

13 MR. PARDO: But when you build the new
14 product, you have a ten-foot setback in the
15 front. You have a ten-foot setback on the side
16 street. It doesn't even -- it's less than half
17 of the single-family homes that are directly
18 across the street. My opinion, only my
19 opinion, is that I don't think that's right,
20 and I think it's not compatible.

21 Now, the other thing is that, again, I read
22 the words, because words mean things, and it
23 says, Staff, "Redevelopment at Multi-Family
24 scale would not exceed adopted level of service
25 standards." Well, road traffic is an exception

46

1 CHAIRMAN AIZENSTAT: Please.

2 MR. PARDO: Okay. So, one of the things is
3 that, it has to comply with landscaping open
4 space and sustainability standards. The new
5 open space requirements are a fraction of what
6 was required back in the day, because that's
7 how they built these particular buildings. So
8 now you go from areas that had large trees on
9 the lot, to developments where they have to
10 place the trees on the public right-of-way,
11 because they don't fit. I think that's wrong,
12 and I have a conceptual disagreement with
13 Staff's recommendation.

14 On the loss of the diversity we discussed,
15 and the property size is not the issue, the
16 applicant is correct in saying that it's
17 consistent with the property size that was
18 there for those two apartments that had the
19 eight units. That's absolutely 100 percent
20 right. What is not being said is that the
21 property does not have -- because of the square
22 footage, does not have the massing, anything
23 that gets built there to the maximum, that is
24 going to be proposed, and it will be, I'm sure,
25 the maximum, without any type of separation

48

1 from the Zoning and the Comp Plan change of the
2 single-family right next door.

3 So, the last thing, which, really, I found
4 amazing, was that it said that the requested
5 Zoning change supports the Comprehensive Plan's
6 objectives for maintaining residential
7 neighborhood and promoting compatible
8 redevelopment. In my opinion, and the two
9 people that spoke here today, that are
10 neighbors, they disagreed with Staff's
11 statement that it's compatible.

12 Those are all of my comments, sir.

13 CHAIRMAN AIZENSTAT: Thank you, Felix.
14 Nestor.

15 MR. MENENDEZ: So I think it's important to
16 discuss some of the that points that Felix
17 made, in that, yes, the lots are zoned "S"
18 right now, but it's --

19 MR. JIMENEZ: I'm sorry, there I will
20 interrupt. Three of the lots.

21 MR. MENENDEZ: Three, I'm sorry. Correct.

22 MR. JIMENEZ: One of them is Multi-Family,
23 and I believe the gentleman said he had no
24 problem with the Zoning.

25 MR. MENENDEZ: Right.

49

1 MR. JIMENEZ: I think that's what you
2 said. You have design concerns, which are
3 addressed by other Boards, but his exact words
4 were -- so I do want to --

5 MR. BEHAR: Mr. Jimenez, we heard him.

6 MR. MENENDEZ: Yeah. I think that's -- and
7 I think that's very clear, but -- and looking
8 at the map, it looks like the rest of the --
9 most of the rest, if not 90 percent of the rest
10 of the City block, is Multi-Family 3 already,
11 correct?

12 MR. JIMENEZ: With the exception of that
13 last parcel.

14 MR. MENENDEZ: That last parcel.

15 MR. JIMENEZ: Used for residential
16 purposes, but owned by the church, so it is
17 religious and institution.

18 MR. MENENDEZ: So, in essence, it's just a
19 continuity or a reversion back to the rest of
20 the City block?

21 MR. JIMENEZ: From what was done to the
22 property in 1983 by Ordinance of the City
23 Commission.

24 MR. MENENDEZ: And theoretically, if the
25 rest of the City block -- taking out the three

50

1 lots that you are here to discuss, and the one
2 on the corner, everybody could do a project --
3 any owner could do a project that's proposed
4 right now?

5 MR. JIMENEZ: That's my understanding.

6 CHAIRMAN AIZENSTAT: Nestor, I would just
7 -- my suggestion would be to address the
8 questions to City Staff, as opposed to the
9 applicant for clarification.

10 MR. BEHAR: The same questions to Staff.

11 CHAIRMAN AIZENSTAT: The same questions.

12 MR. MENENDEZ: Sure. Same question.

13 MR. SOUTHERN: Exactly. If an applicant
14 came and proposed, they would have to go
15 through the exact same process.

16 So Staff just wants to reiterate, once
17 again, traffic, infrastructure, landscaping,
18 site design, all of that comes through the
19 Development Review Committee, a different
20 Board, and they are public hearings. So anyone
21 from the public is more than welcome. But we
22 still haven't even gotten a DRC application.

23 As we all know, last month, we came in for
24 the conceptual component and discussed that at
25 length, but in addition to when it comes to the

51

1 architectural component, the massing, so forth,
2 that's why we've got the Board of Architects.

3 So when it comes to the Map Amendment
4 components of both, the Future Land Use and the
5 Zoning, and that's how we're looking at it,
6 with this very specific Staff report, we do
7 believe -- there's already eight dwelling units
8 there now. They're proposing eight units
9 again. They're not going to increase the
10 density. They're actually just requesting --

11 MR. PARDO: The only thing is that, Staff
12 said, would not exceed -- in other words,
13 they've already determined that it does not
14 exceed the level of service standards. It says
15 it specifically.

16 CHAIRMAN AIZENSTAT: Let's go ahead,
17 Nestor.

18 MR. BEHAR: Let's continue.

19 MR. MENENDEZ: Yeah. And I'm sorry if my
20 questions earlier caused any confusion, and I'm
21 sorry that I addressed them to you, Mr.
22 Jimenez, and not to Staff.

23 CHAIRMAN AIZENSTAT: Are you done, Nestor?

24 MR. MENENDEZ: Yes.

25 CHAIRMAN AIZENSTAT: Okay. Thank you.

52

1 Alex.
 2 MR. BUCELO: Thank you, Mr. Chairman.
 3 As a personal opinion, I think it's
 4 compatible and consistent with the
 5 neighborhood. I mean, to your point, three of
 6 the four -- or one of the four is already
 7 Multi-Family, correct?
 8 MR. JIMENEZ: Right.
 9 MR. BUCELO: So my only question is, and I
 10 was pretty clear in the last meeting on my
 11 thoughts, was there any follow-up as to the
 12 litigation that one resident brought up? Was
 13 there any follow-up to that, that there was
 14 litigation on the property? I know it has
 15 nothing to do with the Zoning. I'm just
 16 curious as to any follow-up concerns as to
 17 that.
 18 MR. JIMENEZ: We met with -- I have not
 19 read any of the documents. I'm obviously not
 20 their lawyer, so -- and there's no relation.
 21 The issue, as has been told to me by the
 22 residents, and the residents came -- we had
 23 four come to a Town Hall -- you know, the
 24 Neighborhood Meeting that you have to have, we
 25 invited them to the office. Four people showed

53

1 MS. BRAVO: I just wanted to clarify, the
 2 applicants that you represent are the current
 3 owners of the property?
 4 MR. JIMENEZ: Yes, they are.
 5 MS. BRAVO: Yes? And they are not any type
 6 of institutional use?
 7 MR. JIMENEZ: No. No. No. No. I mean,
 8 no. This is -- this is a proposed eight
 9 townhomes. Right now, they're fine tuning
 10 architecture, which is why we can't submit to
 11 BOA or DRC, but it's what I showed you the last
 12 time, in essence, is what we're --
 13 MS. BRAVO: My point is, in essence, by
 14 them acquiring the property and not being any
 15 type of institution, even if they left the
 16 properties that were there, the Multi-Family
 17 Zoning is more appropriate than that "S" use.
 18 MR. JIMENEZ: Yes. As a private property
 19 owner, I'd defer to Staff, but I would say so.
 20 I wouldn't want to own it --
 21 MR. SOUTHERN: That wouldn't be compatible
 22 with, you know, the Zoning.
 23 MS. BRAVO: Okay. And I appreciate the
 24 residents coming, and I hope you make notes of
 25 their comments, and take that as the project is

55

1 up, mainly discussing that.
 2 That's an issue that they're having with
 3 the church and their student count at the
 4 school.
 5 MR. BUCELO: It doesn't affect your client
 6 or --
 7 MR. JIMENEZ: Oh, no. There will be no
 8 students being taught at our property. We're
 9 not building a school. So they have -- there's
 10 a long history of issues, as has been told to
 11 me. I haven't read it. But as it was told to
 12 me by the residents, the president of the
 13 neighborhood association, there's an issue with
 14 the cap on the number of students that are
 15 allowed at that charter school that is in the
 16 church.
 17 As I said that day, when I first heard of
 18 it, it's just got nothing to do with us. So it
 19 doesn't affect it, as far as I'm concerned.
 20 CHAIRMAN AIZENSTAT: Thank you. Anything
 21 else?
 22 MR. BUCELO: Thank you, Mr. Chairman.
 23 CHAIRMAN AIZENSTAT: Alice, I know you've
 24 made some comments already. Any further
 25 comments?

54

1 moved, if it moves forward.
 2 CHAIRMAN AIZENSTAT: Thank you, Alice.
 3 Robert.
 4 MR. BEHAR: Thank you.
 5 I want to clear something. Felix was right
 6 about the existing Zoning of the church. You
 7 can't just tear it down and do anything.
 8 You've got to go through a whole process. So
 9 he was right about that.
 10 What I disagree with him is that, I
 11 understood that this subject property has never
 12 been single-family, right?
 13 MR. JIMENEZ: Not since 1949. That's all I
 14 can tell you.
 15 MR. BEHAR: Okay. As far as 1949, it has
 16 always been Multi-Family or MF3 or whatever, it
 17 was something similar?
 18 MR. JIMENEZ: It's what you see there.
 19 Those buildings were built in 1949.
 20 MR. BEHAR: Okay. In 1983, it was changed
 21 to the "S," because of the benefit of the
 22 church, but it has always three -- or one out
 23 of the four lots still remains Multi-Family.
 24 And that's where we're going back. It was
 25 never single-family. So it was always a -- you

56

1 know, a Multi-Family, where it was a two-story.
2 Whatever was done at the time, it was allowed
3 to be a Multi-Family, and that was the way it
4 was developed in 1949.

5 So I just want to put -- because I don't
6 want no implication or any idea that this was
7 single-family and we're changing it. There was
8 one, maybe, lot across the street, that it was
9 single-family, but this whole block -- not only
10 this block, the block in the back, and the
11 block to the east and two other blocks, have
12 been Multi-Family forever and a day, correct?

13 MR. SOUTHERN: Since 1949. That's as far
14 back as --

15 MR. BEHAR: Okay. All right. That's far
16 enough for me.

17 I think this is -- you know, again, I would
18 like to have seen a site plan, but it's not
19 required. So I don't have an issue going back
20 to what this originally was zoned.

21 So, Mr. Chair, I'll let you -- your comment
22 and I will make a motion.

23 CHAIRMAN AIZENSTAT: For me, I've always
24 had a concern when projects come before this
25 Board without a site plan. While I understand

57

1 it's not required, I like to see a site plan in
2 place for what I vote for.

3 MR. JIMENEZ: Would you like me to -- I
4 have a conceptual site plan.

5 CHAIRMAN AIZENSTAT: No, I understand. No,
6 I saw it.

7 MR. JIMENEZ: Okay. No problem.

8 CHAIRMAN AIZENSTAT: And I like it. I have
9 no problem with it. But, to me, it's a
10 conceptual -- or, in this case, you called it
11 preliminary. So it's not actually a site plan
12 to me.

13 The concern for me is, for example, I know
14 that the City and this Board has continuously
15 looked at doing garages in the back, when
16 there's an alley, and how to bring them in and
17 so forth. Realistically, you can go ahead and
18 change that, put the garages in the front of
19 this. I'm not saying the Board of Architects
20 or other Boards would allow you to do it. I'm
21 not saying that. But that has always been
22 something that we have reviewed at this level.

23 Projects have always gone first to the
24 Board of Architects and the DRC, that I can
25 recall, and then come to us. This is a very

58

1 unique situation, because it's coming to us
2 first, and to be honest with you, I don't like
3 that. I have no issue whatsoever with
4 reverting the Zoning for the MF3. I have
5 absolutely no issue whatsoever. I think it
6 merits it. I'm good with it.

7 I have a problem not having a site plan for
8 it, and my question would be, to the City
9 Attorney, can I state that I want to have a
10 site plan to make a determination or under --
11 because we're quasi-judicial, am I not allowed
12 to do that?

13 MR. COLLIER: Well, these items are unique
14 in another way, in which these are really
15 legislative items. So -- well, the problem is,
16 it's in the Code, is what you're concerned
17 about. The Code doesn't provide for this Board
18 to have a site plan to approve, because it's
19 less than the required amount.

20 Now, you can, as a Board, since your
21 comments go to the City Commission, you can
22 approve, with a comment, that you would like to
23 see site plans be approved with respect to all
24 sizes of properties. I'm not suggesting that's
25 a good idea or not a good idea, but the Board

59

1 has an ability to communicate your concerns
2 through your resolution.

3 Probably more appropriate with the Zoning
4 item than necessarily the Comprehensive Plan
5 item.

6 CHAIRMAN AIZENSTAT: Correct.

7 MR. COLLIER: But if you want to, as a
8 comment, or, alternatively, if the rest of the
9 Board doesn't want to go that way, your
10 thoughts, they get the transcript. They're
11 going to see what you have to say. So not
12 exactly what you would like, but there's a
13 couple of alternatives to express your concern
14 or the Board's concern.

15 CHAIRMAN AIZENSTAT: Okay. Because, for
16 example, I don't have an issue with the way
17 it's laid out. I don't have an issue with the
18 green space and so forth. But if you come back
19 and you change what you've shown us, and you
20 start putting the garages in the front, and you
21 start doing something else other than what you
22 intended and what I'm looking at, then I do
23 have an issue with it.

24 So a question which I would ask you, would
25 you be willing to say that what you're

60

1 presenting to us today would be your site plan,
2 based upon the approval of the Board of
3 Architects and the DRC?

4 MR. BEHAR: With a minor modification, if
5 needed --

6 CHAIRMAN AIZENSTAT: If needed.

7 MR. BEHAR: -- but not a substantial
8 modification. The same way we gave you
9 conceptual approval, we want to have a
10 conceptual commitment that you're going --

11 MR. JIMENEZ: Look, all I can -- I'm
12 obviously not in a position to bind my clients,
13 but what I can say honestly to the Board is
14 that they have never, ever shown me anything
15 but this product. When we talk about the
16 nearby ones, when we talk about what the market
17 is expecting now, on what I'm sure will be an
18 expensive property, it is not the ones across
19 from City Hall, necessarily, with the garage in
20 the front, it is this house. So I can tell you
21 that what is being revised now is in
22 architecture, not in site plan.

23 CHAIRMAN AIZENSTAT: Right.

24 MR. JIMENEZ: Now, and just to point out
25 one thing, the reason that -- and I realize the

61

1 level of discomfort. It's just, we're not here
2 for this project. This project isn't coming to
3 this Board. The Zoning is coming, and the FLUM
4 is coming, but the project goes to other
5 Boards. So I also want to say that if
6 somebody -- if the Board of Architects just
7 changes their entire philosophy and says,
8 "We're never going to approve this. Put those
9 garages in the front," their word is the one
10 that counts on this one and I'm bound by that.

11 It is not the intent of my client, nor has
12 it ever been brought up, when we talk about the
13 different kinds -- the other examples, these
14 garages go in the back, because that's what
15 makes this a little bit magical.

16 CHAIRMAN AIZENSTAT: Unique.

17 But that's why I'm uncomfortable, because
18 it hasn't gone before the Board of Architects
19 yet for the design. So you're coming to us for
20 a change of use and -- sorry, rezoning. We can
21 go ahead and approve it, and then you could do
22 whatever you want on that site, as long as the
23 Board of Architects approved it and so forth,
24 but it doesn't have to be anything to do with
25 what you have presented to us.

62

1 MR. BEHAR: Well, I mean, I would feel
2 comfortable, and I don't know if we could do
3 this --

4 CHAIRMAN AIZENSTAT: And I know your client
5 is -- they're -- they do what they say, and I
6 understand that, but, for me, I have always --
7 in any of my votes throughout my tenure, I have
8 always asked for a site plan.

9 MR. BEHAR: And so have I. Do you feel
10 like it's necessary -- I don't know if we could
11 put there the condition that, the same site
12 plan that was shown to us, is what we would
13 recommend for approval? I mean, how do we tie
14 that site plan to my approval today?

15 MR. COLLIER: Well, the problem is, this
16 is --

17 CHAIRMAN AIZENSTAT: Mr. Jimenez said that
18 he can't speak for his client.

19 MR. JIMENEZ: I can't bind them. I can
20 tell you what the intent is, speaking honestly,
21 and every conversation that I've had regarding
22 this subject. I can't bind them, and --
23 because this -- and I don't know --

24 MR. BEHAR: Mr. Attorney --

25 MR. COLLIER: Well, the problem is, because

63

1 it's a rezoning, you can't condition a
2 rezoning. So -- but this attorney has to
3 appear before the Board in the future. Your
4 indication -- his indication to you, that, you
5 know, he doesn't know what the Board of
6 Architects is going to do, but he's never been
7 provided a site plan that has the garages in
8 the front. They've all been in the back, you
9 can --

10 CHAIRMAN AIZENSTAT: Markets change.

11 MR. JIMENEZ: And if I may, Mr. Collier, and
12 I'd ask if you would confirm this, if this was
13 adopted -- if this was recommended for approval
14 and then it went to the City Commission for
15 approval, and they just did it all of the way
16 through, even with a site plan, I can turn
17 around, burn it, and apply for something else,
18 consistent with the City Code, and that's -- I
19 mean, a zoning and a FLUM is a zoning and a
20 FLUM.

21 The political reality of what Mr. Collier
22 said, I agree with him, but it's -- when you
23 have gotten these, it's because you've been
24 approving a project, and as part of that
25 approval, there's been a rezoning. You've done

64

1 it for me. There's been a rezoning and there's
2 been a reFLUM and a site plan approval. If
3 I -- then, if I burn it, the zoning would stay
4 the same, but now the -- you would hold me up
5 on that, and that's a different story. That's
6 why I'm making the distinction that, the Code
7 doesn't allow me to bring a project like this
8 here.

9 So I can say it, but once it's rezoned,
10 it's rezoned, Mr. Collier.

11 MR. COLLIER: But the point is that, he
12 could walk away from a site plan and say, "I
13 can't build what I'm building."

14 CHAIRMAN AIZENSTAT: Correct.

15 MR. COLLIER: And then he wants to come back
16 with something else.

17 CHAIRMAN AIZENSTAT: But he has to come
18 back at that point.

19 MR. COLLIER: He's going to have to come
20 back to the Board of Architects.

21 MR. SOUTHERN: And the Development Review
22 Committee.

23 MR. COLLIER: Now, if he seeks to change the
24 zoning to a different zoning, then, yes, he's
25 going to have to come back, but if he walks

65

1 away from a site plan --

2 CHAIRMAN AIZENSTAT: That's a good point.

3 MR. COLLIER: If he walks away from the site
4 plan, he's got to come back to the Board of
5 Architects with a different design, and they're
6 going to have to review it, as well as the
7 administrative reviews.

8 CHAIRMAN AIZENSTAT: That's a very good
9 point.

10 MR. COLLIER: So there's quite a few checks
11 still left to go.

12 MR. PARDO: Mr. Chairman?

13 CHAIRMAN AIZENSTAT: Yes, sir.

14 MR. PARDO: May I suggest, if Mr. Collier
15 thinks it would work, why not split the
16 application, where you go through the FLUM
17 separately and then you come back with the
18 change of zoning with the site plan attached?

19 MR. JIMENEZ: Because I just don't have to
20 come back. At 20,000 square feet, it's an
21 administrative site plan approval. It's
22 Staff's jurisdiction.

23 MR. PARDO: I'm just trying to see if
24 there's a mechanism where we might be able to
25 add a site plan to be able to resolve the

66

1 conundrum that the Chair has.

2 CHAIRMAN AIZENSTAT: Alice.

3 MS. BRAVO: And this is a question for our
4 Director. The site plan that ultimately gets
5 developed will have to be consistent with the
6 zoning?

7 MR. SOUTHERN: Exactly.

8 MS. BRAVO: Correct?

9 MR. SOUTHERN: Yeah. That's why there's
10 multiple disciplines within the City that take
11 a look at it.

12 MS. BRAVO: So I don't feel comfortable
13 requiring more than what is our legal purview.

14 MR. BEHAR: And I'm going to do something.
15 I'm going to take his advice. At some point,
16 you're going to come back to us.

17 MR. JIMENEZ: Thank you.

18 MR. BEHAR: So I hope you follow through,
19 okay.

20 Look, I'm going to make a motion to
21 approve, with Staff recommendations and
22 conditions.

23 MR. MENENDEZ: I'll second.

24 THE SECRETARY: I'm sorry, we need two
25 separate motions.

67

1 MR. COLLIER: Yes. We're going to first --
2 you're going to have two votes. The first vote
3 is on Item E-1, which is the Comprehensive Plan
4 vote. So we need a motion and a second
5 approving the -- or recommending approval of
6 the Comprehensive Plan, in accordance with
7 Staff's recommendation. That would be first
8 motion.

9 MR. BEHAR: And I make that --

10 CHAIRMAN AIZENSTAT: We have a motion and
11 we have --

12 MR. MENENDEZ: Second.

13 CHAIRMAN AIZENSTAT: -- a second from
14 Nestor.

15 At which point could we make a
16 recommendation to the Commission that projects
17 that come before us have a site plan attached?

18 MR. COLLIER: I think, when we get to the
19 rezoning --

20 CHAIRMAN AIZENSTAT: The second, okay.

21 MR. COLLIER: -- you can say that you would
22 prefer site plans -- conditional uses for all
23 site plans.

24 CHAIRMAN AIZENSTAT: Understood.

25 Okay. We have a motion. We have a second.

68

1 Any comment? No?
2 Call the roll, please.
3 THE SECRETARY: Nestor Menendez?
4 MR. MENENDEZ: Yes.
5 THE SECRETARY: Felix Pardo?
6 MR. PARDO: No.
7 THE SECRETARY: Robert Behar?
8 MR. BEHAR: Yes.
9 THE SECRETARY: Alice Bravo?
10 MS. BRAVO: Yes.
11 THE SECRETARY: Alex Bucelo?
12 MR. BUCELO: Yes.
13 THE SECRETARY: Eibi Aizenstat?
14 CHAIRMAN AIZENSTAT: Because it's not
15 required under 20,000 square foot, I'm going to
16 say, yes. Thank you.
17 MR. COLLER: On --
18 MR. BEHAR: On E-2.
19 MR. COLLER: -- E-2, it can't be a
20 condition, but you're welcome to make a comment
21 related to this item, if you so choose to do
22 so, but we need a motion and a second.
23 MR. BEHAR: Mr. Chair, I'm going to make a
24 motion to approve, and I'm going to welcome a
25 friendly amendment from you, at the time that

69

1 you, you know -- so I'll make a motion to
2 approve, as presented by Staff.
3 MR. COLLER: Right. It can't be a friendly
4 amendment. It could be friendly comments.
5 MR. BEHAR: A comment. I'll take it back.
6 A friendly comment.
7 CHAIRMAN AIZENSTAT: It's just a comment.
8 We have a motion. Is there a second?
9 MR. MENENDEZ: I'll second it.
10 CHAIRMAN AIZENSTAT: Nestor seconds.
11 I would ask that there be a comment in
12 there that site plans be attached to all
13 projects and rezoning that come before us. Is
14 everybody okay with that, having it in there?
15 MR. PARDO: Mr. Chairman?
16 CHAIRMAN AIZENSTAT: Yes, sir.
17 MR. PARDO: Wouldn't it be better to really
18 just codify it?
19 MR. COLLER: Well, that would up to your
20 recommendation to the Commission --
21 MR. PARDO: Codify it, so everybody knows
22 what the rules of the game are, you know. Four
23 balls you walk and three strikes you're out.
24 MR. COLLER: Well, I think that I took from
25 the friendly comment, that if you want to have

70

1 site plans for all rezonings, it's going to
2 require a Code Amendment, right.
3 MR. SOUTHERN: Correct.
4 MR. PARDO: I'm trying to get to your
5 point --
6 CHAIRMAN AIZENSTAT: That's a comment, yes.
7 MR. PARDO: Yes.
8 CHAIRMAN AIZENSTAT: Are you gentleman okay
9 with that, as a comment?
10 MR. BEHAR: I'm good, yes.
11 MR. MENENDEZ: Yes.
12 CHAIRMAN AIZENSTAT: Okay. Any other
13 comments? No?
14 Call the roll, please.
15 THE SECRETARY: Felix Pardo?
16 MR. PARDO: This is for the rezoning?
17 THE SECRETARY: Yes.
18 MR. PARDO: Correct?
19 MR. COLLER: This is Item E-2, which is the
20 change in the zoning from the "S" to MF3.
21 MR. PARDO: Okay. I just want to say,
22 friendly, no.
23 MR. MENENDEZ: Friendly, yes.
24 THE SECRETARY: Robert Behar?
25 MR. BEHAR: Yes.

71

1 THE SECRETARY: Alice Bravo?
2 MS. BRAVO: Yes.
3 THE SECRETARY: Alex Bucelo?
4 MR. BUCELO: Yes.
5 THE SECRETARY: Nestor Menendez?
6 MR. MENENDEZ: Yes.
7 THE SECRETARY: Eibi Aizenstat?
8 CHAIRMAN AIZENSTAT: Yes.
9 MR. JIMENEZ: Thank you very much for your
10 time, and I will repeat those comments to --
11 CHAIRMAN AIZENSTAT: Thank you, sir.
12 Please.
13 MR. JIMENEZ: No problem.
14 MR. BEHAR: And we'll hold you to it.
15 MR. JIMENEZ: I know. I know.
16 CHAIRMAN AIZENSTAT: Thank you.
17 MR. BEHAR: How about if we do 7 and 8 and
18 then we'll take a break?
19 CHAIRMAN AIZENSTAT: Correct. That's what
20 we discussed at the beginning.
21 MR. COLLER: Okay. Item 7, an Ordinance of
22 the City Commission of Coral Gables, Florida,
23 amending Article 16, "Definitions," City of
24 Coral Gables Official Zoning Code, by amending
25 the definition of freeboard to modify minimum

72

and maximum freeboard requirements within special flood hazard areas; amending Section 2-101, "Single-family residential (SFR) District, "Subsection (b), "Height" to incorporate required freeboard and floodplain management standards for residences in flood hazard areas; and adding garage floor elevation standards that align with flood-resistant construction requirements; providing for a repealer provision, severability clause, codification, and an effective date.

Item E-7, public hearing.

CHAIRMAN AIZENSTAT: Thank you.

MR. COLLIER: This is a legislative item, as well.

CHAIRMAN AIZENSTAT: Thank you.

MR. SOUTHERN: All right. Craig Southern, Planning & Zoning Department.

If we could please have the Staff PowerPoint brought up.

CHAIRMAN AIZENSTAT: It sounds like a radio station every time.

MR. SOUTHERN: I kind of got a cold right now.

MR. PARDO: I agree.

73

buffer accounts for factors such as wave action, debris blockage and increased runoff resulting from urbanization.

The City currently applies a uniform minimum of one foot of freeboard, with a maximum height of three feet. However, the City-wide standard does not reflect the varied levels of flood risk across different zones. The revised definition of freeboard establishes a maximum of five feet above the base flood elevation, as previously stated, in our higher risk flood zones, which would be AE and VE zones.

All right. So if you take a look at the map that's on the right-hand side of the slide and also within the Staff report, you'll see the designated flood zones currently within the City. It may be a little hard to read, but predominantly all of these high risk flood zones, VE, which is the coastal hazard area, and then AE, they are all east of Old Cutler Road.

So the purpose of the definition and text amendment change is basically, those that are higher risk, we're just adding two additional

75

MR. SOUTHERN: All right. So Item E-7 is for text amendments to Article 16, definitions for freeboard, and Section 2-101 (8) Subsection B. Briefly, I'm just going to read a little bit of the background information from the Staff report. It gives a little more detailed information, but Staff has prepared this proposed text amendment to Article 16, Section 2-101, for single-family residential districts of the Zoning Code and revised the definition of freeboard, update flood elevation standards and incorporate additional floodplain management requirements for properties located within the special flood hazard areas.

The amendment establishes a maximum of five feet of freeboard, above the base flood elevation, in high risk AE and VE flood zones, while the three maximum freeboard height would remain in the other special flood hazard areas, which is just the ponding zone of AH.

So freeboard refers -- if you take a look at the slide with the definition for freeboard, it refers to the vertical distance added above the base flood elevation to provide an extra margin of safety against flood hazards. This

74

feet, for these properties to actually -- if they want to bump up their finished floor elevation, what we also call the design flood elevation, and that's where the habitable portion of a house would be.

So you'll see the justification component. We've actually been working on this probably since April of this year. Made multiple calls, with different municipalities, talked to the Florida Department of Emergency Management, the Florida Floodplain Management Association, and even had a couple of discussions with FEMA.

So, once again, this may be a little difficult to read, but if you take a look at the underlined area within Article 16 of the definition of freeboard, you'll see, right here, that's exactly what we're doing. We're just adding that additional two feet, to make a maximum of freeboard requirement of five feet. Now, however, everyone will still have to meet that one foot above the base flood elevation.

Additionally, Section 2-101, in single-family residential, we've also added additional information, that basically just kind of reiterates or references Chapter 113 in

76

our Municipal Code, which is the flood damage prevention section, so at least we have some kind of tying in of our Ordinances and our City Code.

Also, if you take a look at the subsection here, where we've also added, "Unless elevation above grade is required to comply with flood resistant construction standards for non-habitable areas," so those non-habitable areas are traditionally a garage, a storage or access, and that's all that would apply to.

If there's any specific questions, I'm more than happy to answer them.

MR. BEHAR: I have a question. In single-family, you have a maximum height to the structure.

MR. SOUTHERN: Correct.

MR. BEHAR: Right? By adding the two additional feet, which I'm in favor, because, unfortunately, we're seeing more of the floods, are you raising that height by two additional feet, as well, right?

MR. SOUTHERN: So, all throughout the City, except for any area that's within one of our site specific areas, where it specifically

77

indicates that the base flood elevation or any freedboard cannot maximize that height, yes, traditionally the height is counted from the first finished floor elevation.

MR. PARDO: But it's only one floor, and the additional feet would be when you're in the AE or the VE?

MR. SOUTHERN: So, once again, right now, it's uniform, all flood zone properties, and it doesn't matter if they're residential or commercial, they require that one foot of freeboard, but when we get into residential properties, anything -- and this is what we would be proposing, any residential property, single-family residential property, that's within the AH ponding zone, would still have to keep with that maximum of three feet of freeboard. No matter what, they'll have to meet the minimum requirement of one foot above, but --

MR. BEHAR: And FEMA is the one that established that elevation, and then you go and, let's say, VE, 15 plus one, 16. What this is going to allow you to do, instead of going three additional feet of freeboard, you could

78

go five additional feet.

MR. SOUTHERN: That's correct.

CHAIRMAN AIZENSTAT: But don't you then lose interior height within your structure?

MR. PARDO: No. It's exempt.

MR. BEHAR: Yeah, you would not.

MR. SOUTHERN: Only unless it is specifically stated in a site specific district, but otherwise, no.

MR. BEHAR: But what I want to make sure it doesn't happen, is that you benefit from the two additional feet interior, you know.

MR. SOUTHERN: Right.

MR. BEHAR: That's the only thing I want to make sure that you -- and I'm in favor, because my house in The Keys, I did that. I went higher, because I wanted to be, but you cannot benefit on the interior. You have to maintain that.

MR. PARDO: And what you're basically doing is, doing the same thing that Miami Beach has done for years and other municipalities.

MR. SOUTHERN: Monroe County, down in The Keys, as well, yeah. They're already, you know, somewhat ahead of us.

79

MR. PARDO: And it's really -- we really don't have a choice, because this all goes back to our insurance with FEMA, et cetera.

MR. SOUTHERN: Right.

MR. PARDO: And this is the reason that all of these locations have been doing this for years and years and years. We're just catching this up now. Plus the fact that we have -- most of our territory is very, very high.

MR. SOUTHERN: The FEMA flood maps, the firm maps, are consistently being revised anywhere, you know, from five to ten years, and it just seems like there's more and more flood zone problems.

MR. PARDO: Did you discuss it, also, with Miami-Dade County, specifically Mr. Jose Torme?

MR. SOUTHERN: No, I did not. No.

MR. PARDO: You should. He is a wealth of knowledge that goes back 30 years.

MR. SOUTHERN: What's his last name?

MR. PARDO: Torme, T-O-R-M-E.

MR. SOUTHERN: Okay.

CHAIRMAN AIZENSTAT: Jill, do we have any members of the public for this item?

THE SECRETARY: No.

80

1 CHAIRMAN AIZENSTAT: On Zoom?
2 THE SECRETARY: No.
3 CHAIRMAN AIZENSTAT: On the phone platform?
4 THE SECRETARY: No.
5 CHAIRMAN AIZENSTAT: All right. I'll go
6 ahead and close it for public comment.
7 Alice, start us off.
8 MS. BRAVO: And I imagine this is -- the
9 City has a history with the properties that are
10 in those zones experiencing flooding during
11 different storm events, right?
12 MR. SOUTHERN: Yeah, definitely. Yeah. I
13 don't know how many -- FEMA usually provides
14 every municipality and every county with
15 substantial damage properties every year. I
16 unfortunately don't know what that number is,
17 but the lower that we keep it down, the
18 higher -- and this would definitely assist with
19 that -- the higher our community rating system
20 goes up, which actually benefits all of the
21 citizens and actually lowers the insurance
22 rates.
23 MS. BRAVO: And this is consistent with
24 what I happen to know of -- other
25 municipalities in Dade County are doing.

81

1 MR. SOUTHERN: Yeah, definitely.
2 Definitely. So Miami Beach and Monroe County
3 are probably on the forefront of that.
4 CHAIRMAN AIZENSTAT: Thank you, Alice.
5 MR. PARDO: Mr. Chairman?
6 CHAIRMAN AIZENSTAT: Yes. Go ahead, Felix.
7 MR. PARDO: Whenever you'd like, I'd like
8 to make a motion to approve Staff
9 recommendation.
10 CHAIRMAN AIZENSTAT: Anybody else on the
11 Board who would like to make any comments
12 before we have the motion? No?
13 Mr. Pardo.
14 MR. PARDO: I'd like to make a motion to
15 adopt Staff's recommendation.
16 MR. BUCELO: Second.
17 CHAIRMAN AIZENSTAT: We have a second by
18 Alex.
19 MR. BEHAR: I wanted to second that second.
20 MR. BUCELO: I want to withdraw my second.
21 MS. BRAVO: I'll second it.
22 MR. BUCELO: I'm kidding.
23 CHAIRMAN AIZENSTAT: So we have a second by
24 Alex.
25 MR. BUCELO: Friendly withdrawal.

82

1 MR. COLLIER: This is on Item E-7.
2 CHAIRMAN AIZENSTAT: On E-7.
3 So we have Alex's second, and no other
4 comments, so call the row, please.
5 THE SECRETARY: Robert Behar?
6 MR. BEHAR: Yes.
7 THE SECRETARY: Alice Bravo?
8 MS. BRAVO: Yes.
9 THE SECRETARY: Alex Bucelo?
10 MR. BUCELO: Yes.
11 THE SECRETARY: Nestor Menendez?
12 MR. MENENDEZ: Yes.
13 THE SECRETARY: Felix Pardo?
14 MR. PARDO: Yes.
15 THE SECRETARY: Eibi Aizenstat?
16 CHAIRMAN AIZENSTAT: Yes.
17 Moving on to E-8.
18 MR. COLLIER: Item E-8, an Ordinance of the
19 City Commission of Coral Gables, Florida,
20 providing for text amendments to the City of
21 Coral Gables Official Zoning Code Article 5,
22 "Architecture" Section 5-510, "Trussed
23 Rafters," to provide requirements for metal
24 trusses; providing for repealer provision,
25 severability clause, codification,

83

1 enforceability, and an effective date.
2 Item E-8, public hearing.
3 MR. SOUTHERN: All right. Thank you.
4 Craig Southern, Planning & Zoning
5 Department, again.
6 So Item E-8 is a relatively simple text
7 amendment. It's basically, within the past,
8 we've had a predominant requirement of trusses,
9 and I think a lot of these trusses needed a
10 little more structural and engineering
11 requirement. So that's really what we're
12 trying to do, is differentiate between wood
13 trusses and then the requirement, predominantly
14 for commercial properties, for a more heavy
15 gauge steel metal truss, and that's all we're
16 really putting in here, is differentiating
17 between the wood truss component and metal
18 trusses, and these metal trusses being a heavy
19 gauge would have to consist of hot rolled
20 steel.
21 Now, I wish I could adequately talk about
22 this, but we had our director, we had
23 structural engineers within the City take a
24 look at these, and this is the most simplistic
25 text amendment that we've come up with, just to

84

1 differentiate between wood trusses and metal
2 trusses, if one chooses to install them.
3 MR. BEHAR: You still have both options,
4 right?
5 MR. SOUTHERN: Right.
6 MR. PARDO: But if you use wood, it still
7 has to be two by six, if you use wood, and I
8 heard, from old timers, the reason that it was
9 put in there, it was simply really not because
10 of structural, but really mostly because of
11 termites and carpenter ants and things like
12 that, that can chew right through anything.
13 CHAIRMAN AIZENSTAT: And, also, that was
14 the Dade Pine. That plank that was available
15 back then was a two-by-six.
16 MR. PARDO: Well, you could still get the
17 two-by-six. That's not an issue.
18 MR. BEHAR: But I think this is more really
19 applicable to commercial projects, the fire
20 rating and all --
21 MR. SOUTHERN: Exactly, when it comes to
22 the metal component, a heavy gauge, and that
23 way we know, structurally, you know, just given
24 our last text amendment and just where we live
25 in South Florida, you know --

85

1 MR. PARDO: But you're still keeping the
2 two-by-six for residential?
3 MR. BEHAR: Available, yes.
4 MR. SOUTHERN: Yes.
5 CHAIRMAN AIZENSTAT: Do we have anybody in
6 the Chambers --
7 THE SECRETARY: No.
8 CHAIRMAN AIZENSTAT: No? Zoom or phone?
9 No? I'll go ahead and close it for public
10 comment.
11 MR. PARDO: Mr. Chairman, I'd like to make
12 a motion to approve the Staff recommendation.
13 MR. BEHAR: I'm going to second.
14 CHAIRMAN AIZENSTAT: Mr. Pardo, you're on a
15 roll. We have a first. We have a second. Any
16 comments? No?
17 Call the roll, please.
18 THE SECRETARY: Alice Bravo?
19 MS. BRAVO: Yes.
20 THE SECRETARY: Alex Bucelo?
21 MR. BUCELO: Yes.
22 THE SECRETARY: Nestor Menendez?
23 MR. MENENDEZ: Yes.
24 THE SECRETARY: Felix Pardo?
25 MR. PARDO: Yes.

86

1 THE SECRETARY: Robert Behar?
2 MR. BEHAR: Yes.
3 THE SECRETARY: Eibi Aizenstat?
4 CHAIRMAN AIZENSTAT: Yes.
5 Mr. Behar, you're going to recuse yourself?
6 MR. BEHAR: I am. At this time, I will
7 recuse myself.
8 CHAIRMAN AIZENSTAT: Thank you.
9 Let the record show that Mr. Behar is
10 recusing himself. And, sir, you filed the
11 proper --
12 MR. BEHAR: And for the record, I submitted
13 the conflict form today to the City.
14 CHAIRMAN AIZENSTAT: Okay. Thank you, sir.
15 MR. BEHAR: You're welcome. Thank you.
16 MR. COLLER: Are we taking a break?
17 CHAIRMAN AIZENSTAT: Would you like to take
18 a break?
19 MR. COLLER: I wouldn't mind a break.
20 CHAIRMAN AIZENSTAT: Let's take a
21 five-minute break, please. Thank you.
22 MR. COLLER: On behalf of the court reporter.
23 CHAIRMAN AIZENSTAT: Of course.
24 (Short recess taken.)
25 CHAIRMAN AIZENSTAT: Okay. If everybody is

87

1 ready, what I'd like to ask -- has everybody in
2 Chambers -- has everybody been sworn in that's
3 going to be speaking tonight? No? Can
4 everybody please stand up again, just so we
5 make sure everybody is sworn in?
6 (Thereupon, the participants were sworn.)
7 CHAIRMAN AIZENSTAT: Thank you.
8 Mr. Coller.
9 MR. COLLER: Yes. This is going to take me
10 a while.
11 All right. So we have a number of related
12 items. So this is E-3, E-4, E-5, E-6 -- and
13 E-6. So I'm going to -- my suggestion is, we
14 read them all in, we have one public hearing,
15 since they're all related, and then we'll vote
16 separately on each item.
17 So Item E-3, an Ordinance of the City
18 Commission of Coral Gables, Florida amending
19 the Future Land Use Map of the City of Coral
20 Gables Comprehensive Plan pursuant to Zoning
21 Code Article 14, "Process," Section 14-213,
22 "Comprehensive Plan Text and Map Amendments,"
23 and Small Scale amendment procedures (Section
24 163.3187, Florida Statutes), from "Commercial
25 Low Rise Intensity" and Single Family Low

88

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;

89

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

90

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. COLLIER: 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

91

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 --

92

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

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

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

93

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

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

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

94

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

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

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

95

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

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

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

25 Above this floor, we have two levels of

96

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

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

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

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

97

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

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

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

98

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

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

99

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

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

21 If you'd go to the next slide.

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

100

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

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

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

101

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

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

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

102

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

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

103

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

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

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

104

1 questions.

2 CHAIRMAN AIZENSTAT: Thank you.

3 MR. NAVARRO: Thank you.

4 MS. GARCIA: Good evening. Jennifer
5 Garcia, Planning & Zoning Director.

6 If I could have the PowerPoint, please.
7 Thank you.

8 So, as we know, this is an entire block,
9 Block 18, in the Flagler Street Section. It's
10 bounded by Avila, Boabadilla and then Ponce de
11 Leon kind of curves on two sides of the site.
12 Here's an aerial looking down. You can see the
13 surface parking lot on the west side, the
14 current office building, the clinic building,
15 that encroaches over the existing single-family
16 right now zoning, and that's what's occupying
17 the site right now.

18 Here's a view looking southeast. You can
19 see Eighth Street in the back, with the taller
20 buildings across each of the south side, in the
21 North Ponce neighborhood.

22 So looking at this section of the City, the
23 North Ponce section has gone through a lot of
24 changes over the last 100 years. So the
25 original 1924 plat is on the left side of the

105

1 slide. You can see the triangular, almost,
2 Block 18, outlined in black. The earliest map
3 that we have is the 1930 use map, and it shows
4 it as commercial use for the entire area, which
5 makes sense, because there are very narrow
6 platted lots in this section of Coral Gables,
7 which usually George Merrick would plat these
8 to be 25 feet wide for commercial uses.

9 And, then, in 1939, I believe, in response
10 to, you know, mid Century and post-war housing,
11 most of the area was zoned to be single-family,
12 to allow for smaller houses to be built there.
13 And in 1946, a portion of that area, including
14 this block, was changed to be commercial.

15 So the 1946 map, you can see that it's
16 pretty much the same, this block, especially,
17 as it is today, with the current Zoning Map.
18 So the map on the left side is the 1946 map.
19 You can see the Zone C2 for that section that's
20 facing Ponce, with CF3 and a half, which is
21 single-family, to the west side of that block.

22 So there's a lot of requests for this
23 project, just because our Zoning Code requires
24 a lot of requests for, more or less, a simple
25 project, in this location. This location is

106

1 very unique, as it is near a single-family
2 neighborhood. It's also fronting Ponce de
3 Leon, which is one of our major corridors. So
4 they're requesting a change of the Land Use
5 Map, the Comprehensive Plan, a Zoning Code Map
6 Amendment, as well as a PAD, a Planned Area
7 Development, designation, and then the
8 Conditional Use request.

9 So the first request is a change of land
10 use, the Comp Plan change. So they're changing
11 the single-family, to replace it with the
12 Multi-Family low density, to transition from
13 the commercial low rise intensity to the
14 single-family, and then growing that commercial
15 low rise intensity to the remainder of the
16 block. The Zoning mimics the Comprehensive
17 Plan Land Use Map, with MF3 as a transition
18 between single-family and the commercial uses
19 at MX1, and MX1 again for the remainder on that
20 block.

21 So the PAD, the Planned Area Development,
22 as you're familiar, does provide some
23 flexibility with the Zoning Code, as long as
24 they meet one acre to qualify, and, also, they
25 provide some public benefit. So they're

107

1 providing a lot of streetscape improvements,
2 that you see with the renderings, bump outs and
3 traffic calming, especially on Boabadilla, and
4 street improvements on Avila, intersection
5 improvements where Avila and Boabadilla meet.
6 Right now, it's one way -- not one way, but
7 it's a through street, Boabadilla. It
8 encourages a lot of speeding. So we'll be
9 working with the County to have a three-way
10 stop there, and improve that intersection.

11 They're also planning to have a landscaped
12 buffer on the north side of their property,
13 along Avila, as well as preservation of some
14 trees and an improved intersection at Ponce,
15 where Avila -- wait, sorry, Oviedo and the
16 other street meet.

17 So the Conditional Use Site Plan review, so
18 the site plan, as you saw, was that large
19 public plaza on the south side, townhouses that
20 are introducing a transition between the
21 commercial uses and the single-family across
22 the street, on Boabadilla, commercial space
23 will be only on Ponce de Leon, facing that more
24 commercial corridor, and that only the drop
25 off -- sorry, the entrances and exits off of

108

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

109

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.

110

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

111

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

112

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

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

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

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

17 MS. GARCIA: At the "T" intersection?

18 CHAIRMAN AIZENSTAT: Yes.

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

113

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

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

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

17 CHAIRMAN AIZENSTAT: Thank you.

18 Nestor.

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

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

23 MR. MENENDEZ: Okay.

24 CHAIRMAN AIZENSTAT: And then we'll start.
25 Jill, how many speakers do we have in

114

1 Chambers?

2 THE SECRETARY: Four.

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

5 THE SECRETARY: Evelyn Diaz.

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

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

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

20 CHAIRMAN AIZENSTAT: Thank you.

21 THE SECRETARY: Odalis.

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

115

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

6 Thank you.

7 CHAIRMAN AIZENSTAT: Thank you.

8 MR. MENENDEZ: Thank you.

9 THE SECRETARY: Mario Paula.

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

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

116

1 Thank you.
 2 CHAIRMAN AIZENSTAT: Thank you, sir.
 3 THE SECRETARY: Stevan Espinosa.
 4 MR. ESPINOSA: Hello. My name is Stevan
 5 Espinosa. I'm also a neighbor. I'm across the
 6 street at 64 Boabadilla Street, an owner.
 7 And I want to confirm that they've really
 8 met with all of these neighbors and really
 9 talked to us and got our input, you know,
 10 worked with us, and we're totally in support of
 11 all of the changes they've made, and we're very
 12 happy for this building to go up, and I just
 13 want to real quickly say I do support the
 14 project.
 15 CHAIRMAN AIZENSTAT: Thank you, sir.
 16 THE SECRETARY: No more speakers.
 17 CHAIRMAN AIZENSTAT: How about on Zoom?
 18 THE SECRETARY: No.
 19 CHAIRMAN AIZENSTAT: The phone platform?
 20 THE SECRETARY: No.
 21 CHAIRMAN AIZENSTAT: I'll go ahead and
 22 close it for public comment.
 23 Nestor.
 24 MR. COLLER: With the exception of
 25 rebuttal.

117

1 CHAIRMAN AIZENSTAT: I'm sorry?
 2 MR. BUCELO: With the exception of
 3 rebuttal.
 4 CHAIRMAN AIZENSTAT: Sorry about that.
 5 Jorge, did you have a rebuttal --
 6 MR. BUCELO: I think we have a speaker.
 7 CHAIRMAN AIZENSTAT: Oh, I'm sorry.
 8 Were you sworn in madam?
 9 MS. DUENAS: Yeah, I live in 820 Salzedo.
 10 CHAIRMAN AIZENSTAT: Were you sworn in?
 11 Were you sworn in?
 12 MS. DUENAS: Yes.
 13 CHAIRMAN AIZENSTAT: If you could just --
 14 (Thereupon, the participant was sworn.)
 15 CHAIRMAN AIZENSTAT: Thank you. If you'd
 16 please speak into the microphone.
 17 MS. DUENAS: Yeah. I am concerned about
 18 the traffic, because I think it's --
 19 CHAIRMAN AIZENSTAT: Can you speak into the
 20 microphone better, please? Thank you.
 21 MS. DUENAS: I am concerned about the
 22 traffic, because --
 23 CHAIRMAN AIZENSTAT: Can I ask you to state
 24 your name and address, for the record, please?
 25 MS. DUENAS: My name is Maria M. Duenas,

118

1 and I live at 820 Salzedo Street, Apartment
 2 205.

3 CHAIRMAN AIZENSTAT: Thank you.

4 MS. DUENAS: But -- the building look so
 5 nice and everything is so pretty, but they're
 6 making the picture look nice. One thing, when
 7 it's done, it's going to be different, because
 8 we have to be concerned with the traffick and
 9 everything. Eighth Street is not as easy to
 10 walk over there, and a lot of people --
 11 sometimes -- because I live close to there,
 12 they take the lights. You have to be careful
 13 with everything, you know.

14 You have to think of all of these
 15 appliances that are going on in the building.
 16 The building look nice and everything, but you
 17 have to be concerned about the people who are
 18 going to live over there. It's a medical
 19 building over there, and every -- what's going
 20 to happen with everybody over there? They're
 21 going to disappear? No, we have to think about
 22 all of -- everything in life, you have to have
 23 second thought, you know, and one thing is
 24 right and one thing is not right. You have to
 25 think of all of the twists that happen when

119

1 you're making a big building, making -- like
 2 they're making over here in Coral Gables, when
 3 it used to be a parking space, the Mercedes.
 4 You see a building (unintelligible). You
 5 have to see the people, the traffic there, the
 6 trash, the garbage, everything. No. We're
 7 going to look like tiny. No. We're -- I'm not
 8 approving any building anymore, because
 9 everything is concerned -- you have to think --
 10 we're getting -- the City don't get big, it
 11 gets small. So many buildings, so many
 12 people -- and the more they make it, the more
 13 they're coming. It does not make any sense, no
 14 make any sense.

15 You have to think about how all applies
 16 around, only a few things come through and
 17 people did not -- in the end, it's going to be
 18 another concern. That's my problem. Thank
 19 you.

20 CHAIRMAN AIZENSTAT: Thank you, ma'am.
 21 Thank you for coming.

22 Sir, do you have rebuttal you'd like to
 23 make?

24 MR. NAVARRO: No. Just with regards to
 25 traffic, I know -- and I appreciate her coming

120

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

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

17 CHAIRMAN AIZENSTAT: Thank you.

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

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

121

1 conditions.

2 CHAIRMAN AIZENSTAT: Okay. Thank you.

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

7 CHAIRMAN AIZENSTAT: Please. Thank you.

8 MS. LOPEZ: Good evening.

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

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

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

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

25 The amazing part of all of this is that

122

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

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

123

1 right across the street at 25 feet.

2 We had a meeting with Mr. Iglesias, the
3 City Manager, and we were able to come up with
4 23 feet, but they were going to eliminate some
5 of the 533 parking spaces that are available.
6 They were going to limit it, to give those
7 townhomes more space. Well, we were unable to
8 get the 23 feet. We were able to get from five
9 to 15. Thank you, Mr. Navarro, and thank you,
10 the team, for that, as well, but still it's not
11 mimicking what the neighborhood is all around.
12 It's houses. We are a single-family
13 residential neighborhood. 99 percent of
14 everything around us is that.

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

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

124

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

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

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

25 Thank you very much for your time, and I

125

1 wish you the best.

2 CHAIRMAN AIZENSTAT: Thank you.

3 Would you like to go ahead --

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

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

126

1 see the exhibit, the front of the townhomes at
2 15, but we have carved out portions of that
3 townhome to create a private driveway. So
4 there's actually a variation in the step back,
5 and we worked as hard as we could to get as
6 much setback from Boabadilla as we could for
7 those homes.

8 CHAIRMAN AIZENSTAT: Thank you.

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

11 Nestor, would you start us off?

12 MR. MENENDEZ: Sure.

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

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

25 MS. DE ZAYAS: Melissa de Zayas, Public

127

1 Works Assistant Director for Transportation.

2 So all of the speed --

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

5 MS. DE ZAYAS: Sorry.

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

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

16 MS. DE ZAYAS: Yes.

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

20 MS. DE ZAYAS: Yes.

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

23 MS. DE ZAYAS: Yes. Yes.

24 MR. MENENDEZ: Okay.

25 MR. COLLIER: Mr. Chairman, I just want to

128

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

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

5 MR. COLLIER: Okay. It got garbled a little
6 bit.

7 CHAIRMAN AIZENSTAT: Thank you.

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

15 CHAIRMAN AIZENSTAT: Thank you.

16 Felix.

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

129

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

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

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

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

130

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

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

14 MR. PARDO: Yes.

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

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

25 So, on our end, it was a commitment that

131

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

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

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

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

132

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

133

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

134

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

135

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

136

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

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

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

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

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

137

1 next door, if they are having parking issues.

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

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

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

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

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

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

25 MR. NAVARRO: Yeah, they are --

138

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

3 Mr. Navarro.

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

16 MR. MENENDEZ: Thank you.

17 CHAIRMAN AIZENSTAT: Alice.

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

139

1 it's the landscaping or the townhouses.

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

8 CHAIRMAN AIZENSTAT: Thanks.

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

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

140

1 draftsmen, to the attorney. You've really
2 worked this thing through.
3 MR. NAVARRO: Thank you. And I just want
4 to mention that, a lot of this design was
5 really responding to a lot of feedback. I
6 mean, the neighbors did a great job of, first
7 of all, telling us what they didn't like, but
8 also giving us very creative feedback, that a
9 lot of things that we did -- I know our
10 architectural team worked very hard to try to
11 get those concepts and turn them into a vision,
12 but, really, I've got to commend the
13 neighborhood for (A) Continuing, you know, to
14 work with us throughout this process, and it's
15 really a compromise.
16 I know there's a lot of things, like
17 underground parking, that we didn't want to do,
18 and I'm sure there's some things that we're
19 doing that they don't like, but this has really
20 been kind of something that I feel is going to
21 really improve what's there today on that
22 property and be something really nice for the
23 area.
24 CHAIRMAN AIZENSTAT: It just seems like the
25 developer actually put a lot of thought in

141

1 putting this team together. That's nice to
2 see. It really is.
3 MR. NAVARRO: Yeah.
4 CHAIRMAN AIZENSTAT: Felix, would you --
5 MR. PARDO: I know Mr. Navarro is probably
6 not going to sleep tonight, but I'm going to
7 make a motion to approve the application, based
8 on Staff's recommendation, and I would hope
9 that Staff actually tries to make sure that the
10 traffic mitigation is considered, in a monetary
11 way, to be able to make sure that it gets
12 funded, to provide relief for the neighbors.
13 That's my motion, sir.
14 MR. COLLIER: Mr. Chairman, we have to do
15 this piece by piece. So the first item --
16 let's see if we can do this in ten minutes.
17 Item E-3 is the Comprehensive Plan approval.
18 That would be the first item. So we need a
19 motion on E-3.
20 MR. PARDO: Ditto.
21 MR. COLLIER: In accordance with the
22 Department's recommendations.
23 MR. PARDO: Yes.
24 CHAIRMAN AIZENSTAT: Felix made that
25 motion. Is there a second?

142

1 MS. BRAVO: I second.
2 CHAIRMAN AIZENSTAT: Alice second.
3 MR. COLLIER: So we need to call the roll on
4 this.
5 CHAIRMAN AIZENSTAT: Any discussion? No?
6 Call the roll, please.
7 THE SECRETARY: Alex Bucelo?
8 MR. BUCELO: Yes.
9 THE SECRETARY: Nestor Menendez?
10 MR. MENENDEZ: Yes.
11 THE SECRETARY: Felix Pardo?
12 MR. PARDO: Yes.
13 THE SECRETARY: Alice Bravo?
14 MS. BRAVO: Yes.
15 THE SECRETARY: Eibi Aizenstat?
16 CHAIRMAN AIZENSTAT: Yes.
17 MR. COLLIER: So the next item is the zone
18 change, which is item E-4. We need a motion
19 and second on that, in accordance with
20 Department's recommendation.
21 CHAIRMAN AIZENSTAT: Felix.
22 MR. PARDO: I'll move that, based on
23 Staff's recommendation.
24 CHAIRMAN AIZENSTAT: Is there a second?
25 MR. BUCELO: Second.

143

1 CHAIRMAN AIZENSTAT: Alex seconded.
2 Any discussion? No?
3 Call the roll, please.
4 THE SECRETARY: Nestor Menendez?
5 MR. MENENDEZ: Yes.
6 THE SECRETARY: Felix Pardo?
7 MR. PARDO: Yes.
8 THE SECRETARY: Alice Bravo?
9 MS. BRAVO: Yes.
10 THE SECRETARY: Alex Bucelo?
11 MR. BUCELO: Yes.
12 THE SECRETARY: Eibi Aizenstat?
13 CHAIRMAN AIZENSTAT: Yes.
14 MR. COLLIER: E-5 is the approval of the
15 PAD, in accordance with the Department's
16 recommendation. We need a motion and a second
17 on that.
18 CHAIRMAN AIZENSTAT: Felix.
19 MR. PARDO: I move with Staff
20 recommendation.
21 CHAIRMAN AIZENSTAT: Felix makes a motion.
22 Is there a second?
23 MR. MENENDEZ: I'll second it.
24 CHAIRMAN AIZENSTAT: Nestor seconds.
25 Any discussion? No?

144

1 Call the roll, please.
 2 THE SECRETARY: Felix Pardo?
 3 MR. PARDO: Yes.
 4 THE SECRETARY: Alice Bravo?
 5 MS. BRAVO: Yes.
 6 THE SECRETARY: Alex Bucelo?
 7 MR. BUCELO: Yes.
 8 THE SECRETARY: Nestor Menendez?
 9 MR. MENENDEZ: Yes.
 10 THE SECRETARY: Eibi Aizenstat?
 11 CHAIRMAN AIZENSTAT: Yes.
 12 MR. COLLER: E-6 is really -- we combined
 13 in this one item all of the conditional uses,
 14 including the site plan and other items. I
 15 think there are four -- let's see, conditional
 16 use approval, two -- did I get that right? Are
 17 there two in here?
 18 CHAIRMAN AIZENSTAT: That is correct.
 19 MR. COLLER: Right. So we need a motion
 20 and a second on that.
 21 MR. PARDO: I recommend that we approve the
 22 combined motion, based on Staff recommendation.
 23 CHAIRMAN AIZENSTAT: We have a motion. Is
 24 there a second?
 25 MS. BRAVO: I'll second.

145

1 CHAIRMAN AIZENSTAT: Alice seconds.
 2 Any discussion? No?
 3 Call the roll, please.
 4 THE SECRETARY: Alice Bravo?
 5 MS. BRAVO: Yes.
 6 THE SECRETARY: Alex Bucelo?
 7 MR. BUCELO: Yes.
 8 THE SECRETARY: Nestor Menendez?
 9 MR. MENENDEZ: Yes.
 10 THE SECRETARY: Felix Pardo?
 11 MR. PARDO: Yes.
 12 THE SECRETARY: Eibi Aizenstat?
 13 CHAIRMAN AIZENSTAT: Yes.
 14 MR. NAVARRO: Thank you all so much. I
 15 appreciate it.
 16 CHAIRMAN AIZENSTAT: Thank you very much.
 17 There are no other items or discussion
 18 items; is that correct, Jill?
 19 THE SECRETARY: That's correct.
 20 CHAIRMAN AIZENSTAT: Is there a motion to
 21 adjourn?
 22 MR. MENENDEZ: I'll move.
 23 MR. BUCELO: Second.
 24 CHAIRMAN AIZENSTAT: We have a move by
 25 Nestor, second by Alex. Everybody in favor

146

1 say, aye.
 2 (All Board Members voted aye.)
 3 CHAIRMAN AIZENSTAT: Thank you very much
 4 for coming and being here.
 5 (Thereupon, the meeting was adjourned at
 6 8:50 p.m.)
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

147

C E R T I F I C A T E

1
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7
 8

9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
 10 Public for the State of Florida at Large, do hereby
 11 certify that I was authorized to and did
 12 stenographically report the foregoing proceedings and
 13 that the transcript is a true and complete record of my
 14 stenographic notes.
 15

16 DATED this 30th day of September, 2025.
 17

18 
 19

20 -----NIEVES SANCHEZ-----
 21
 22
 23
 24
 25

148