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1 comments that have been said by legal counsel
 2 and by Rhonda.
 3 MS. ANDERSON: Yeah, and we have them on
 4 the record.
 5 CHAIRMAN AIZENSTAT: Okay. We have a
 6 motion. We have a second. Any comments?
 7 Call the roll, please.
 8 THE SECRETARY: Rene Murai? Rene?
 9 MR. MURAI: Yes.
 10 THE SECRETARY: Venny Torre?
 11 MR. TORRE: Yes.
 12 THE SECRETARY: Maria Velez?
 13 MS. VELEZ: Yes.
 14 THE SECRETARY: Chip Withers?
 15 MR. WITHERS: Yes.
 16 THE SECRETARY: Rhonda Anderson?
 17 MS. ANDERSON: Yes.
 18 THE SECRETARY: Robert Behar?
 19 MR. BEHAR: Yes.
 20 THE SECRETARY: Eibi Aizenstat?
 21 CHAIRMAN AIZENSTAT: Yes. Thank you.
 22 Robert.
 23 MR. BEHAR: Well, now is my time to leave.
 24 I thought I was going to be here earlier --
 25 MR. WITHERS: There you go. We did our best.

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1 Commission of Coral Gables, Florida approving
 2 receipt of Transfer of Development Rights
 3 pursuant to Zoning Code Article 3, "Development
 4 Review", Division 10, "Transfer of Development
 5 Rights", Section 3-1006, "Review and approval
 6 of use of TDRs on receiver sites", for the
 7 receipt and use of TDRs for an Assisted Living
 8 Facility referred to as "Belmont Village" on
 9 property zoned Industrial District, legally
 10 described as lots 12 to 31, Block 3, and the
 11 south 7.5 feet of lots 11 and 32, Block 3,
 12 Coral Gables "Industrial Section," together
 13 with that portion of 30 foot platted alley
 14 lying south of the north line of the south 7.5
 15 feet of said lot 11 projected westerly and
 16 north of the south line of said Block 3 (4111
 17 Salzedo Street) Coral Gables, Florida;
 18 including required conditions; providing for a
 19 repealer provision, severability clause, and
 20 providing for an effective date.
 21 Item E-3, an Ordinance of the City
 22 Commission of Coral Gables, Florida granting
 23 approval of a proposed Planned Area Development
 24 referred to as "Belmont Village" pursuant to
 25 Zoning Code Article 3, "Development Review,"

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1 MR. BEHAR: I'll be waiting outside.
 2 CHAIRMAN AIZENSTAT: All right. Let's
 3 continue the meeting.
 4 Craig, if you would please read E-1.
 5 MR. COLLER: Okay. So this may be a
 6 Read-a-Thon, but we might want to consider,
 7 since they're all connected, that we read them
 8 all in and have one public hearing. You're
 9 going to get tired of hearing my voice, so I'll
 10 give you your choice.
 11 CHAIRMAN AIZENSTAT: Yes, do so. Yeah,
 12 please read them altogether.
 13 MR. COLLER: Okay. So everybody is taking
 14 a break now except me.
 15 Okay. Item E-1, an Ordinance of the City
 16 Commission of Coral Gables, Florida amending
 17 Ordinance Number 2015-08 (As amended),
 18 providing for a substitute public access
 19 easement and new conditions of approval with
 20 respect to the previously vacated alley located
 21 in Block 3, Industrial Section, Coral Gables,
 22 Florida; providing for a repealer provision,
 23 severability clause, codification, and
 24 providing for an effective date.
 25 Item E-2, an Ordinance of the City

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1 Division 5, "Planned Area Development," for an
 2 Assisted Living Facility referred to as
 3 "Belmont Village" on property legally described
 4 as lots 12 to 31, Block 3, and the south 7.5
 5 feet of lots 11 and 32, Block 3, Coral Gables
 6 "Industrial Section," together with that
 7 portion of 30 foot platted alley lying south of
 8 the north line of the south 7.5 feet of said
 9 lot 11 projected westerly and north of the
 10 south line of said Block 3 (4111 Salzedo
 11 Street) Coral Gables, Florida; including
 12 required conditions; providing for a repealer
 13 provision, severability clause, and providing
 14 for an effective date.
 15 Item E-4, a Resolution of the City
 16 Commission of Coral Gables, Florida granting
 17 Conditional Use approval pursuant to Zoning
 18 Code Article 3, "Development Review," Division
 19 4, "Conditional Uses," for an Assisted Living
 20 Facility referred to as "Belmont Village" on
 21 property zoned Industrial District, legally
 22 described as lots 12 to 31, Block 3, and the
 23 south 7.5 feet of lots 11 and 32, Block 3,
 24 Coral Gables "Industrial Section," together
 25 with that portion of 30 foot platted alley

1 lying south of the north line of the south 7.5
2 feet of said lot 11 projected westerly and
3 north of the south line of said Block 3, (4111
4 Salzedo Street) Coral Gables, Florida;
5 including required conditions; providing for a
6 repealer provision, severability clause, and
7 providing for an effective date."

8 E-5, a Resolution -- I can't believe
9 they're going to have to do this legal
10 description again.

11 A Resolution of the City Commission of
12 Coral Gables, Florida approving the Tentative
13 Plat entitled "Coral Gables Industrial Section"
14 pursuant to Zoning Code Article 3, Division 9,
15 "Platting/Subdivision," being a re-plat of
16 61,569 square feet on the property legally as
17 lots 12 to 31, Block 3, and the south 7.5 feet
18 of lots 11 and 32, Block 3, Coral Gables
19 "Industrial Section," together with that
20 portion of 30 foot platted alley lying south of
21 the north line of the south 7.5 feet of said
22 lot 11 projected westerly and north of the
23 south line of said Block 3 (4111 Salzedo
24 Street) Coral Gables, Florida; including
25 required conditions; providing for a repealer

1 So that has to be amended for this project.

2 The TDRs are special. They're the super
3 TDRs that were approved some time ago as a
4 settlement. So the process is a little bit
5 unusual. But it's very straight-forward.
6 We'll talk about that.

7 The PAD deal with the design aspects of the
8 project, as you know. It deals with setbacks
9 and massing and those kinds of things. The ALF
10 allows for use, and then the tentative plat
11 allows for reconfiguring the lot in the block.
12 So that's the parcel which is half of the
13 block, basically. The previous project was the
14 whole block. This one is half the block, and
15 then there's another project, a separate
16 project, proposed for the balance of that
17 block.

18 The location, as you can see, is right next
19 to the Shops at Merrick Park along Altara, and
20 basically it's an infill site. There's a lot
21 of Mixed-Use development all around, as you
22 well know. The designation for Zoning and Land
23 Use is Industrial, as you know. However, it
24 really means Mixed-Use in this context.

25 The alley, as you can see, used to be right

1 provision, severability clause, and providing
2 for an effective date."

3 Items E-1, E-2, E-3, E-4 and E-5, public
4 hearing.

5 CHAIRMAN AIZENSTAT: Could you repeat that,
6 please?

7 Thank you very much.

8 MS. ANDERSON: We weren't listening the
9 first time.

10 MR. COLLER: I'm sure not.

11 CHAIRMAN AIZENSTAT: Mr. Trias.

12 MR. TRIAS: Mr. Chairman. May I have the
13 PowerPoint, please?

14 The City Attorney did a great job reading
15 many, many things, but from my perspective, the
16 project is not as complicated as it sounds.

17 It's an infill project. It has retail
18 downstairs and an ALF on top.

19 Now, to get there, we need to do five
20 things. The first thing is that amendment to
21 an Ordinance for an alley vacation -- now, some
22 of you may remember that there was a project
23 approved here some years ago, the Collection
24 Residences. As part of that project, an alley
25 was vacated. So that Ordinance is in place.

1 at the middle of the block, and it went all of
2 the way through originally, and that was
3 vacated some years ago and it continues to be
4 vacated, and the original Ordinance included an
5 easement across the block, which the current
6 proposal maintains, with a slightly different
7 configuration, but generally in the same area.
8 So the site planning tries to take some of
9 those ideas and incorporate them.

10 The TDR, as I said, the regular process is
11 complicated, however, that is not what we're
12 doing today. The PAD requires one acre, as you
13 know, and 20 percent open space, and all of
14 that has been incorporated into the design. As
15 you can see, the retail in blue and the
16 landscape enhances the sidewalks and the public
17 space in a way that is compatible with the area
18 very nicely, and then the alley, which is shown
19 in orange -- the easement, which is shown in
20 orange, is a public space for pedestrian use.

21 The site information, as you can see, the
22 minimum size will be 10,000 to do a Mixed-Use.
23 It's way beyond that. It's over an acre. The
24 TDRs allow a slightly more than 3.5 FAR. The
25 height is 120 feet and 10 stories. As you'll

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1 remember, those were the regulations that were
 2 approved some years ago. And there's parking
 3 provided, and the ground level is Commercial
 4 retail mostly.

5 That's the existing conditions, and that's
 6 the massing of the project, and the other
 7 project beyond, in a lighter gray, which will
 8 come before you hopefully in the next few
 9 meetings.

10 This is a conceptual rendering, and the
 11 architect is here to explain the design in more
 12 detail, but as you can see, the ground level is
 13 very activated, and then the rest of it is the
 14 ALF, and as you can see, there's a real
 15 articulation to the massing of the project, and
 16 that's the easement that will be at the end --
 17 at the back end of the project.

18 And, finally, the request for a tentative
 19 plat basically outlines this as one parcel. As
 20 you know, right now there's a bunch of lots,
 21 and so that predates the vacation of the alley.
 22 So by doing this, then this becomes the
 23 development site and so does the project next
 24 to it.

25 The review timeline includes the DRC

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1 evening representing Belmont Village and
 2 Baptist Health of South Florida. I am joined
 3 today by David Nussman and David Lederman, both
 4 of Belmont Village, Kathleen Moorman of Baptist
 5 Health, and Alberto Cordoves, our project
 6 architect, and Juan Espinoza, our project
 7 traffic consultant.

8 One of the most exciting and promising
 9 aspects of this project is the high quality of
 10 the partnership between Belmont Village and
 11 Baptist Health. While new to South Florida,
 12 Belmont Village is one of the country's leading
 13 developers and operators of senior housing.
 14 Belmont Village was founded in Texas over 30
 15 years ago by Patricia Will, and Ms. Will is
 16 still president and CEO of the company, which
 17 has now grown to over 30 communities across the
 18 country.

19 Ms. Will and Belmont Village are a true
 20 American success story and it is a privilege to
 21 have them proposing to build a new community
 22 here in Coral Gables, which will certainly be
 23 studied than the easels that we're using this
 24 evening.

25 Baptist Health, whose excellent reputation

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1 Committee in September; Board of Architects in
 2 October; Neighborhood Meeting in December; and
 3 today's Planning and Zoning Board. Letters
 4 were sent to property owners within a thousand
 5 feet, as required by Code, and the public
 6 notice included two letters to property owners,
 7 three times posting on the website, three times
 8 posting on the property, and the newspaper
 9 advertisement for tonight's meeting.

10 As we said, five requests, and Staff
 11 recommends approval with conditions. There was
 12 only one minor change to the condition which
 13 has to do with the replacement of onstreet
 14 parking. The Applicant requested more
 15 flexibility and the Parking Department was fine
 16 with that request. So that will be the only
 17 change that Staff has recommended, with the
 18 recommendations as provided.

19 So that's the presentation. I believe the
 20 applicant has a presentation, also.

21 CHAIRMAN AIZENSTAT: Thank you.
 22 Mr. Garcia.

23 MR. GARCIA-SERRA: Good evening, Mr. Chair,
 24 Members of the Board. Mario Garcia-Serra, with
 25 offices at 600 Brickell Avenue, here this

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1 as a health care provider is known to all of
 2 you and everyone locally, they are the owners
 3 of this site. It will be Belmont Village's
 4 joint venture partner for this community, and
 5 will be operating the health care component of
 6 this community.

7 So what is assisted living? It is a term
 8 used often, but it has different meanings to
 9 different people. I can tell you what it means
 10 to Baptist (sic) Village and Baptist. For
 11 them, assisted living means the level of care
 12 appropriate for each resident to have an active
 13 and as fulfilling of a life that's physically
 14 possible. For my clients, the emphasis is on
 15 the word living, and not on the word assisted.
 16 The focus is on all residents living a life as
 17 close as possible to the lives which they
 18 enjoyed before moving in, and even better, as
 19 it's possible in many cases.

20 This area of the City has re-developed
 21 extensively, but the needs of the senior
 22 segment of the community have not been
 23 addressed in this area and the demand is
 24 considerable. The way that we are trying to do
 25 our part to address that demand is to have a

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1 truly grand statement, and the product of
 2 considerable effort by both, the project team
 3 and City Staff. The 232 units which are
 4 proposed, which cover the spectrum from
 5 independent living to memory care, are within a
 6 very well designed building, with over 15,000
 7 square feet of retail space on the ground
 8 floor, great amenities for the residents on the
 9 upper floors and very generous public open
 10 areas on the ground floor, including an open
 11 air landscaped cross-block paseo, which, when
 12 combined with a similar space, the project to
 13 the north of this site, will provide a truly
 14 unique space for this City.

15 With that said, I would ask Albert Cordoves
 16 to come up now and sort of walk you through the
 17 images of the project.

18 MR. CORDOVES: Thank you, Mario.

19 Good evening, Mr. Chair -- Albert Cordoves,
 20 with Corwill Architects -- Members of the
 21 Board. With me tonight are my colleagues, Don
 22 Sackman and Ram Krishnan, Corwill Architects.

23 First of all, thank you. Thank you for
 24 your time in allowing us to present this
 25 project this evening. We are truly excited to

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1 right. We have a total of just over 18,000
 2 square feet of logistically placed retail at
 3 the ground floor, retail Commercial, so that we
 4 can really activate that beautiful hardscaped
 5 open space goal.

6 At the heart, as Mario mentioned, is a
 7 cross-block paseo that we are very proud of
 8 having designed with our team. This paseo,
 9 essentially, is over 200 feet, and it's not a
 10 small, little, tiny paseo. This paseo ranges
 11 from twenty to thirty feet in width, as you can
 12 see from our Site Plan. It integrates
 13 beautiful landscaping, hardscape, lighting,
 14 sitting areas and alike all across. It's also
 15 flanked by an additional gallery space, which
 16 is adjacent to one of the Commercial retail
 17 spaces at ground level, as well.

18 One of the things that we carefully wanted
 19 to do also was -- let me go into a brief
 20 explanation of the ground floor. Our main
 21 entrance to the facility, to the ALF facility,
 22 is right off Salzedo Street, where we have a
 23 drop-off area. We have internalized a drop-off
 24 area, following the same design guidelines and
 25 principles that we've used throughout the

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1 be here today. We have been working for quite
 2 some time, as you saw from the timeline, with
 3 our clients, Baptist Health, Belmont Village,
 4 and City Staff, and we truly culminate today
 5 with what we strongly feel is a great project
 6 for the community and a fantastic project for
 7 the Merrick Village area, as well. Every
 8 detail has been thought about truly when
 9 designing this project.

10 From the concept, our goal was to -- what
 11 do we do? We have half a City block, as an
 12 architect, designers, to deal with, which is
 13 fantastic. So I think the main goal was to
 14 truly improve and build on that pedestrian
 15 realm that we have at Merrick Village today.
 16 It is fantastic. And the goal was to do just
 17 that. We wanted to make sure that the project
 18 had beautiful ground floor areas that the
 19 pedestrians in the area could use, as well as
 20 the residents, and with that, we did not put
 21 forth a ten percent or a twenty percent. This
 22 project counts with just under thirty percent
 23 of open landscape, hardscape areas.

24 In addition to that, we wanted to make sure
 25 that we accompany that with the absolute must,

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1 project, with the hardscape, the integration of
 2 landscape where we could, and we make sure that
 3 we also have potential emergency vehicle
 4 stations on the outside, but also integrated
 5 the use of ample turning radiuses for emergency
 6 vehicles internalized into that drop-off area.

7 Of course, the drop-off area leads to our
 8 main lobby entrance, which one of the things we
 9 wanted to do conceptually was to make sure that
 10 that had transparency into the open courtyard
 11 that you see right across the lobby. I think
 12 it's a very nice and beautiful feature.

13 The rest of them are minor -- aside from
 14 the 18,000 square feet of retail, there are
 15 minor internalized activities for the ALF, and
 16 we were very careful also to provide the small
 17 amount of back of house activities, fronting
 18 the same back of house activities that we have
 19 across the street on the Collection Building.
 20 So they're actually opposite to each other, so
 21 that we're not affecting any existing retail
 22 components on the other side of the street.

23 The main vehicular entry is, right off that
 24 particular point, to the parking garage above,
 25 and we have allotted for ample lodging. We

<p style="text-align: right;">Page 49</p> <p>1 have sized the lodging for only for the 2 compactors themselves, but two trash rooms, one 3 for the Residential component, one for the 4 Commercial component. In addition to that, we 5 have allowed for the SU 30 Waste Management 6 truck to be completely internalized once it 7 picks up and drops, and right next to it, we 8 have allowed for two additional loading berths.</p> <p>9 So, again, we want to make sure that 10 although it's adjacent to the other one or 11 right across the street, we also have an 12 internalized loading facility within it, and 13 this is some minor back of house spaces that, 14 unfortunately, by Code, need to be with access 15 to the exterior.</p> <p>16 Let me just quickly take you briefly 17 through the floors of the building. The second 18 floor is where we start having some units. 19 Essentially, half of the floor is our parking 20 base, the other half, fronting the main street, 21 is units. And, again, extending that same 22 exterior urban feel to that, this is one 23 particular floor where we tie-in the entire 24 floor through an open covered terrace at the 25 second floor, which you could see from this</p>	<p style="text-align: right;">Page 50</p> <p>1 particular rendering. The second floor ties in 2 the front, again, providing the eyes on the 3 street, the urban feel to the entire project, 4 as well.</p> <p>5 The third floor is pretty much identical. 6 What we have done carrying up the building is, 7 taking the massing and articulating it in such 8 a way to provide step backs, relief, general 9 areas for residents, terraces, enclosed 10 terraces, covered terraces, open terraces, and 11 you'll see that very clearly expressed in the 12 massing itself.</p> <p>13 The fifth level is when we get to the main 14 level where we have the majority of the 15 amenities for the residents, and this houses 16 some units to the west and it houses a great 17 room, that is flanked off by a beautiful 18 amenity pool deck, open, and a beautiful dining 19 room, with, also, covered terraces overlooking 20 the pool area and covered terraces overlooking 21 the street. We have a small kitchen serviced 22 by the centralized core of the elevators, as 23 well.</p> <p>24 Above that, the floors are very, very 25 typical, from levels 6 through 9, and, again,</p>
<p style="text-align: right;">Page 51</p> <p>1 we've paid very close attention to the 2 articulation of the massing itself. Notice 3 that it's a very defined "H" shape. It lends 4 itself to not only providing relief on the 5 overall mass of the building, but it lends 6 itself to providing beautiful view corridors 7 for the residents in and out of this facility, 8 as well.</p> <p>9 Another close attention we paid to, as far 10 as the internal design of the facility, was 11 that we have also allowed for multiple cores, 12 an elevator core on the east and an elevator 13 core on the west. In addition, on the parking 14 garage, we have two elevators for visitors that 15 are adequate for -- provide accessibility to 16 the retail spaces at ground level, as well, but 17 these cores have a central spine that 18 terminates on each side with an open parlor and 19 a fenestration glass area, so that we can have 20 the natural light come in from one side and 21 create that natural light spine into the 22 corridor itself.</p> <p>23 In addition, the perpendicular corridors, 24 running north-south, also has, at the ends, a 25 fenestrated parlor area, in order to provide</p>	<p style="text-align: right;">Page 52</p> <p>1 natural light through the corridors themselves. 2 So it's a very beautiful and element 3 environment throughout the internal floorplans 4 of the facility.</p> <p>5 The 10th floor, again, working on the 6 general overall mass, it's essentially half a 7 floor, and it provides additional -- another 8 terrace on the top and some additional activity 9 spaces on that particular floor, as well.</p> <p>10 Overall, the vocabulary of the exterior 11 elevations, which we also paid very close 12 attention to, specifically the parking itself, 13 as you can see, the parking has been extremely 14 well integrated with the use of very elegant 15 grills, lighting. The colonnade experience or 16 the podium experience has been provided with 17 very beautiful materials. We don't want to do 18 it only at grade level. We want to do it also 19 in the ceiling spaces, as you can see from some 20 of these renderings. We want to treat the 21 ceiling. We want to treat the columns with 22 lighting. We want to make sure that the 23 surface and the hardscape is well integrated 24 with the landscape components, as well. In 25 other words, creating a really beautiful</p>

1 experience.
 2 Part of the architectural, as you can see,
 3 we still have, I think, the traditional flare,
 4 but we've integrated a sort of contemporary
 5 nature into it, which will go very well with
 6 the area. It integrates very nicely, as a mass
 7 component, into the overall area. It was very
 8 well received by the Board of Architects. We
 9 got approved, I'm happy to say, on the first go
 10 around. So we're extremely happy at this point
 11 in the venture, and we would hope for your
 12 comments and hopefully an approval. Thank you.
 13 MR. GARCIA-SERRA: Thank you, Albert.
 14 One of the few guarantees that any of us
 15 have in life is that we will all age, and for
 16 many of us, as we age, we will require some
 17 level of additional care and assistance in
 18 order to live full lives. Addressing that need
 19 and addressing that need well is what this
 20 project is all about. Coral Gables seniors and
 21 their efforts and contributions towards
 22 building this prosperous and prestigious city,
 23 that's who this project will serve and honor.
 24 We are confident that this project and its
 25 developers are equal to that task.

1 Thank you.
 2 CHAIRMAN AIZENSTAT: Thank you.
 3 Is there anybody from the public at this
 4 time that would like to speak and comment on
 5 this project? Is there anybody here? No?
 6 At this time, I'd like to close the floor
 7 to public comment.
 8 I would like to start by saying that the
 9 project, to me, in my opinion, is actually very
 10 nice. I like very much the contemporary points
 11 that were picked up and the look of it, and I
 12 think it goes very well with the area, the
 13 design.
 14 MR. GARCIA-SERRA: Thank you.
 15 CHAIRMAN AIZENSTAT: Venny?
 16 MR. TORRE: I have a question. I know
 17 there's independent living and I know there's
 18 assisted living. What does the CF stand for
 19 and D?
 20 MR. GARCIA-SERRA: The three levels -- the
 21 three types of units we have here, independent
 22 living, assisted living and memory care.
 23 MR. MURAI: And what?
 24 MR. GARCIA-SERRA: Memory care.
 25 MR. TORRE: Memory care.

1 This project has been well received by City
 2 Staff and they are recommending approval, with
 3 conditions which are acceptable to my clients,
 4 noting the correction that was done by Ramon
 5 earlier today on the condition regarding the
 6 loss of on-street parking, and one more
 7 relatively small point on Condition 13-A, the
 8 reference to utility should be deleted, because
 9 there's no intent to bury utilities within the
 10 cross-block --
 11 MR. MURAI: There is no intent to, what?
 12 MR. GARCIA-SERRA: To put any utilities
 13 within the cross-block paseo. That space that
 14 you see there, the open air walkway that's
 15 going to go across the block, right now it's
 16 talking about having easements there for
 17 utilities, but the intent is not to put any
 18 utilities there. The utilities will come from
 19 the (unintelligible.)
 20 So with that said, we would ask that you
 21 follow your Staff's recommendation and vote to
 22 recommend approval of this project to the City
 23 Commission. I'll reserve some time for
 24 rebuttal, and, of course, we have the whole
 25 team here for any questions you might have.

1 MR. MURAI: Memory.
 2 MR. GARCIA-SERRA: Memory care.
 3 MR. TORRE: Memory care.
 4 In one sheet, there's CF and D.
 5 CHAIRMAN AIZENSTAT: Could you state your
 6 name and address, please, for the record?
 7 MR. NUSSMAN: Yes. David Nussman, Belmont
 8 Village, 7667 Woodway Drive, Houston, Texas,
 9 and we have two levels of memory care in our
 10 program. There's one program called Circle of
 11 Friends for people with a mild cognitive
 12 impairment. What we found is that people that
 13 -- there were some people in assisted living
 14 who weren't partaking in activities, they
 15 weren't able to kind of keep up with the pace
 16 sometimes, and as result, they declined more
 17 rapidly than they would when they're really
 18 engaged. So we created a new program called
 19 Circle of Friends, developed it with Vanderbilt
 20 University, have measured results, and it
 21 really tended to slow the decline in our
 22 residents. So it's been one of our really good
 23 programs, but that's what the CF stands for.
 24 MR. TORRE: And then D, the D, the green?
 25 MR. NUSSMAN: I'm sorry?

1 MR. TORRE: There's some green ones
 2 labelled D.
 3 MR. NUSSMAN: They're labelled E, did you
 4 say?
 5 MR. TORRE: D as in dog.
 6 MR. NUSSMAN: I'm not sure if that's
 7 dementia, but that would be our more secured
 8 Alzheimer's program.
 9 MR. TORRE: That makes sense.
 10 Okay. So did you guys review -- and,
 11 again, you probably went through this -- the
 12 parking reduction as it relates to restricted
 13 living and these people that may not be
 14 driving? Was there a parking reduction
 15 involved here?
 16 MR. GARCIA-SERRA: Here, did we utilize
 17 shared parking? So we did utilize the shared
 18 parking reduction, the matrix that's available.
 19 MR. TRIAS: Mr. Torre, the requirements are
 20 lower in the Zoning Code.
 21 MR. TORRE: They are. So they were already
 22 taken into account?
 23 MR. TRIAS: Yes.
 24 MR. TORRE: Okay.
 25 CHAIRMAN AIZENSTAT: If I recall, when this

1 the building, activities coordinators,
 2 caregivers, that are providing care for the
 3 residents and there are specifically trained
 4 caregivers for the memory care units.
 5 MR. MURAI: But the people who have
 6 cognitive issues, is it intended that they have
 7 a caretaker there 24 hours, seven, I mean,
 8 living with them?
 9 MR. NUSSMAN: No. We provide the
 10 caregivers. They are not specific to the
 11 individual. They're employees of ours, so we
 12 can control the security and the training and
 13 all of those things. We have nurses in the
 14 building 24 hours a day, seven days a week, but
 15 they really don't provide medical care.
 16 They're there to oversee the caregiver staff.
 17 They can also dispense medications, but we're
 18 not a medical facility, per se.
 19 MR. MURAI: But --
 20 CHAIRMAN AIZENSTAT: Rene, if I understand
 21 your question correctly, I think what he's
 22 trying to find out, if you've got a two bedroom
 23 unit, does that mean you're putting two
 24 individual patients in one apartment?
 25 MR. NUSSMAN: No. No. So, in memory care,

1 project was originally brought to us back when
 2 it was going to be the Collection Residences,
 3 they had a huge amount of parking down below,
 4 right?
 5 MR. TRIAS: Yes, and it was the whole
 6 block, so it was twice as big as this one.
 7 CHAIRMAN AIZENSTAT: Correct. Okay.
 8 MR. TORRE: I think it's great. I have no
 9 other comments.
 10 MR. GARCIA-SERRA: Thank you.
 11 CHAIRMAN AIZENSTAT: Rene?
 12 MR. MURAI: Yeah.
 13 How big are these units?
 14 MR. GARCIA-SERRA: Albert, maybe you can --
 15 MR. CORDOVES: So we have a wide range of
 16 units, from the small one bedroom, studio type
 17 units, ranging from 400 square feet to over a
 18 thousand square feet.
 19 MR. MURAI: So the biggest units are a
 20 thousand square feet, two bedrooms?
 21 MR. CORDOVES: Yes.
 22 MR. MURAI: And the memory units, is that
 23 intended for someone to be living there with a
 24 caretaker? I mean, how does this all work?
 25 MR. NUSSMAN: Yes. We have caregivers in

1 most of the units are studios. The resident
 2 will live -- and we don't have patients,
 3 they're residents -- they live in the unit.
 4 The caregivers are out in the common areas all
 5 of the time. They don't live in the unit with
 6 the residents.
 7 MR. MURAI: But someone with dementia,
 8 Alzheimer's, don't they need someone --
 9 MR. NUSSMAN: Not in the room with them all
 10 of the time. Our caregivers are there. If
 11 there somebody that tends to have issues,
 12 they'll be checked on regularly. We use
 13 technology to check on the residents
 14 occasionally, just to make sure that they're
 15 okay. So they don't need to be in the room.
 16 And there's privacy issues.
 17 MR. MURAI: They can be there on their own?
 18 MR. NUSSMAN: They go into the room on as
 19 needed basis, yes.
 20 MR. MURAI: Are both --
 21 MR. NUSSMAN: During the day, the memory
 22 care residents, in particular, are usually
 23 involved in activities throughout the day.
 24 MR. MURAI: Most units are studios?
 25 MR. NUSSMAN: In the memory care, yes.

1 MR. MURAI: But, I mean, in the project.
 2 MR. NUSSMAN: It's a mix of studios, one
 3 bedrooms and two bedrooms. Probably a little
 4 less than 50 percent studios. And we provide
 5 flexibility, so that we can combine and
 6 de-combine adjacent units. So if there's
 7 demand for more one bedrooms, we can combine --
 8 MR. MURAI: You can split them, you mean?
 9 MR. NUSSMAN: We can split them or combine
 10 them, either way.
 11 MR. MURAI: And like what's the cost of
 12 being able -- I mean, living there?
 13 MR. NUSSMAN: Right. It starts at about
 14 five or six thousand dollars a month, and then
 15 it goes up from there, depending on how much
 16 care and how large your unit is.
 17 MR. MURAI: And is that partly paid by
 18 Medicare or any government assistance program?
 19 MR. NUSSMAN: No. We are private pay.
 20 Now, some people do have long-term care
 21 insurance coverage, and it can be paid by that,
 22 but otherwise it's private pay.
 23 MR. MURAI: Pretty expensive, huh?
 24 MR. NUSSMAN: It is, but it's very nice.
 25 MR. MURAI: No, I'm not questioning what

1 MR. MURAI: Is this a similar project to --
 2 I don't know if you're familiar with The
 3 Palace, right here, a few blocks from here?
 4 MR. NUSSMAN: It is. They offer
 5 independent living and assisted living. We
 6 offer the memory care, in addition to that.
 7 MR. MURAI: Which is a higher level of care
 8 and probably more expensive?
 9 MR. NUSSMAN: That's correct, yes, because
 10 it takes more caregivers.
 11 MR. MURAI: And since I don't take you for
 12 a fool, I assume there's a good demand for this
 13 otherwise you wouldn't be doing this?
 14 MR. NUSSMAN: It's amazing the demand here
 15 in Coral Gables especially. There's 35,000
 16 seniors, 75 plus, within a 15 minute drive of
 17 this site. If you look to the national demand
 18 for senior house, about 11 percent of seniors,
 19 75 plus, live in senior housing. So if you
 20 take that 11 percent, multiply it times that
 21 35,000, you get a demand of about 3,850 units.
 22 In that area currently, there's 558 units of
 23 senior housing, including The Palace. So
 24 there's about a --
 25 MR. MURAI: What else is there here in

1 you get for what you pay. I'm not questioning
 2 that. I'm just questioning the ability of most
 3 people to afford such care.
 4 MR. NUSSMAN: Right. Now, that does
 5 include your meals, it includes activities, it
 6 includes, you know, some level of care. So
 7 there's a lot of things that are built into
 8 that. Then, when people get to look at what
 9 they're spending now on a condo or a home, you
 10 know, oftentimes they are surprised as to how
 11 affordable it is.
 12 MR. MURAI: You have similar facilities,
 13 you mentioned, 30 facilities throughout the
 14 country?
 15 MR. NUSSMAN: Yes.
 16 MR. MURAI: Similar to this?
 17 MR. NUSSMAN: Yes. Yes. We started in
 18 Houston. We've got two communities there.
 19 We're in Dallas. We're in California, both in
 20 Southern and Northern California. We have one
 21 community in Mexico City that's been open for a
 22 couple of years. Our first community in
 23 Florida will be in Fort Lauderdale. It's on
 24 Sunrise, right across from the Galleria Mall.
 25 It will be opening in April this year.

1 Coral Gables besides The Palace?
 2 MR. NUSSMAN: This is within a 15 minute
 3 drive, so it goes somewhat outside.
 4 MR. MURAI: Kendall, I assume?
 5 MR. NUSSMAN: It doesn't quite reach out to
 6 Kendall, but there's one close to the airport,
 7 and I can't recall where the other ones are.
 8 They're relatively small and older communities.
 9 MR. MURAI: I think the project is, you
 10 know, beautiful, and from the presentation, I
 11 think you guys have done an excellent job.
 12 MR. NUSSMAN: Thank you very much. We've
 13 got a great team.
 14 CHAIRMAN AIZENSTAT: Chip?
 15 MR. MURAI: I just wanted to be more
 16 informed about these types of facilities.
 17 MR. NUSSMAN: Absolutely. I'm happy to
 18 answer any question.
 19 CHAIRMAN AIZENSTAT: Thank you.
 20 Chip?
 21 MR. WITHERS: Yeah, I have a very varied
 22 group of questions. First to the City
 23 Attorney, does the City have the right to
 24 review the agreements that the owner has with
 25 patients and with the residents and make that

1 contingent upon approval of this? For
 2 instance, if the City wanted the residents to
 3 be able to bring in their own nurses and
 4 doctors, instead of using their nurses and
 5 doctors, does the City have a right to mandate
 6 and review those agreements?
 7 MR. COLLER: I would think probably not.
 8 This is the business process of the property
 9 and their decision, that they believe that they
 10 want to have people that are trained by them in
 11 their facility. They don't want people coming
 12 from the outside, because they don't have
 13 control. I don't think the City -- I've never
 14 faced this question before, but I don't see
 15 where --
 16 MR. WITHERS: Can we ask the City Attorney
 17 for a --
 18 MR. COLLER: I can reach out to the City
 19 Attorney and see if that is something -- I
 20 don't believe, at this point, there's any
 21 Zoning regulation that would provide for the
 22 City to be able to do that. Now, whether the
 23 City wants to adopt an Ordinance that requires
 24 that Assisted Living Facilities accept outside
 25 aides and nurses, I mean, that's something that

1 MR. COLLER: But I don't think they were
 2 suggesting --
 3 MR. WITHERS: And I'm not talking about an
 4 aide or a nurse, but I'm talking about
 5 professional services.
 6 MR. COLLER: I'd like to ask the Applicant
 7 this. To my understanding, I, unfortunately,
 8 am very familiar with memory care units, that
 9 you don't prohibit a person that's in your
 10 memory care to visit their own personal
 11 physician, correct?
 12 MR. NUSSMAN: Absolutely. No, people can
 13 see whatever doctor they want --
 14 MR. WITHERS: Can they bring them on
 15 campus?
 16 MR. NUSSMAN: They can. You know, we
 17 sometimes work out relationships with doctors
 18 to come on campus. We also provide
 19 transportation to the doctor for our residents.
 20 So they go to doctors' offices. Of course,
 21 we'll have a very close relationship with
 22 Baptist here. They'll be providing medical
 23 services on an as needed basis.
 24 MR. WITHERS: I understand.
 25 How about assisted living, are they allowed

1 might be a policy of the City. I don't
 2 necessarily think we could do it by Condition,
 3 but I'll reach out to the City Attorney and see
 4 what she has to say.
 5 MR. WITHERS: My concern stems from, as
 6 these -- and we're all going to be there at one
 7 point -- just an extra set of eyes on maybe
 8 some of the conditions that folks enter into.
 9 I know, when The Palace was being discussed,
 10 there was the same discussion that took place,
 11 and I would encourage the City to review that
 12 discussion and see exactly where we ended up
 13 with that, but I think there was some ability
 14 for the City to look at some of those
 15 conditions.
 16 MR. COLLER: Well, I think, as part of your
 17 recommendation, you could suggest to the City
 18 that they look at the issue that this
 19 particular project doesn't permit private aides
 20 to be used on the premises. I think you can
 21 certainly put that as a comment to your
 22 recommendation.
 23 MR. WITHERS: Well, I don't know if I want
 24 -- I mean, if someone has a doctor that they're
 25 using and they want to bring their doctor in --

1 to bring in their own physicians onto your
 2 campus to treat them?
 3 MR. NUSSMAN: Yes, absolutely. Yes. Yes.
 4 MR. WITHERS: Okay. Okay.
 5 MR. NUSSMAN: And we do provide caregivers
 6 on a 24 hour basis, too.
 7 MR. WITHERS: No, I know, in a very high
 8 quality. For those folks that have had
 9 life-long physicians, I'd hate for them to be
 10 zeroed out and not allowed to --
 11 MR. NUSSMAN: Absolutely. No.
 12 MR. WITHERS: Okay. So I guess I have a
 13 couple of questions for you, and I don't want
 14 quite understand. So I'm looking at a hundred
 15 foot building height, and 120 foot to the top
 16 of habitable space. So that's two totally
 17 different descriptions.
 18 Is the first hundred feet inclusive of
 19 architectural elements and elevator shafts and
 20 all of that, the hundred feet permitted?
 21 MR. TRIAS: No. The answer is, no.
 22 MR. WITHERS: So how much additional would
 23 we assume, another 30, 40 feet? So it's
 24 basically going from 100 to 150 to 160?
 25 MR. TRIAS: I believe that they're using

1 the provision of the 120 and the 10 stories,
 2 right? So that's a slightly different -- yeah,
 3 maybe the architect can explain that in detail.
 4 MR. CORDOVES: That is correct. We're
 5 using the provision to 120. We're not at 120.
 6 We're at 119 to the upper most roof level.
 7 MR. WITHERS: Okay. So you're at 120 to
 8 the habitable space or to the top of the
 9 beautiful tower you're going to have on top?
 10 MR. CORDOVES: To the top of the upper most
 11 main roof level is 119 feet.
 12 MR. WITHERS: Okay. So how much more are
 13 you going to have --
 14 MR. TRIAS: If I can clarify, the
 15 Commission can approve that. So that's what --
 16 MR. WITHERS: No, I understand. No, this
 17 Commission has obviously agreed in the past to
 18 additional height in exchange for pedestrian
 19 elements and street levels. I was just
 20 curious. So looking at the overall height, by
 21 the time you throw in your elevator shafts and
 22 then your architectural elements, how high is
 23 this going to be?
 24 MR. CORDOVES: So once you have the
 25 elevator oversights and one stair that needs to

1 reason for that is?
 2 MR. CORDOVES: The setbacks at grade level?
 3 MR. WITHERS: Yeah.
 4 MR. CORDOVES: Okay. So the setbacks at
 5 grade level are reduced in order to introduce
 6 the amount of retail we introduced.
 7 MR. WITHERS: I'm sorry, the what?
 8 MR. CORDOVES: In order to introduce the
 9 square footage of retail, adequate square
 10 footage of retail and depth, and we also have
 11 an encroachment plan that provides for every 50
 12 percent, as required by Code, for the 50
 13 percent of encroachment, provides an additional
 14 open space requirement.
 15 MR. WITHERS: I got you. I got you.
 16 In regards to the parking, if I'm reading
 17 this right, permitted required would be 354
 18 spaces; is that correct?
 19 MR. GARCIA-SERRA: No. The required for
 20 this project is 177 parking spaces.
 21 MR. WITHERS: I'm sorry, how many?
 22 MR. GARCIA-SERRA: 177. 177.
 23 MR. WITHERS: Oh, this is the breakdown,
 24 how it goes. I got it. Okay.
 25 So how much staff parking do you think

1 access the roof by Code, you'll be around 135.
 2 MR. WITHERS: 135 feet?
 3 MR. CORDOVES: Yes. Actually, it's on our
 4 table. It's 130 feet six inches, only at those
 5 very small areas within the entire project.
 6 MR. WITHERS: Okay. Got it.
 7 And, again, this paseo goes east-west; is
 8 that correct?
 9 MR. CORDOVES: Correct.
 10 MR. WITHERS: Okay. So it looks like it
 11 tapers down just to the width of a sidewalk at
 12 one end of it? At least on the plan, it looks
 13 like it goes into a single sidewalk and it's
 14 not as big and beautiful and wide, 30 feet, as
 15 it is at the other; is that correct?
 16 MR. CORDOVES: It is pretty wide. The
 17 dimension at the very narrowest point is 18
 18 feet.
 19 MR. WITHERS: Okay. That's fine.
 20 MR. TRIAS: Now, if I could add, the
 21 project being designed right next to it is also
 22 trying to incorporate some of that open space.
 23 MR. WITHERS: That would be great.
 24 Okay. So maybe you can help me with this.
 25 The setbacks are considerably reduced, and the

1 you'll need, how many spaces for staff?
 2 MR. NUSSMAN: We don't reserve staff
 3 parking. Our largest -- our peak demand is at
 4 the shift change in the afternoon between the
 5 morning shift and the afternoon shift, which
 6 occurs at three o'clock. So from 2:30 to 3:30
 7 is our peak. Our peak shift is about 48
 8 employees, and we're very fortunate here, too,
 9 I want to mention that we've got four bus stops
 10 within a couple of blocks. We have great
 11 access to public transportation, to the
 12 Metrorail. So we're anticipating the parking
 13 for staff is not going to be a problem.
 14 MR. WITHERS: And maybe you can convince
 15 the City to have the trolley make a jag on the
 16 street there.
 17 MR. NUSSMAN: Absolutely, yeah. We would
 18 love it, for our seniors and our staff.
 19 MR. WITHERS: Okay. And then the last
 20 question I have is, on the alley vacation, what
 21 alley improvements are going in, Number One?
 22 Is there a utility easement going across and
 23 has the Site Plan been -- I mean, I thought, in
 24 order to do an alley vacation --
 25 MR. TRIAS: The alley was vacated with the

1 first project.
 2 MR. WITHERS: Right.
 3 MR. TRIAS: So what they're doing is, they
 4 are amending that vacation.
 5 MR. WITHERS: With the new Site Plan?
 6 MR. TRIAS: Yes.
 7 MR. WITHERS: Okay. So the east-west
 8 corridor -- and I noticed that there's like an
 9 FP&L vault at the end and all of that. What
 10 are they doing with the utilities? Are all of
 11 the utilities going to be concentrated in that
 12 corner?
 13 MR. TRIAS: I don't know the utility plan
 14 in detail, but I do know that it's not going to
 15 go through the easement, right?
 16 MR. GARCIA-SERRA: Correct.
 17 MR. WITHERS: It's not going to go through
 18 the easement?
 19 MR. GARCIA-SERRA: Certainly, in the
 20 easement area, there aren't going to be any
 21 utilities. What you're referring to, I think,
 22 the vault room, I think it's in the corner of
 23 the building. That does, you know, about the
 24 paseo, but that is -- you know, we're in a
 25 situation where that has to go -- that sort of

1 TDRs aren't required to come from the Central
 2 Business or a similar Zoning, they can come
 3 from a different Zoning?
 4 MR. GARCIA-SERRA: No. Correct. Typically
 5 they come from historically designated
 6 properties within the CBD, but that's not the
 7 case for these particular --
 8 MR. TRIAS: This is a unique case, that was
 9 done as settlement. It's unique, and it had to
 10 do with environmental preservation, and that
 11 was it. And what happens is that some of the
 12 TDRs are going to be used here and some may be
 13 used in the project next to it, for example.
 14 MR. GARCIA-SERRA: Correct.
 15 MR. WITHERS: So the TDRs came from a
 16 Residential area outside of the CBD.
 17 MR. GARCIA-SERRA: Right.
 18 MR. WITHERS: It was a block of 20,000
 19 square feet? It was single --
 20 MR. GARCIA-SERRA: It was 20 acres,
 21 actually.
 22 MR. WITHERS: 28,000.
 23 MR. GARCIA-SERRA: 20 acres.
 24 MR. TRIAS: 20 acres.
 25 MR. WITHERS: 20 acres. Wow. So there's a

1 back of house use needs to go somewhere and
 2 that's the best location that we could find for
 3 it, other than you -- because the only other
 4 locations are streetfront locations.
 5 MR. WITHERS: And what is the sending site
 6 for the --
 7 MR. GARCIA-SERRA: For the TDRs?
 8 MR. WITHERS: Yeah.
 9 MR. GARCIA-SERRA: Those are pursuant to a
 10 settlement agreement that the City entered into
 11 with a land owner. There was a land owner that
 12 owned 20 acres south of Hammocks Oaks, that was
 13 surrounded on three sides by Matheson Hammocks.
 14 It was a very environmentally sensitive
 15 property, but it was Zoned Single-Family. And
 16 so the settlement there between land owner and
 17 City was that that property would be conveyed
 18 to the City, and indeed it was conveyed, those
 19 20 acres to the City, in exchange of 50,000
 20 square feet of TDRs that could be used in many
 21 areas of the City, in more areas of the City
 22 than where TDRs are normally utilized.
 23 And so, out of those 50,000, 3,000 are
 24 being used for this project.
 25 MR. WITHERS: Okay. That's cool. So the

1 lot of TDRs out there that the City has?
 2 MR. GARCIA-SERRA: Well, those 20 acres,
 3 the sort of settlement was, the appropriate
 4 amount to give in compensation for the
 5 conveyance of that property was the 50,000
 6 which that landowner --
 7 MR. WITHERS: So who receives the
 8 compensation for those TDRs, the land owner of
 9 the 20 acres?
 10 MR. GARCIA-SERRA: Correct.
 11 MR. WITHERS: And how does the City benefit
 12 from that 20 acres?
 13 MR. GARCIA-SERRA: The City obtained the
 14 property, the 20 acres, that owns them fee
 15 simple by the City.
 16 MR. WITHERS: So the City paid for the 20
 17 acre now and they're getting repaid as they
 18 distribute them or is --
 19 MR. GARCIA-SERRA: The only thing that the
 20 land owner of the 20 acres received was the
 21 TDRs.
 22 MR. WITHERS: What, I'm sorry?
 23 MR. GARCIA-SERRA: Were the TDRs, the right
 24 to have these TDRs.
 25 MR. WITHERS: And they conveyed the

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1 property over to the City at that time?
 2 MR. GARCIA-SERRA: Correct.
 3 MR. TRIAS: For the purpose of
 4 preservation, because it was an environmentally
 5 sensitive --
 6 MR. WITHERS: So I think it's phenomenal.
 7 MR. GARCIA-SERRA: It was a pretty
 8 innovative, creative use of TDRs to really
 9 achieve good policy.
 10 MR. WITHERS: Yeah, very sophisticated. Okay.
 11 I think it's a very nice project. I think
 12 you all did a great job and I think it fits the
 13 area very nicely and congratulations.
 14 MR. GARCIA-SERRA: Thank you.
 15 CHAIRMAN AIZENSTAT: Thank you.
 16 Maria.
 17 MS. VELEZ: I'm going to go back and talk
 18 about the easement and the amendment to the
 19 alley. The alley, I understand, ran north to
 20 south. It was vacated so that the parcel could
 21 be massed as one.
 22 A couple of questions in relation to this
 23 easement now. So now we, instead of having the
 24 30-foot alley going north and south, we're
 25 going have a 30-foot easement going east to

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1 Part of the condition of approvals of both
 2 projects will be this granting of this
 3 easement. However, on top of that, because
 4 let's say one project gets approved and the
 5 other one doesn't -- I don't think it's going
 6 to happen, let's hope it doesn't happen, but
 7 let's say it does -- both projects have
 8 agreed -- Baptist right now is the current
 9 property owner, as well the other two entities
 10 that are under contract to purchase, have
 11 agreed to grant that easement to the City at an
 12 early point in the process, which is after one
 13 project has gotten all of its final approvals
 14 and those approvals are no longer appealable.
 15 MS. VELEZ: So both entities would then
 16 grant that easement?
 17 MR. GARCIA-SERRA: Yes.
 18 MS. VELEZ: And then the other thing, in
 19 connection with the easement, on Page 21 of our
 20 Staff recommendations, Number 13-B, a minimum
 21 width of 20 feet, then it says 10 feet in
 22 parenthesis, and minimum vertical clearance of
 23 13 feet, that is being changed from the
 24 existing with clearance and length clearance.
 25 Is that an issue for Public Works or anything

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1 west. Part of that lies on the property that
 2 we're discussing here. The other part, I
 3 assume, lies on the other.
 4 MR. GARCIA-SERRA: Correct.
 5 MS. VELEZ: How do we confirm that we're
 6 going to have that width of the easement at the
 7 end? Are these parcels owned by the same
 8 entity? Are they two different entities? Do
 9 we have an agreement already from the entity
 10 that owns the north half of the block?
 11 MR. GARCIA-SERRA: The answer to all of
 12 those is, yes, but let me explain a little
 13 more.
 14 MS. VELEZ: Please.
 15 MR. GARCIA-SERRA: The entire block right
 16 now is owned by Baptist Health. Baptist Health
 17 is under contract to sell the south portion,
 18 which we're talking about today, to a joint
 19 venture of both, Belmont Village and Baptist
 20 Health.
 21 The North portion is under contract to be
 22 sold to an entity called Alta Developers, whose
 23 project is going through the process at the
 24 same time, and hopefully will be here next
 25 month for review.

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1 else with the City, Mr. Trias?
 2 MR. TRIAS: No. Those are the typical
 3 requirements. They have to do with the paseo
 4 definitions and the way that open space is
 5 used, and if there's anything that is covered,
 6 there's a minimum clearance also, but I don't
 7 believe that's an issue, right?
 8 MR. GARCIA-SERRA: For this project, it
 9 isn't, because everything on this side of the
 10 property line is open air for this project.
 11 MS. VELEZ: And what are we expecting on
 12 the other side?
 13 MR. GARCIA-SERRA: The north side will be a
 14 combination of open air, but then also an
 15 arcade. So it's important for that arcade to
 16 be at that height.
 17 MR. TRIAS: And this project is an arcade,
 18 also, but the arcade is in addition to the open
 19 space.
 20 MS. VELEZ: Right. The arcade on this one
 21 I see is to the south of the open space.
 22 MR. TRIAS: Yeah.
 23 MS. VELEZ: And the other question I have
 24 is parking. What is the situation with the
 25 on-street parking? Do we have any off-street

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1 parking in this project?

2 MR. GARCIA-SERRA: On or off-street?

3 MS. VELEZ: Off, sorry.

4 MR. GARCIA-SERRA: Okay. Off-street, yes.

5 We are providing 208 spaces within the parking

6 garage. So that's in excess of the 177 that

7 are required and even then we think the 208

8 that's it is providing or even the 177 that

9 being required, is way in excess of the reality

10 of what's going to be used.

11 MS. VELEZ: And then on-street?

12 MR. GARCIA-SERRA: On-street, right now,

13 you know, there are spaces on the street. Some

14 of those -- between both projects, about

15 fourteen spaces will be lost on-street, seven

16 on each end of the block, and we'll be

17 providing compensation to the City either by

18 the loss of on-street parking fee that the City

19 has or replacing those parking spaces within

20 the garage. In other words, the City would

21 have a certain number of public parking spaces

22 that they can sell permits for within the

23 garage.

24 MR. WITHERS: May I ask you a question? Is

25 that all right?

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1 MR. GARCIA-SERRA: These guys have looked

2 at it pretty closely.

3 MR. CORDOVES: The actual building

4 footprint is separated from the easement

5 itself.

6 MS. VELEZ: And so we would expect the same

7 on the other side, I would assume, that it will

8 have the same situation?

9 I think it's a lovely project, otherwise.

10 Welcome, Belmont.

11 MR. GARCIA-SERRA: Thank you.

12 MR. CORDOVES: Thank you.

13 CHAIRMAN AIZENSTAT: Rhonda?

14 MS. ANDERSON: While you're still standing,

15 I had some questions for you about the memory

16 care units, because I happen to have some

17 elderly folks in my family here, and one of the

18 things that happens from time to time is, they

19 have an accident. They fall there. And

20 there's a need then for someone to be 24 hours

21 in a room while they're being retaught that

22 they must use the walker. Is that permissible?

23 MR. NUSSMAN: I'm sorry, is what

24 permissible?

25 MS. ANDERSON: To have somebody in there 24

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1 CHAIRMAN AIZENSTAT: Yeah.

2 MR. WITHERS: Are you concerned about an

3 encroachment into the easement, is that where

4 you were headed or what was your --

5 MS. VELEZ: Yes. I was concerned about

6 encroachments into the easements and whether

7 these limitations that are coming are going to

8 limit anything that the City would need to do

9 within the easement.

10 MR. WITHERS: I got you. Is there any

11 encroachments, overhead or underneath, into

12 that --

13 MR. GARCIA-SERRA: No. We've done a lot of

14 civil work here and all sewer lines, electrical

15 lines, anything else that will be feeding

16 either property, are going to be coming off of

17 the existing right-of-way, so either Salzedo or

18 Aurora or Altara to the south, and that cross

19 easement is not contemplated or anticipated at

20 all to be used for utilities. The idea is just

21 for this to be for public use and public

22 access.

23 MR. WITHERS: So there's no footers

24 underneath or balconies overhead going across

25 that easement?

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1 hours in a room on a short-term basis when like

2 someone falls, they hurt themselves and they

3 have to be taught that you really need to be

4 using that walker?

5 MR. NUSSMAN: Absolutely. Yeah. Yeah.

6 The care is really customized to the

7 individual, and if they're injured, if they

8 have a fall and they need somebody in there

9 constantly to watch them, that arrangement will

10 be made.

11 MS. ANDERSON: Okay. Is there an allowance

12 for pets to be in there?

13 MR. NUSSMAN: Yes. We do allow pets.

14 MS. ANDERSON: And where would they be

15 walked?

16 MR. NUSSMAN: In the area, the paseo, that

17 we've got some green space downstairs. We've

18 got a building engineer and janitorial folks

19 who will assist with any cleanup that's

20 required, but we don't have a designated area

21 for it.

22 MS. ANDERSON: An excellent job with the

23 paseo and the corners of the building and

24 articulating in --

25 MR. NUSSMAN: Exactly, yes.

1 MS. ANDERSON: It's very, very nice. And
 2 the architect can answer some of the other
 3 questions that I have regarding the width of
 4 the veranda around the building. How wide is
 5 that veranda area?
 6 MR. CORDOVES: Veranda, meaning ground
 7 floor --
 8 MS. ANDERSON: The ground floor area. I
 9 mean --
 10 MR. CORDOVES: Yeah. The sidewalks are a
 11 minimum of eight feet currently, but most of
 12 them range between nine and ten, just because
 13 our building footprint is slightly in of the
 14 property line, but minimum is ten feet around
 15 any sort of veranda type.
 16 MS. ANDERSON: Yeah. So the covered
 17 area --
 18 MR. CORDOVES: Correct. The covered area
 19 railing, in the dementia, is a little higher.
 20 It's six feet high, obviously, for obvious
 21 reasons, and we've come up with a way to
 22 introduced joint glass, where it doesn't feel
 23 like you're enclosed, you're very open, and the
 24 other ones are essentially 42 inches minimum
 25 above the finished floor elevation of that

1 the handicap parking. And I'm going to point
 2 out to you 8-201, when you're talking about the
 3 route from the handicap spot to the elevator,
 4 it crosses the path where the vehicular traffic
 5 comes in, and that's always a safety concern.
 6 MR. CORDOVES: Yes. I believe you're
 7 referring to the accessible path, from any
 8 accessible parking space, to the accessible
 9 elevator.
 10 MS. ANDERSON: Correct.
 11 MR. CORDOVES: And we're very familiar with
 12 that one, because we work with it day in and
 13 day out. That's, essentially, you can't cross
 14 behind any parked cars, including the
 15 accessible space itself. So the way we've
 16 programmed these, it's a direct route, without
 17 crossing through the rear of any spaces
 18 whatsoever.
 19 MS. ANDERSON: But the ramp comes up, and
 20 correct me if I'm wrong, it appears that, you
 21 know, the car is turning, coming in, and
 22 there's some limited visibility. Is there --
 23 MR. CORDOVES: Yeah, we've left these
 24 T-heads totally open for maximum visibility of
 25 the incoming traffic. Our parking facility is

1 level.
 2 MS. ANDERSON: Is it anticipated that any
 3 of the Commercial ground floor space be used
 4 for restaurants?
 5 MR. CORDOVES: We are preparing the ground
 6 floor spaces and equipping them with P-traps
 7 and potential hood options for potential
 8 restaurants, as well.
 9 MS. ANDERSON: Are you anticipating on
 10 using the veranda area for restaurant tables?
 11 MR. CORDOVES: I don't think so.
 12 MS. ANDERSON: Because it does limit your
 13 walkability. Some of the restaurants have been
 14 creative and had modular type doors. Have you
 15 thought about that, for allowing some --
 16 MR. CORDOVES: Perhaps that's a good idea
 17 to do. We potentially have also some areas in
 18 the paseo that could be used for that purpose,
 19 but it's actually a good idea to think of.
 20 MS. ANDERSON: Yeah. And that way, they
 21 can close it up when the weather is not so
 22 helpful.
 23 MR. CORDOVES: Absolutely.
 24 MS. ANDERSON: Some of the other questions
 25 I had for you, while you're there, deal with

1 quite -- we have developed, instead of the City
 2 Code, which is essentially an eight and a half
 3 foot wide parking, our standard parking spaces
 4 are nine. Our aisles are 24 feet in width,
 5 instead of the 22 feet that the City has. So
 6 it's very easy maneuvering clearances for this
 7 parking facility itself. We had that in mind,
 8 as well.
 9 MS. ANDERSON: And is that van accessible
 10 spaces that you have here?
 11 MR. CORDOVES: Van accessible spaces are
 12 located at ground, yes, with the additional
 13 height, correct.
 14 MS. ANDERSON: And with the measurements
 15 that you provided, is there enough room for a
 16 wheelchair lift to deploy out without
 17 running --
 18 MR. CORDOVES: Yes. We have the 12 feet
 19 wide accessible spaces, which is a lot more
 20 than the regular eight and a half.
 21 MS. ANDERSON: I mean, if this was -- is
 22 this for the Commercial parking, as well, this
 23 space?
 24 MR. CORDOVES: Yes. The grade is
 25 continuous throughout, so our commercial spaces

1 are just as wide.
 2 MS. ANDERSON: Are there any thoughts on
 3 speed bumps around the handicap parking to slow
 4 down the traffic, just so they become aware of
 5 that, that issue of people crossing?
 6 MR. CORDOVES: I think that's another very
 7 good idea. We could install some calming
 8 devices at turn, either at the beginning and
 9 the end of the turn. Mirrors is another very
 10 popular thing we use. But, yes, we can
 11 absolutely think about that one.
 12 MS. ANDERSON: Yeah. I like those calming
 13 devices, because not everybody looks in the
 14 mirror, and -- but you've done a very, very
 15 nice job with the facility.
 16 I'm just checking over my notes.
 17 There was a change in the square footage, I
 18 noted, for the open space and for the
 19 Commercial space. You have a little under a
 20 4,000 square foot change and I didn't see
 21 the -- a change in the FAR or a change in the
 22 parking between the drawings that we looked at
 23 in the books versus the City's report.
 24 Can you tell me where the changes were,
 25 this change in the Commercial space itself and

1 MR. KRISHNAN: Ram Krishnan, Corwill
 2 Architects, 4210 Laguna Street, Coral Gables.
 3 MR. COLLER: You have to approach a little
 4 bit more to the microphone so we can hear you.
 5 MR. KRISHNAN: That was just a comment from
 6 the City in regards to the percentage of
 7 arcades being used towards the open space. So
 8 it's just an adjustment and the revision of the
 9 number that reduced that number slightly.
 10 MS. ANDERSON: So the drawing didn't
 11 change? It was just a calculation error?
 12 MR. GRISHAM: Correct.
 13 MS. ANDERSON: Okay.
 14 Are you going to put charge stations in?
 15 MR. GARCIA-SERRA: Electric vehicles
 16 charging stations? Yes.
 17 MS. ANDERSON: Okay. And you'll make one
 18 near a handicap spot, as well?
 19 Okay. All right. Well, not everybody is
 20 aware of that.
 21 Very nice project. Excellent job. I have
 22 no further questions.
 23 MR. CORDOVES: Thank you very much. Thank
 24 you.
 25 CHAIRMAN AIZENSTAT: Okay. A couple of

1 the open space?
 2 MR. CORDOVES: Yeah. We've added some
 3 additional retail Commercial space at ground
 4 level, and it was introduced into the overall
 5 FAR figures. I believe that the Department has
 6 the latest revisions.
 7 MS. ANDERSON: Is that what was provided in
 8 the books?
 9 MR. GARCIA-SERRA: The latest plans that
 10 you have in the binders that should have been
 11 distributed to you as part of the agenda would
 12 have those latest numbers and figures. One
 13 important thing to point out, too, is that it
 14 was previously sort of common area space that
 15 was converted into Commercial space on the
 16 ground floor, which is why you might see an
 17 increase in the retail, but you didn't see an
 18 increase in the FAR.
 19 MS. ANDERSON: And where did we lose the
 20 four percent of open space?
 21 MR. GARCIA-SERRA: It could -- Ram, do you
 22 have -- it could have been, perhaps, in some of
 23 that retail.
 24 CHAIRMAN AIZENSTAT: Could you state your
 25 name and address, for the record, please?

1 questions that I had for you. Previously we
 2 had vacated the alley which went north to
 3 south.
 4 MR. GARCIA-SERRA: Right.
 5 CHAIRMAN AIZENSTAT: Now we are doing an
 6 easement that's going to go east to west, and
 7 part of it was answered to me when you spoke
 8 about Healthsouth (sic) being the owner of the
 9 entire parcel, but if something happens with
 10 the other parcel and it's not developed, then
 11 you would currently have, in theory, an alley
 12 continuing north to south, but dead ending at
 13 this project, would you not?
 14 MR. GARCIA-SERRA: No, because that alley
 15 has already been vacated.
 16 CHAIRMAN AIZENSTAT: So you don't have an
 17 issue and it's -- we don't have an issue?
 18 MS. VELEZ: Uh-uh.
 19 CHAIRMAN AIZENSTAT: Okay. The other
 20 question that I had for you is, I noticed that
 21 the overall traffic is on Aurora, which would
 22 be where the Collection is. So most of the
 23 vehicle or traffic comes that way. Your
 24 drop-off, I noticed, is on Salzedo.
 25 MR. GARCIA-SERRA: Correct.

1 CHAIRMAN AIZENSTAT: Is there an option or
2 a reason you put it there, as opposed to the
3 other side, to keep all of your traffic,
4 meaning your ramp, your entrance and
5 everything, going there? It would just make
6 one side all vehicular as opposed to dividing
7 it.

8 MR. CORDOVES: Yes, absolutely. We
9 selected the main entrance as Salzedo,
10 essentially, because right opposite on the
11 other street we have a lot of back of house
12 spaces on the Collection, and it's -- Salzedo
13 being the nicer street associates the main
14 entrance with the drop-off area.

15 CHAIRMAN AIZENSTAT: Okay. In other words,
16 to me, it would have been nice to keep
17 everything pedestrian on one side and then go
18 ahead and do an area that would be designated
19 as traffic --

20 MR. CORDOVES: We actually considered that
21 option and --

22 MR. TRIAS: We spent months dealing with
23 that issue, Mr. Chairman.

24 CHAIRMAN AIZENSTAT: And the result was,
25 this was the best way to do it?

1 MR. CORDOVES: Yes, because then you have
2 too many curb cuts very near each other and you
3 have the driveway entrance to the drop-off and
4 then you have another curb cut that's the in
5 and out for the upper levels traffic -- so it
6 was a series of too many curb cuts on Salzedo.

7 CHAIRMAN AIZENSTAT: Too many curb cuts,
8 okay.

9 MR. CORDOVES: Yes.

10 CHAIRMAN AIZENSTAT: And the other question
11 was just the height, which got resolved. It
12 was 130 and six inches.

13 The 14 lost spaces on the street, I'm going
14 to take into account that it's going to be
15 roughly seven on one side and seven on the
16 other side, and I understand that there's a
17 factor that's taken in to compensate the City.

18 But how do you compensate the people that
19 work in the area and that utilize those spaces
20 in that specific area that will now not have
21 those 14 parking spaces? I'm not talking about
22 people that work for your project. I'm talking
23 about people that, for example, work at the
24 Collection or go to the Collection or any other
25 property within the zone. Is there a way to

1 aid that?

2 MR. GARCIA-SERRA: Well, we have to take
3 into consideration, too, that there's buildings
4 there right now that have next to no parking
5 being provided. So some of that demand, which
6 is generating from this block, is now going to
7 be met by the parking garages of each of the
8 projects.

9 Aside from that, either the money that will
10 be paid for the loss of the on-street parking
11 goes into the City's parking fund, so they can
12 potentially provide parking -- public parking
13 in other locations. In this case in
14 particular, the Village of Merrick Park was
15 required to have excess parking over what is
16 required and there's a certain number of public
17 parking spaces within the Village of Merrick
18 Park that are available also for permit parking
19 by the public.

20 MR. MURAI: But didn't you say that there
21 would be -- in compensation for those spaces,
22 that there will be public spaces within the
23 garage?

24 MR. GARCIA-SERRA: Potentially. The way
25 the condition reads right now, either we pay

1 the money, which \$42,000 per parking space or
2 we provide the City with that parking space in
3 the garage.

4 MR. MURAI: But that's up to the City then
5 to decide whether they want to have the parking
6 spaces or --

7 CHAIRMAN AIZENSTAT: It's actually up to
8 the owner, I think, to decide.

9 MR. GARCIA-SERRA: Correct.

10 MR. MURAI: It's up to the owner to decide.

11 MR. GARCIA-SERRA: Correct.

12 CHAIRMAN AIZENSTAT: For me --

13 MR. MURAI: But I mean -- excuse me, I'm
14 sorry to interrupt, but the City accepted
15 either one?

16 MR. TRIAS: Yes. Yes.

17 MR. MURAI: Okay.

18 CHAIRMAN AIZENSTAT: To me, I would like to
19 see some kind of parking to somehow compensate
20 for the lost parking spaces that are within the
21 City, and I'm not talking about revenues or
22 dollars, I'm talking about the individuals that
23 actually have utilized or do utilize those
24 spaces. I just see a little bit of a loss
25 there for that. Just a comment.

1 The covenant and the easement that's going
 2 to be done, the change between the original --
 3 the Ordinance that was originally done and the
 4 one you have now, which is just a straight
 5 line --
 6 MR. GARCIA-SERRA: Correct.
 7 CHAIRMAN AIZENSTAT: -- you're taking into
 8 account that the building that is going to be
 9 built in back of you is going to use part of
 10 that or share part of that in doing it?
 11 MR. GARCIA-SERRA: Correct.
 12 CHAIRMAN AIZENSTAT: And I assume that the
 13 tool the City uses is a covenant to run with
 14 the land?
 15 MR. GARCIA-SERRA: It's an easement that's
 16 running --
 17 MR. TRIAS: It's an easement.
 18 CHAIRMAN AIZENSTAT: Is there any way or
 19 anything that guarantees that if that project
 20 doesn't happen in the back -- I understand it's
 21 one owner right now, but let's say it's sold
 22 down the road.
 23 MR. GARCIA-SERRA: Right. That easement
 24 will be granted at a very early point in the
 25 process. So once one of these projects becomes

1 can be done.
 2 MR. MURAI: Let me follow-up on that, which
 3 I wanted to do before. The way this is
 4 presented, that would only look like that if
 5 the next project is built?
 6 MR. GARCIA-SERRA: Correct. The vast
 7 majority of it is on this project's side.
 8 MR. CORDOVES: Right. So, as you can see,
 9 there's a slight glimpse of the project next
 10 door here.
 11 MR. MURAI: But I'm looking at this --
 12 MR. CORDOVES: No. No. Yeah, but this
 13 entire paseo, the way we have conceived and
 14 designed it, is on our property, the property
 15 that belongs to this project.
 16 MR. MURAI: Wait. But where is this
 17 easement to be granted by the north project?
 18 MR. GARCIA-SERRA: It would stretch
 19 essentially --
 20 MR. MURAI: I don't get it.
 21 CHAIRMAN AIZENSTAT: They're granting the
 22 easement now, because --
 23 MR. MURAI: I understand, but he's saying
 24 that that whole --
 25 MR. GARCIA-SERRA: Assuming that both

1 approved and final of that approval, then the
 2 entire width of the easement is going to be
 3 granted to the City.
 4 CHAIRMAN AIZENSTAT: I just want to comment
 5 on it. I like the project. I actually -- I
 6 like the architecture. I think it's a very
 7 nice job. I really do. I like the way it
 8 flows. I like the way it sits back and it
 9 steps back and I like the contemporary element
 10 very much. I really do.
 11 MR. WITHERS: Yeah. Let me make sure I
 12 understand this easement, because that wasn't
 13 an alley vacating that went east-west. That's
 14 an easement, right?
 15 MR. GARCIA-SERRA: Right. Correct.
 16 MR. WITHERS: Okay. And so I know, on your
 17 side, the easement is granted. Is the easement
 18 on the other side --
 19 MR. GARCIA-SERRA: Yes, on both.
 20 MR. WITHERS: On both, it's already --
 21 MR. GARCIA-SERRA: Uh-huh.
 22 CHAIRMAN AIZENSTAT: He said that, at this
 23 stage, they would just do the entire easement.
 24 MS. VELEZ: That's why I asked if it was
 25 the same owner, because with the same owner, it

1 projects get approved and built -- no?
 2 MR. MURAI: No. Assuming the next project
 3 doesn't get built, what is this going to look
 4 like?
 5 MR. GARCIA-SERRA: Then the line between
 6 the two projects, more or less, I guess, is
 7 right -- here is their arcade.
 8 MR. TRIAS: It's about five feet from the
 9 building, from the next building.
 10 MR. MURAI: No, I saw that proposed
 11 property line.
 12 MR. COLLER: I think it would be helpful so
 13 the TV can pick it up.
 14 MR. MURAI: I get it, but is that whole
 15 paseo that you depict there south of that
 16 proposed property line?
 17 MR. CORDOVES: Correct.
 18 MR. MURAI: So are you saying that this
 19 thing will be built that way regardless of the
 20 next project?
 21 MR. CORDOVES: That is correct.
 22 MR. TRIAS: The current proposal has a
 23 fully designed paseo in this parcel. Now, in
 24 addition, if the other proposal gets built, it
 25 will add about five feet or so to the open

1 space, plus an arcade. That's what is proposed
 2 at this point.
 3 MR. MURAI: Okay. So I get it, that except
 4 for five feet on the north side --
 5 MR. TRIAS: Right. More or less five feet,
 6 right? That's correct.
 7 MR. MURAI: More or less? I mean --
 8 MR. TRIAS: I mean, I don't have the
 9 drawing with me, but it is five feet, based on
 10 my recollection.
 11 MR. MURAI: Not ten feet?
 12 MR. TRIAS: Not ten feet.
 13 MR. CORDOVES: Oh, no, no, no. No, no, no.
 14 Actually, at the narrowest, it's about two and
 15 a half feet, because the property line
 16 actually --
 17 MR. MURAI: Okay. So regardless, Mario, of
 18 the next project, you're going to have a paseo
 19 that substantially looks like that?
 20 MR. GARCIA-SERRA: Yes.
 21 MR. CORDOVES: Yes.
 22 MR. MURAI: It's not going to be like half
 23 of it is on this property and half of it is on
 24 the other one?
 25 MR. GARCIA-SERRA: The vast majority of it

1 CHAIRMAN AIZENSTAT: So if it's possible,
 2 what he's asking is, just do that entire paseo
 3 regardless of whether the sale goes through
 4 next door, whether the project is built next
 5 door. Is that correct, Rene?
 6 MR. MURAI: Yeah, correct. Include the
 7 five feet in what you're doing, so you don't do
 8 this, leave five feet, wait for the next
 9 project and then add and mess it all up again.
 10 MR. GARCIA-SERRA: I understand what you're
 11 saying. We could both, convey the entire width
 12 and we could also improve the entire width.
 13 MR. MURAI: That would be my requirement.
 14 CHAIRMAN AIZENSTAT: That way, for sure,
 15 it's done the way you've proposed it.
 16 MR. MURAI: That would be my requirement.
 17 MR. WITHERS: I would agree with the
 18 conveying, but building it, I don't know what
 19 would happen to it. Venny knows. When you go
 20 to construct that new building, what would
 21 happen to that --
 22 MR. TORRE: Are you willing to commit that
 23 if it's not built, you would finish it?
 24 MR. GARCIA-SERRA: Right.
 25 MR. MURAI: No, but I mean, you can put --

1 is on this side of the property line.
 2 MR. MURAI: And why don't we make the whole
 3 thing now, the entire thing? I mean, why don't
 4 we make it all of the way to include the five
 5 feet?
 6 MR. GARCIA-SERRA: The easement instrument
 7 that's going to be granted to the City is going
 8 to include those five feet.
 9 MR. MURAI: So why don't we have a paseo --
 10 the entire paseo like that, including the five
 11 feet?
 12 MS. ANDERSON: In other words, convey the
 13 property over to this project.
 14 MR. MURAI: No, you don't have to convey
 15 it.
 16 MR. GARCIA-SERRA: Ultimately, the City
 17 will be getting that entire width, including
 18 those five feet, even if the project to the
 19 north doesn't happen.
 20 CHAIRMAN AIZENSTAT: I think what Rene is
 21 saying, right now you have one owner that owns
 22 the entire parcel.
 23 MR. GARCIA-SERRA: Right.
 24 MR. MURAI: So they can do whatever they
 25 want.

1 you know, you can do it. I mean, I'm more
 2 concerned that then you have to add five feet
 3 to it and the landscape and everything. I'd
 4 rather have it all done now, and you can put --
 5 CHAIRMAN AIZENSTAT: Hedges.
 6 MR. MURAI: Whatever. They can figure it
 7 out. These guys are smart.
 8 MR. GARCIA-SERRA: It's a relatively narrow
 9 area.
 10 MR. WITHERS: And say they have to do it
 11 within two years, if they don't build or
 12 something like that?
 13 MR. MURAI: No. I'd like to see it now.
 14 MR. WITHERS: You want to do it now?
 15 MR. MURAI: Yeah.
 16 MS. ANDERSON: Same color of tiles, same
 17 color of -- you know --
 18 MR. MURAI: And it's the same project.
 19 It's owned by the same folks.
 20 MR. COLLIER: So is counsel in agreement
 21 with improving the entire --
 22 MR. GARCIA-SERRA: Oh, yeah, the easement
 23 that would be granted, I think we can
 24 incorporate something in the easement that
 25 provides, if the portion of the easement that's

1 on the other project side, on the north parcel,
 2 as we call it, is not incorporated or approved
 3 as part of that project, then this project --
 4 MR. MURAI: No.
 5 CHAIRMAN AIZENSTAT: I think Rene was
 6 saying something else.
 7 MR. MURAI: No, I'm saying that the
 8 condition of this project is that you build the
 9 entire paseo. I don't care what you do with
 10 the next project or not do it.
 11 MR. GARCIA-SERRA: The only thing is that
 12 part of what's being granted to the City is an
 13 easement under their arcade.
 14 MR. MURAI: Yeah, fine, but, I mean, it's
 15 Baptist. It's not like you're dealing -- you
 16 know, I have to call somebody else. It's
 17 Baptist.
 18 MR. GARCIA-SERRA: But if we wouldn't build
 19 that arcade, we would improve it with
 20 landscaping or whatever else --
 21 MR. TRIAS: Mr. Murai, the issue is really
 22 that arcade. The design of the building is
 23 incorporated into that easement. So if the
 24 building is not built, what would be the
 25 option?

1 would like to include a requirement that the
 2 entire paseo, as depicted here, be built in
 3 connection with this project.
 4 MR. COLLER: I think the only problem with
 5 that condition is that the way it's displayed
 6 there, it has another building. So you're just
 7 asking them for improve and landscape the
 8 entire paseo?
 9 MR. MURAI: That's it. I'm saying --
 10 MR. GARCIA-SERRA: That's the easiest way
 11 to say it.
 12 MR. COLLER: Right.
 13 MR. WITHERS: When is the next building --
 14 I'm assuming it's in the pipeline. When is
 15 that expected to hit us?
 16 MR. TRIAS: Yeah. As soon as the traffic
 17 study is completed, I expect to have it
 18 scheduled. So that's very soon.
 19 MR. GARCIA-SERRA: We're hoping next month.
 20 MR. TRIAS: Next meeting.
 21 CHAIRMAN AIZENSTAT: So you're hoping it
 22 comes next meeting?
 23 MR. GARCIA-SERRA: Yes.
 24 MR. TRIAS: Yeah.
 25 CHAIRMAN AIZENSTAT: Okay.

1 MR. MURAI: We'd still have a paseo that
 2 includes the five feet that we're talking
 3 about. I don't --
 4 MR. TRIAS: Yeah. The thing is that the
 5 five feet, I think, they can deal with. In
 6 addition to that, they were incorporating the
 7 arcade in the building. So maybe you separate
 8 the five feet from the arcade.
 9 CHAIRMAN AIZENSTAT: Is that five feet
 10 where the column is, the tower or the column
 11 that's going straight up, part of the other
 12 building? If you go to where -- no, a little
 13 more to the left is your project -- your
 14 project is that one. Okay.
 15 No, so it's got a flat wall, okay.
 16 MR. TORRE: I think it's like a logistics
 17 things. If you're building, you need a fence,
 18 and I think there's more of that going on than
 19 it is the fact that when you get to the end,
 20 you can add the five feet anyway.
 21 CHAIRMAN AIZENSTAT: I think you understand
 22 what we're trying to ask for, and it will up to
 23 the City to figure a way to get it done.
 24 MR. MURAI: Well, no, I would like -- when
 25 the motion is made to approve the project, I

1 MR. TRIAS: And the only reason it's not
 2 here before you at the same time is because of
 3 that, because the traffic study was not
 4 finished.
 5 MR. MURAI: I'd just like -- it's so pretty
 6 that I wouldn't want to see it messed up.
 7 CHAIRMAN AIZENSTAT: It's a beautiful
 8 design.
 9 MS. VELEZ: It is.
 10 MR. MURAI: Can I make a motion?
 11 MR. COLLER: So we need to have separate
 12 votes for each item, and I want to make sure
 13 that when we do this, that the changes that you
 14 wanted in the conditions, I think there were
 15 mere corrections, just get put on the record,
 16 depending on which item it goes with.
 17 MR. TRIAS: Probably the PAD would be the
 18 one. Mario, the correction was part of the PAD
 19 condition, right?
 20 MR. GARCIA-SERRA: Right. Those are the
 21 conditions of approval for the PAD and
 22 Mixed-Use Site Plan.
 23 MR. MURAI: If the project depends on all
 24 of those Ordinances, we need to move them as a
 25 whole. We can't move one and then not the

1 other ones.
 2 MR. COLLER: Well, we can add -- so that
 3 the approvals will have to be done separately,
 4 but we can add the same condition for each one.
 5 MR. MURAI: But why do we have to do it
 6 separately?
 7 MR. COLLER: Because they're separate items
 8 on the agenda, so there are separate votes.
 9 MR. MURAI: I understand, but without
 10 approving all three, you do nothing by
 11 approving two.
 12 MR. COLLER: Well, if you don't approve all
 13 of them, he's not going to be able to build it.
 14 MR. TRIAS: Mr. Murai, there are some items
 15 that may be not approved and the project could
 16 go through, for example, the TDR. You may say,
 17 no.
 18 MR. COLLER: That's true. The TDR, if you
 19 didn't give that, you'd have to make an
 20 adjustment --
 21 CHAIRMAN AIZENSTAT: I think we have to
 22 take advice from our counsel from the City and
 23 follow his recommendation.
 24 MR. MURAI: Okay.
 25 MR. COLLER: But if you want to put the

1 MR. COLLER: Ramon, what do you think? Do
 2 we need --
 3 MR. TRIAS: I don't think so, sir.
 4 MR. COLLER: Okay.
 5 MR. GARCIA-SERRA: There was one, 13-A, on
 6 Page 21, that would be going in that Ordinance
 7 as a new condition of approval, the alley
 8 vacation Ordinance, and that's where we're
 9 dropping the reference to the term utilities,
 10 because there's not going to be any utility
 11 easements within the crosswalk --
 12 MR. COLLER: Okay. Then it would be with
 13 that amendment. Is that fine, Ramon?
 14 MR. TRIAS: Okay. Yes.
 15 MR. WITHERS: Yes, that's acceptable.
 16 CHAIRMAN AIZENSTAT: That's acceptable. We
 17 have a motion. Any discussion? No discussion?
 18 Call the roll, please.
 19 THE SECRETARY: Venny Torre?
 20 MR. TORRE: Yes.
 21 THE SECRETARY: Maria Velez?
 22 MS. VELEZ: Yes.
 23 THE SECRETARY: Chip Withers?
 24 MR. WITHERS: Yes.
 25 THE SECRETARY: Rhonda Anderson?

1 same condition about the improvement of the
 2 paseo in each one of these, no problem.
 3 MR. TRIAS: But Mr. Attorney, I don't think
 4 that would be appropriate for the TDR, for
 5 example.
 6 MR. COLLER: Not for the TDR, right,
 7 correct.
 8 MR. MURAI: Those requirements into one of
 9 them is enough.
 10 MR. COLLER: Okay.
 11 CHAIRMAN AIZENSTAT: All right. So we have
 12 Item E-1. Is there a motion for Item E-1?
 13 MR. MURAI: What is Item E-1?
 14 MR. COLLER: E-1 is the approval of the
 15 alleyway.
 16 MR. TRIAS: E-1 is amending the original --
 17 CHAIRMAN AIZENSTAT: Amending the alleyway
 18 vacation.
 19 MR. COLLER: Right.
 20 MR. WITHERS: I'll move that, Mr. Chairman.
 21 CHAIRMAN AIZENSTAT: We have a motion by
 22 Chip. Is there a second?
 23 MS. ANDERSON: Second.
 24 CHAIRMAN AIZENSTAT: Do we need to include
 25 any items in this?

1 MS. ANDERSON: Yes.
 2 THE SECRETARY: Rene Murai?
 3 MR. MURAI: Yes.
 4 THE SECRETARY: Eibi Aizenstat?
 5 CHAIRMAN AIZENSTAT: Yes.
 6 Item E-2 deals with the Transfer of
 7 Developmental Right, the TDRs.
 8 MR. TRIAS: And the only issue here is that
 9 you're accepting the receipt of the Transfer of
 10 Development Rights. That's it.
 11 CHAIRMAN AIZENSTAT: That's the only thing.
 12 MR. TRIAS: Correct.
 13 MR. MURAI: I move it.
 14 MR. TORRE: Second.
 15 CHAIRMAN AIZENSTAT: Rene moves it. Venny
 16 seconds. Any discussion? No? Having heard
 17 none, call the roll, please.
 18 THE SECRETARY: Maria Velez?
 19 MS. VELEZ: Yes.
 20 THE SECRETARY: Chip Withers?
 21 MR. WITHERS: Yes.
 22 THE SECRETARY: Rhonda Anderson?
 23 MS. ANDERSON: Yes.
 24 THE SECRETARY: Rene Murai?
 25 MR. MURAI: Yes.

1 THE SECRETARY: Venny Torre?
 2 MR. TORRE: Yes.
 3 THE SECRETARY: Eibi Aizenstat?
 4 CHAIRMAN AIZENSTAT: Yes.
 5 The third item, which is E-3, deals with
 6 the Planned Area development.
 7 MS. VELEZ: I'll move it.
 8 MR. TRIAS: And that one, that's all of the
 9 conditions, so that would be the appropriate
 10 location to place conditions.
 11 MR. COLLER: And these are all in
 12 accordance with the recommendations of the
 13 Department, all of these motions --
 14 MR. MURAI: Except for this one.
 15 Maria, you moved it?
 16 MS. VELEZ: Yes.
 17 MR. MURAI: Can you include in your motion
 18 that the entire paseo be built?
 19 MS. VELEZ: But I don't think that's part
 20 of this one. Is it?
 21 MR. TRIAS: Yes.
 22 MS. VELEZ: Oh, it is.
 23 CHAIRMAN AIZENSTAT: This would be the
 24 appropriate.
 25 MS. VELEZ: All right. So then that we

1 that Ramon presented as part of his
 2 presentation, the corrected one.
 3 MR. TRIAS: To give the option to the
 4 applicant.
 5 CHAIRMAN AIZENSTAT: We have a motion. We
 6 have a second. Any other discussion? No?
 7 Call the roll, please.
 8 THE SECRETARY: Chip Withers?
 9 MR. WITHERS: Yes.
 10 THE SECRETARY: Rhonda Anderson?
 11 MS. ANDERSON: Yes.
 12 THE SECRETARY: Rene Murai?
 13 MR. MURAI: Yes.
 14 THE SECRETARY: Venny Torre?
 15 MR. TORRE: Yes.
 16 THE SECRETARY: Maria Velez?
 17 MS. VELEZ: Yes.
 18 THE SECRETARY: Eibi Aizenstat?
 19 CHAIRMAN AIZENSTAT: Yes.
 20 The fourth, which is E-4, is the Assisted
 21 Living Facility Conditional Use review.
 22 MR. MURAI: I'll move it.
 23 CHAIRMAN AIZENSTAT: Rene moves it. Is
 24 there a second?
 25 MS. VELEZ: Second.

1 would have the entire width of the easement, as
 2 far as what is the paseo, improved once this is
 3 built.
 4 CHAIRMAN AIZENSTAT: Well, with this
 5 project.
 6 MS. VELEZ: With this project.
 7 MR. MURAI: Second.
 8 CHAIRMAN AIZENSTAT: We have a second.
 9 Yes, go ahead.
 10 MS. ANDERSON: I'd like to propose a
 11 friendly amendment about the traffic calming
 12 devices near the handicap spaces.
 13 CHAIRMAN AIZENSTAT: A recommendation, I
 14 would think, no? That would be a
 15 recommendation, because I don't know if we can
 16 put that as a condition.
 17 MR. WITHERS: And clarification, you're not
 18 including the arcade, you're just including the
 19 open space; is that correct?
 20 MR. MURAI: Is that -- I don't know what
 21 the arcade is.
 22 MS. VELEZ: The arcade is part of the other
 23 building.
 24 MR. GARCIA-SERRA: And one more thing, the
 25 replacement parking spaces condition, the one

1 CHAIRMAN AIZENSTAT: Maria.
 2 Any comments? Do we need to add anything?
 3 MR. COLLER: No. Again, all of these are
 4 in accordance with the Department's
 5 recommendation, all of these motions.
 6 CHAIRMAN AIZENSTAT: Okay. Any comments?
 7 No? Call the roll, please.
 8 THE SECRETARY: Rene Murai?
 9 MR. MURAI: Yes.
 10 THE SECRETARY: Venny Torre?
 11 MR. TORRE: Yes.
 12 THE SECRETARY: Maria Velez?
 13 MS. VELEZ: Yes.
 14 THE SECRETARY: Chip Withers?
 15 MR. WITHERS: Yes.
 16 THE SECRETARY: Rhonda Anderson?
 17 MS. ANDERSON: Yes.
 18 THE SECRETARY: Eibi Aizenstat?
 19 CHAIRMAN AIZENSTAT: Yes.
 20 And E-5, which is the last item, is the
 21 tentative plat. Is there a motion?
 22 MR. MURAI: I move it.
 23 CHAIRMAN AIZENSTAT: Rene moves it.
 24 MR. TORRE: Second.
 25 CHAIRMAN AIZENSTAT: Venny seconds.

1 Do we need to add anything to this to be
 2 consistent?
 3 MR. TRIAS: No, I don't believe so. This
 4 is simply the parcel.
 5 CHAIRMAN AIZENSTAT: Any discussion?
 6 MS. ANDERSON: No.
 7 CHAIRMAN AIZENSTAT: No? Call the roll,
 8 please.
 9 THE SECRETARY: Venny Torre?
 10 MR. TORRE: Yes.
 11 THE SECRETARY: Maria Velez?
 12 MS. VELEZ: Yes.
 13 THE SECRETARY: Chip Withers?
 14 MR. WITHERS: Yes.
 15 THE SECRETARY: Rhonda Anderson?
 16 MS. ANDERSON: Yes.
 17 THE SECRETARY: Rene Murai?
 18 MR. MURAI: Yes.
 19 THE SECRETARY: Eibi Aizenstat?
 20 CHAIRMAN AIZENSTAT: Yes.
 21 Thank you very much.
 22 MR. GARCIA-SERRA: Thank you very much, Mr.
 23 Chairman, Members of the Board. Have a good
 24 night.
 25 MS. ANDERSON: Have a good night.

1 MR. TORRE: I would ask that it be either
 2 the 14th or 16th, if possible.
 3 MS. VELEZ: And I would ask that it be the
 4 15th or 16th. I am out of town --
 5 CHAIRMAN AIZENSTAT: So the 16th -- is the
 6 16th okay with everybody?
 7 MR. WITHERS: The 16th is perfect.
 8 MR. MURAI: Yes.
 9 CHAIRMAN AIZENSTAT: Let it be noted.
 10 MR. TORRE: I will not be here. I'm out
 11 those two weeks.
 12 CHAIRMAN AIZENSTAT: So you wouldn't have
 13 been here the week before, either?
 14 MR. WITHERS: Where are you going?
 15 MR. TORRE: California.
 16 CHAIRMAN AIZENSTAT: Okay. So Venny is on
 17 a trip and he will send postcards.
 18 MR. MURAI: I move that we adjourn.
 19 CHAIRMAN AIZENSTAT: So moved. Is there a
 20 second?
 21 MS. VELEZ: Second.
 22 CHAIRMAN AIZENSTAT: We're adjourned.
 23 Thank you very much.
 24 (Thereupon, the meeting was concluded at
 25 7:55 p.m.)

1 MR. TRIAS: Mr. Chairman --
 2 CHAIRMAN AIZENSTAT: We have not adjourned
 3 yet.
 4 MR. TRIAS: Mr. Chairman --
 5 CHAIRMAN AIZENSTAT: Yes.
 6 MR. TRIAS: -- before we adjourn, we need
 7 to decide the April date for the meeting.
 8 CHAIRMAN AIZENSTAT: Okay. Let's just go
 9 ahead.
 10 MR. MURAI: Order in the courtroom.
 11 CHAIRMAN AIZENSTAT: Ramon.
 12 MR. TRIAS: Mr. Chairman, the issue was
 13 that there was a holiday conflict on the
 14 typical meeting. So we have options. The
 15 options are April 7th, April 9th, April 14th,
 16 April 16th. So we gave you --
 17 MR. MURAI: Can you repeat them? There's a
 18 noise in the background.
 19 MR. TRIAS: Yes. Can we have quiet,
 20 please?
 21 MR. COLLER: Sorry.
 22 MS. ANDERSON: Sorry.
 23 MR. TRIAS: Let me repeat the dates. The
 24 following dates are available here at this
 25 location, April 7th, 9th, 14th and 16th.

1 C E R T I F I C A T E
 2
 3 S T A T E O F F L O R I D A :
 4 S S .
 5 C O U N T Y O F M I A M I - D A D E :
 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 25th day of February, 2020.
 17
 18
 19 S I G N A T U R E O N F I L E
 20 _____
 21 N I E V E S S A N C H E Z
 22
 23
 24
 25