



1 Garcia-Serra, with offices at 600 Brickell  
 2 Avenue, representing Bullrock U.S.A., LLC,  
 3 which is the owner of the properties at 311 and  
 4 315 Santander Avenue, indicated here in the  
 5 aerial photograph.

6 I'm joined today by Eduardo Gutierrez, our  
 7 principal of Bullrock U.S.A., LLC, ZW Jarosz,  
 8 our project architect.

9 Mr. Gutierrez started out developing real  
 10 estate in his native Spain, and has expanded to  
 11 South America. This would be his first project  
 12 in the United States. And like so many others,  
 13 really appreciates the beauty and high quality  
 14 of life which we have here in Coral Gables.

15 He has acquired these two existing duplexes  
 16 on Santander, which are nice quaint buildings,  
 17 but buildings which are past their prime and  
 18 not really representative of the higher  
 19 quality, Mediterranean design to which the City  
 20 has always aspired.

21 Eduardo, instead, is proposing to demolish  
 22 these existing buildings and to re-develop two  
 23 new two-story townhome type duplexes, which are  
 24 a considerable improvement in both,  
 25 architectural style and quality of living unit

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 ΕΠΙΧΕΙΡΗΣΙΑΚΗ ΛΟΓΙΣΤΙΚΗ







1 speakers for this item? We'll open up the  
2 public hearing.

3 THE SECRETARY: We have four.

4 CHAIRMAN FLANAGAN: Four speakers, okay.

5 Is there anybody in the audience who is  
6 here in opposition to this application?

7 I'm seeing none.

8 I think procedurally we have to open it to  
9 the public and let them speak.

10 MR. COLLER: I think we need to let those  
11 that signed up -- if they wish to waive their  
12 time --

13 CHAIRMAN FLANAGAN: Right. And that's  
14 exactly what we're going to do.

15 MR. COLLER: Okay.

16 CHAIRMAN FLANAGAN: Yeah.

17 So, Jill, let's go ahead and call the  
18 names. Seeing there's no opposition here, if  
19 you are here and wish to speak, it's your right  
20 to do so. You also have the ability to waive  
21 your time.

22 THE SECRETARY: Julio Webel.

23 MR. WEBEL: I just support it.

24 THE SECRETARY: Maria Ason.

25 MS. ASON: I'm all for it.

1 THE SECRETARY: Alain Yanes.

2 MR. YANES: Support it.

3 THE SECRETARY: Kirk Menendez.

4 MR. MENENDEZ: Support. Waive.

5 CHAIRMAN FLANAGAN: Anybody else?

6 All right. Thank you. Public hearing is  
7 closed.

8 MS. MENENDEZ: I'll make a motion, that we  
9 accept or that we approve the request.

10 MR. RODRIGUEZ: With the conditions?

11 MS. MENENDEZ: With whatever conditions  
12 Staff imposed.

13 MR. GARCIA-SERRA: There were no conditions  
14 on this one. It was just a Code Text  
15 Amendment.

16 MS. MENENDEZ: Okay.

17 CHAIRMAN FLANAGAN: Could we just be clear,  
18 is the height, because it abuts, and it's  
19 within 50 feet of Single-Family, that the  
20 height of both, any principal or accessory  
21 structure is limited to, I think it's to 29  
22 feet?

23 MR. GARCIA-SERRA: Let me ask what's  
24 actually proposed.

25 CHAIRMAN FLANAGAN: Because in the Code, I

1 think, if there are accessory structures, they  
2 can actually go higher.

3 MR. COLLER: I'm sorry.

4 MR. JAROSZ: Yes --

5 CHAIRMAN FLANAGAN: Your address please?

6 MR. JAROSZ: ZW Jarosz, the architect.

7 CHAIRMAN FLANAGAN: Your address, too,  
8 please.

9 MR. JAROSZ: 3326 Mary Street, in Coconut  
10 Grove.

11 Yes, I can attest to the fact that they're  
12 in compliance with all of the height  
13 requirements and setbacks, et cetera.

14 CHAIRMAN FLANAGAN: Okay.

15 MR. RODRIGUEZ: Excuse me. The height  
16 would be the same as if it were a Single-Family  
17 residence?

18 MR. JAROSZ: Yes, sir, 29 feet.

19 MR. GRABIEL: I second the motion.

20 CHAIRMAN FLANAGAN: Okay. We have a motion  
21 and a second. Anybody have any other questions  
22 or discussion?

23 Seeing none, Jill, if you would call the  
24 roll, please.

25 THE SECRETARY: Alberto Perez?



1 MR. PEREZ: Yes.

2 THE SECRETARY: Frank Rodriguez?

3 MR. RODRIGUEZ: Yes.

4 THE SECRETARY: Marshall Bellin?

5 MR. BELLIN: Yes.

6 THE SECRETARY: Julio Grabiell?

7 MR. GRABIELL: Yes.

8 THE SECRETARY: Maria Menendez?

9 MS. MENENDEZ: Yes.

10 THE SECRETARY: Jeff Flanagan?

11 CHAIRMAN FLANAGAN: Yes.

12 MR. GARCIA-SERRA: Thank you very much, Mr.

13 Chair, Members of the Board, and I wish all of

14 you a very Happy Holidays. It's the final

15 meeting of 2015. And hope you get some rest

16 and looking forward to a productive 2016.

17 CHAIRMAN FLANAGAN: Same to you.

18 No further items on the agenda. Just

19 before nine o'clock.

20 Charles.

21 MR. WU: I just have one update. That the

22 Commission approved the Sign Code. This is

23 based on the Supreme Court ruling, that we have

24 since submitted our City Code to conform with

25 the First Amendment rights. Thank you.

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