

CITY OF CORAL GABLES
LOCAL PLANNING AGENCY (LPA)/
PLANNING & ZONING BOARD MEETING
VERBATIM TRANSCRIPT
TUESDAY, JUNE 6, 2023, COMMENCING AT 6:09 P.M.

Board Members Present at Commission Chamber:

Eibi Aizenstat, Chairman
Robert Behar
Wayne "Chip" Withers
Venny Torre
Julio Grabiell

City Staff and Consultants:

Jill Menendez, Administrative Assistant, Board Secretary
Jennifer Garcia, City Planner
Kevin Kinney, Parking Director
Emilee Aguerrebere, Principal Planner
Craig Collier, Special Counsel

Also Participating:

Mario Garcia-Serra, Esq., on behalf of
Items E-1, E-2 and E-3
Bernardo Fort Brescia, Architect, Arquitectonia
Daniel Orozco
Willy Bermello, Architect, Bermello, Amajil & Partners
Heriberto Delgado, Architect, Bermello,
Amajil & Partners

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

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

As Chair, I now officially call the City of Coral Gables Planning & Zoning Board Meeting of June 6, 2023 to order. The time is 6:09.

Jill, will you please call the roll?

THE SECRETARY: Robert Behar?

MR. BEHAR: Here.

THE SECRETARY: Claudia Miro?

Julio Grabiell?

MR. GRABIELL: Here.

THE SECRETARY: Luis Revuelta?

THEREUPON:

CHAIRMAN AIZENSTAT: Gentlemen, I'd like to go ahead and call the meeting to order. Thank you.

I'd like to go ahead and call the meeting to order. I'd like to ask everybody to please silence your phones, and anybody that still has a beeper, to do so, also.

Good evening. This Board is comprised of seven members. Four Members of the Board shall constitute a quorum, and the affirmative vote of four members shall be necessary for the adoption of any motion. If only four Members of the Board are present, an applicant may request and be entitled to a continuance to the next regularly scheduled meeting of the Board.

If a matter is continued due to a lack of quorum, the Chairperson or Secretary of the Board may set a Special Meeting to consider such matter. In the event that four votes are not obtained, an applicant, except in the case of a Comprehensive Plan Amendment, may request a continuance or allow the application to proceed to the City Commission without a recommendation.

Venny Torre?

MR. TORRE: Here.

THE SECRETARY: Chip Withers?

MR. WITHERS: Here.

THE SECRETARY: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Here.

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

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

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

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

14 MR. BEHAR: No.

15 MR. GRABIEL: No.

16 CHAIRMAN AIZENSTAT: No?

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

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

5

1 CHAIRMAN AIZENSTAT: We have a second by
2 Julio.

3 Any comments? No?

4 Call the roll, please.

5 THE SECRETARY: Julio Grabiell?

6 MR. GRABIEL: Yes.

7 THE SECRETARY: Venny Torre?

8 MR. TORRE: Yeah.

9 THE SECRETARY: Chip Withers?

10 MR. WITHERS: Yes.

11 THE SECRETARY: Robert Behar?

12 MR. BEHAR: Yes.

13 THE SECRETARY: Eibi Aizenstat?

14 CHAIRMAN AIZENSTAT: Yes.

15 The procedure we'll use tonight, first
16 we'll have the identification of the agenda
17 item by Mr. Coller, then we'll have the
18 presentation by the applicant, followed by the
19 presentation by Staff. I'll go ahead and open
20 it for public comment, first in Chamber, then
21 Zoom participants, and phone line participants.
22 Afterwards, I'll go ahead and close the public
23 comment. We'll have the Board discussion,
24 motion, further discussion, if needed, and the
25 second of the motion, we'll have the Board's

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1 And I'd like to make a note that the court
2 reporter is via Zoom, so I ask for everybody's
3 patience during this process.

4 Everybody raise their right hand please.
5 (Thereupon, the participants were sworn.)

6 CHAIRMAN AIZENSTAT: Thank you.

7 Zoom platform participants, I will ask any
8 person wishing to speak on tonight's agenda
9 items, please open your chat and send a direct
10 message to Jill Menendez, stating you would
11 like to speak before the Board, and include
12 your full name. Jill will call you when it's
13 your turn. I ask you to be concise, for the
14 interest of time.

15 Phone platform participants, after Zoom
16 platform participants are done, I will ask
17 phone participants to comment on tonight's
18 agenda items. I also ask you to be conicae,
19 for the interest of time.

20 First we have the approval of the minutes
21 from April 4, 2023.

22 MR. BEHAR: Motion to approve.

23 CHAIRMAN AIZENSTAT: We have a motion to
24 approve.

25 MR. GRABIEL: Second.

6

1 final comments and a vote, if necessary.

2 Thank you.

3 MR. BEHAR: Mr. Chair, before we start, two
4 of the Board Members are not here. Was there
5 any request for an absentee waiver for them?

6 CHAIRMAN AIZENSTAT: Jill.

7 THE SECRETARY: Mr. Revuelta was advised of
8 the meeting via e-mail and a phone call, and he
9 never confirmed. And Ms. Claudia Miro had to
10 attend another Commission Meeting.

11 MR. BEHAR: Okay. Thank you. So there's
12 no excuse absence request.

13 CHAIRMAN AIZENSTAT: Is that correct, Mr.
14 Attorney?

15 MR. COLLER: Well, I believe it was
16 indicated that -- Jill said there was a
17 conflict by one of the members, who indicated
18 to Jill that she could not attend tonight, that
19 she was conflicted with another meeting. So I
20 would take that as a request for an excused
21 absence. I don't know about the other member.

22 MR. BEHAR: What type of meeting is that, a
23 City meeting --

24 MR. COLLER: Do we know what meeting it
25 was?

8

1 THE SECRETARY: South Miami City Commission
2 meeting.

3 MR. BEHAR: Okay. Just to give them the
4 benefit, since they're not here.

5 MR. COLLER: Okay. Are we ready to read
6 E-1?

7 MR. GRABIEL: Yeah.

8 MR. COLLER: Item E-1, a Resolution of the
9 City Commission of Coral Gables, Florida
10 granting Remote Parking Conditional Use
11 approval pursuant to Article 14, "Process,"
12 Section 14-203, "Conditional Uses," for
13 proposed Remote Parking associated with the
14 commercial project referred to as "93 Miracle
15 Mile" on property legally described as Lots 28
16 through 30, Block 39, "Section L (87 Coral
17 Way), Coral Gables, Florida; including required
18 conditions; providing for a repeater provision,
19 severability clause, and an effective date.

20 Item E-1, public hearing.

21 MR. GARCIA-SERRA: Good evening, Mr. Chair,
22 Members of the Board. Mario Garcia-Serra, with
23 offices at 600 Brickell Avenue, here today
24 representing 93 Coral Gables MM, LLC, the owner
25 of the property located at 93 Miracle Mile,

1 building in the State of Florida. This
2 building is as green as a commercial building
3 can reasonably be. It will have photovoltaic
4 glass to harness solar energy, a high-tech
5 battery system to collect and store energy to
6 operate the building system, and new air
7 conditioning technology that uses 30 percent of
8 the energy used by a standard HVAC system.

9 Jill is trying to get up the presentation.
10 I'll continue, in the meantime.

11 Oh, here we go with the initial slide of
12 the presentation. Now, I'll orient you a
13 little bit with regards to the project site.
14 It is a little over 10,000 square feet, and
15 it's located on the northeast corner of Miracle
16 Mile and Galiano Street. It is Zoned MX2, and
17 it's located within the Miracle Mile Overlay.

18 As mentioned before, the project fully
19 complies with the applicable Zoning, and we are
20 only seeking the approval of the remote
21 parking, as required by this same regulation.

22 Next slide, please.

23 While the existing building has served the
24 community well -- and here you can see some
25 images of the site -- it is time for a more

1 which is also known as 87 Coral Way.

2 I'm joined today by Mr. Bernardo Fort
3 Brescia, our project architect, a founder of
4 the Arquitectonica Architectural Firm, and I
5 will first provide some background information,
6 and then Bernardo will present the project.

7 This is, in several ways, a very innovative
8 project. Back in 2021, the City Commission
9 went through the effort to adopt new Zoning
10 regulations for Miracle Mile. You will
11 remember, this Board reviewed the regulations,
12 and the intent of those regulations was to
13 preserve the Miracle Mile scale and to protect
14 it from the impact of a parking garage
15 pedestal, and this project is the first project
16 proposed pursuant to these new regulations. It
17 is also 100 percent in compliance with those
18 regulations. The only approval which we are
19 requesting today is the one which we are
20 required to obtain by these regulations, which
21 is to park remotely.

22 This project -- and if you could please
23 bring up the presentation now. This project is
24 also innovative and forward looking, in that it
25 will be the first carbon neutral mixed-use

1 functional building, which better serves this
2 community. We are proposing a new four-story
3 building, which will include a restaurant,
4 retail and office space, as well as a rooftop
5 deck, which is limited in size and for the
6 exclusive use of the front office.

7 The parking spaces for this new building
8 will be provided very nearby, at the -- to the
9 immediate north, in the parking garage of the
10 10 Aragon Building, which you see indicated
11 there on the screen.

12 Again, we need to park remotely, because
13 this section of the Code, Section 2-402(b)(4),
14 which specifically says that parking garages
15 are prohibited on Miracle Mile, and that we
16 must park remotely.

17 With that said, now I'll hand it over to
18 Bernardo, who will walk you through the project
19 and present it.

20 MR. FORT BRESCIA: Good afternoon.

21 CHAIRMAN AIZENSTAT: Welcome. Could you
22 please state your name?

23 MR. FORT BRESCIA: Bernardo Fort Brescia,
24 principal of Arquitectonica.

25 CHAIRMAN AIZENSTAT: Your address, please?

1 MR. FORT BRESCIA: 2900 Oak Avenue, Coconut
2 Grove.

3 MR. COLLER: Enunciate your last name
4 again --

5 MR. FORT BRESCIA: Fort Brescia.

6 MR. COLLER: Okay. Thank you.

7 MR. FORT BRESCIA: The image shows you the
8 content of the ground floor. You can see, in
9 pink, the ground level retail, most likely of a
10 food and beverage user, and you see the unique
11 arrangement, where there's an entrance where
12 there's an elevator and escalator, because the
13 levels above of us -- above this ground floor
14 are also a retail user, a retail user that goes
15 up for two levels.

16 And you see, to the right, on Galiano, a
17 patio, an outdoor dining patio, and a porch,
18 leading to a private elevator lobby. One of
19 those elevators is double door, just in case a
20 main elevator breaks down, but one of them is a
21 service elevator, that opens to the service
22 alley, and the rest of the spaces are support
23 mechanical space for the building, and the
24 trash room that is intended to be enclosed.

25 If you look at the next level -- I don't

13

1 know who controls -- or do I? I do, right?
2 Here. That explains what I mentioned, that
3 there is an escalator that goes up, as well as
4 an elevator, into this level, and, of course,
5 the service elevator opens to this floor, and
6 in the rear area, that will be the support
7 space for the retail user, and, likewise, on
8 the next level.

9 So this is, essentially, a retail building,
10 until you get to the top floor, on the fourth
11 level. The fourth level is an office space for
12 a single user, the corporate headquarters for
13 the owner of the building, with a courtyard,
14 that you see in the middle, because that's a
15 blank wall. It's the next door neighbor. It
16 brings light into the inner part of the
17 building. And eventually it goes to a private
18 garden in the roof, where the owner has a
19 botanical interest, in that it will have this
20 garden on the roof, it's an orchid garden.
21 From those beams, the orchids will be hanging.
22 Then there's a small terrace off to one side
23 that he will use for his own personal use.

24 The essence of the project, you see it
25 here, in this section, when you see the

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1 mechanical in the back, and the levels of
2 retail, and the office space with the courtyard
3 on the rooftop. You will see here another
4 section, the same explanation of the project,
5 with the courtyard, the roof terrace and the
6 office.

7 Here's the front of the building. The
8 building is done in a keystone, with frames
9 that are in bronze, that are box frames, that
10 frame these series of windows. There's a
11 series of cornice lights from the neighbor that
12 are (Unintelligible), as you can see, and of
13 those horizontals. The rooftop is the height
14 of the eve of the next door building, as you
15 can see, and some of the lines that you see
16 carrying across are matching some of the
17 surrounding buildings.

18 The building is a series of windows that
19 are playful. They have a composition that
20 engage the rooftop and the ground floor. In
21 the middle floors, sometimes double height,
22 sometimes single height.

23 The same view as you turn the corner. That
24 building, within that framework of facade, has
25 recessed porches into the building, and, again,

15

1 engaging the rooftop garden, in the manner that
2 you've seen in the floor plan, in the front
3 elevation.

4 There are different scales, because there
5 are different scales around the neighborhood,
6 in fact. Even though -- this building is a
7 more contemporary interpretation, even though
8 it's using materials that are regional. You
9 can see, for example, in the back, there are
10 some double height and single height
11 compositions, where the cornice lines are.

12 By putting a rooftop garden, the buildings
13 from the neighborhood look down into this green
14 space, instead of looking into a typical
15 mechanical equipment roof, and so we think that
16 will provide a nice vista into what is
17 otherwise usually just a roof.

18 Some of those rectangular compositions
19 occur, of course, down the street. You can see
20 it across the street, as well. Some of the
21 buildings on Miracle Mile, which are rather
22 eclectic, each one having their own expression,
23 and that has happened throughout history in
24 Miracle Mile.

25 You can see here the scale of the building,

16

1 to the podium of the building next door, behind
2 Galiano, and I think that summarizes the
3 project. Thank you very much.

4 CHAIRMAN AIZENSTAT: Thank you.

5 MR. GARCIA-SERRA: Thank you, Bernardo.

6 As you can see, I think we've achieved a
7 very nice scale and design. This building was
8 very well received by the Board of Architects,
9 which reviewed the project prior to this Board.
10 Your Staff is recommending approval, with
11 conditions. Those conditions are acceptable to
12 my client. So I would ask that you follow that
13 recommendation and also vote to recommend
14 approval to the City Commission of this
15 project, which promises to revitalize this
16 corner of Miracle Mile.

17 With that, I'll reserve some time for
18 rebuttal, if necessary, and then back to you,
19 Mr. Chair.

20 CHAIRMAN AIZENSTAT: Thank you.

21 City Staff, do you have a presentation?

22 MR. BEHAR: I have a question for the
23 applicant. Is there a reason why you're not
24 really using the rooftop for a restaurant or
25 something? It's such a beautiful prime

17

1 MR. GARCIA-SERRA: Inevitably it's going --
2 if it doesn't happen here, it's going to happen
3 in other locations, I would say, on the Mile.

4 MR. BEHAR: Once you open it to the Board,
5 I will have more.

6 CHAIRMAN AIZENSTAT: Thank you.

7 MS. GARCIA: Good evening, Jennifer Garcia,
8 City Planner.

9 May I have the PowerPoint, please?

10 So, as you know, the location of this site
11 is on Miracle Mile and Galiano, and you can see
12 here on the aerial, it's just south of the
13 garage entrance that belongs to 10 Aragon or 55
14 Merrick -- sorry, 55 Miracle Mile.

15 The current Land Use is Commercial
16 High-Rise Intensity, and the Zoning is more
17 limiting at MX2. It is within the
18 Zain/Friedman Miracle Mile Overlay. There's
19 existing conditions.

20 As I'm sure you may have been a patron of
21 the former Navarro Pharmacy right there on the
22 top. You see the corner on the bottom left.
23 Then, on the bottom right, is where the
24 entrance to the public parking garage is.

25 The request is very simple, as described.

19

1 location. To me, it would be a shame not to do
2 that.

3 MR. GARCIA-SERRA: It is, but the client
4 specifically wants to have that rooftop for
5 themselves, you know, to be able to have their
6 garden and have their area for their office.
7 So the idea is for it to be really an accessory
8 to the office and not an accessory to any other
9 use.

10 MR. BEHAR: But you could still ask for it,
11 even though it could be private, but, you know,
12 it's a shame that -- it's a great location --
13 you're not taking advantage of that
14 possibility.

15 MR. GARCIA-SERRA: As far as having dining
16 up there?

17 MR. BEHAR: Yeah.

18 MR. GARCIA-SERRA: You know, it's also,
19 when we met with -- we had our Neighborhood
20 Meeting, the neighbors also expressed concerns
21 with the idea of there possibly being any sort
22 of dining space up there.

23 MR. BEHAR: On Miracle Mile?

24 MR. GARCIA-SERRA: Yeah. Yeah.

25 MR. BEHAR: Really? I find that to be --

18

1 They're requesting remote parking.

2 So, as you remember, early 2021, Miracle
3 Mile was changed. The height was decreased.
4 There was TDRs, that weren't allowed to be on
5 Miracle Mile, and, more significantly, they
6 weren't allowed to have any parking on site.
7 They were to provide the parking remotely, as
8 they're requesting.

9 We all know what the Site Plan is, the
10 Commercial on the first three floors, and
11 office above. These are the stats, .9 FAR,
12 four stories in height, again, the retail and
13 the office and the garden on the rooftop.

14 So, this is a street elevation, showing the
15 project on the right side, with the alley
16 between them, and the 10 Aragon on the left,
17 and that highlighted yellow rectangle is the
18 entrance to the public parking.

19 This has been reviewed by DRC, in September
20 of last year. The Board of Architects approved
21 the project in March of this year. They had
22 their Neighborhood Meeting, as required, in
23 May, and here we are at Planning & Zoning.

24 So they sent letters to the owners within a
25 thousand feet, as required by Code, two times,

20

1 actually, and the property was posted twice, as
2 well as website posting, and it was advertised
3 in the newspaper one time so far.

4 The Staff recommends -- it's consistent
5 with the Comp Plan, the goals and objectives of
6 the Comp Plan, and Staff recommends approval,
7 with conditions. Those conditions are outlined
8 in your Staff report, at the very end, but, in
9 summary, they obviously have to comply with the
10 Remote Parking Requirement, it includes a
11 covenant, an annual renewal, a remedial plan,
12 other requirements, as they move forward, after
13 the vote from Commission. Then, also, maintain
14 pedestrian access during construction on
15 Miracle Mile and Galiano, as well as not
16 impacting those very precious Miracle Mile
17 pavers, and then maintain access to some public
18 alleyway -- that was very important -- with the
19 neighboring property, To also install street
20 trees and other public realm improvements, and
21 the hours of operation and noise are going to
22 be guided by the Zoning Code, and that's it.

23 CHAIRMAN AIZENSTAT: Thank you.

24 Jill, how many speakers do we have?

25 THE SECRETARY: We have one speaker on Zoom

21

1 MR. OROZCO: Yes, that's fine.

2 (The participant was sworn.)

3 MR. OROZCO: I swear the testimony I'm
4 about to give will be the truth and nothing but
5 the truth. Thank you so much.

6 THE REPORTER: Thank you.

7 MR. OROZCO: Thank you.

8 CHAIRMAN AIZENSTAT: Thank you, sir.

9 MR. OROZCO: So I just want to talk on two
10 quick topics. One, regarding the parking
11 spaces, I just want to be clear that 10 Aragon
12 does not own those 80 parking spaces. And,
13 also, I'm curious, is there an agreement
14 between the owner of the new building, with
15 Double Park, and has that been approved by the
16 Commercial unit owner, CGI?

17 MR. TORRE: I didn't understand the
18 question.

19 MR. OROZCO: So the 80 spots --

20 CHAIRMAN AIZENSTAT: We don't understand --

21 MR. OROZCO: Yes. So the 80 spots -- yeah,
22 Double Park is the lessee of those spots.
23 Those spots are owned by the Commercial unit.
24 So we want to know, is there a contract or an
25 agreement between Double Park and the new owner

23

1 for this item.

2 CHAIRMAN AIZENSTAT: Nobody in Chamber?

3 THE SECRETARY: No.

4 CHAIRMAN AIZENSTAT: No?

5 Can we go ahead and call up that speaker on
6 Zoom? We also need to swear that speaker in.

7 MR. COLLER: If they so desire.

8 CHAIRMAN AIZENSTAT: If they desire. I just
9 don't know how you can have two on Zoom --

10 MR. COLLER: Well, can you put two people
11 on Zoom, I think, hopefully?

12 THE SECRETARY: Mr. Orozco, can you please
13 open up your mike?

14 MR. OROZCO: Oh, here we go. Good
15 afternoon. How are you? My name is Daniel
16 Orozco. I am the property manager at 10
17 Aragon. Let me put my camera on. I apologize.
18 How is everybody doing today?

19 CHAIRMAN AIZENSTAT: Would you state your
20 address, please -- name and address, for the
21 record?

22 MR. OROZCO: Yes, Daniel Orozco, 1970
23 Northwest 7 Street, Apartment 504.

24 CHAIRMAN AIZENSTAT: Thank you. Would you
25 like to be sworn in?

22

1 of that property, and has it been approved by
2 the Commercial unit owner, CGI, who owns those
3 spaces?

4 CHAIRMAN AIZENSTAT: Okay. When we get
5 into discussion, we'll go ahead and be sure we
6 get the answer for that.

7 Do you have any other comments?

8 MR. OROZCO: You know, the residents and
9 the association, we're very concerned about the
10 noise, if, you know, there are any events on
11 the rooftop. So we wanted to, you know, put
12 that on the record, that, you know, that is
13 something we have some concerns with.

14 CHAIRMAN AIZENSTAT: Thank you. Anything
15 else?

16 MR. OROZCO: That would be it. Thank you
17 so much.

18 CHAIRMAN AIZENSTAT: Thank you.

19 Jill, do we have any other speakers?

20 THE SECRETARY: No. No.

21 CHAIRMAN AIZENSTAT: Okay. At this time,
22 I'd like to go ahead and close it for public
23 comment, and open it for Board discussion.

24 MR. COLLER: I think what would be
25 appropriate, before we close it, is to have the

24

1 rebuttal from the attorney --

2 CHAIRMAN AIZENSTAT: Sorry.

3 MR. COLLER: -- on those issues, and then
4 we can close the public hearing and have
5 discussion.

6 MR. GARCIA-SERRA: Thank you.

7 So Mr. Orozco did attend our Neighborhood
8 Meetings and express similar concerns there,
9 and he also sent an e-mail with some concerns
10 also, and I think they could be categorized,
11 Number One, as the alley -- the use of the
12 alley. One thing that's very important to
13 remember is that that alley is a public alley.
14 So every building that fronts upon that public
15 alley has a right to use that public alley.

16 We understand that they receive a lot of
17 their servicing of the building from the alley,
18 but I think what's incumbent is for both
19 buildings and both property managers -- because
20 both buildings are professionally managed -- to
21 sort of coordinate and make sure that the use
22 of that alley is orderly.

23 The number of parking spaces that we are
24 going to be leasing will be in the Commercial
25 component of the building and they're over and

25

1 above what Zoning requires, and I don't have a
2 copy of the agreement with me, but I know there
3 is an understanding between my client and the
4 Commercial unit owner at 10 Aragon regarding
5 those parking spaces.

6 And, lastly, the rooftop, we started
7 talking about it earlier. It's going to be
8 used as an accessory for the office. Staff,
9 anticipating this sort of objection regarding
10 noise, has a condition of approval that
11 requires us to comply with the City's Noise
12 Ordinance, which is a specific set of
13 regulations for the Downtown area, which were
14 adopted as part of the Business Improvement
15 Overlay District, and there is already -- and
16 we have a video even to show it, if you want to
17 see it -- the HVAC equipment that's on the roof
18 of the Commercial component of the 10 Aragon
19 building, it's already pretty loud, and to be
20 honest with you, I think it will probably even
21 drown out whatever noise there might be
22 emanating from our rooftop. If you need to, we
23 can play that video, so you see exactly what
24 the sound is, but it's typical, because it's a
25 commercial style air conditioning, several of

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1 them, on the roof of that building.

2 So I would say those are the responses.
3 You know, there's a lot of thought, a lot of
4 effort went into this Overlay Zoning
5 Regulation, and you see it, and I think you see
6 the evidence is there in the quality of this
7 project.

8 Thank you.

9 CHAIRMAN AIZENSTAT: What is the -- he was
10 talking about eight parking spaces?

11 MR. BEHAR: 80.

12 CHAIRMAN AIZENSTAT: 80 parking spaces?

13 MR. GARCIA-SERRA: Correct. Those are the
14 number of parking spaces we are required and
15 that we would be leasing in the Commercial
16 component of the 10 Aragon parking venture.

17 CHAIRMAN AIZENSTAT: I wanted you to answer
18 the question that he had, and I think you have.

19 MR. BEHAR: And on those 80, are you going
20 to have an agreement?

21 MR. GARCIA-SERRA: Yes.

22 MR. BEHAR: That's going to run with the
23 property?

24 MR. GARCIA-SERRA: Correct. But as part of
25 the City requirements, we then had to do a

27

1 covenant, which encumbers both properties.

2 CHAIRMAN AIZENSTAT: Thank you.

3 We'll go ahead and close it for public
4 comment.

5 Board discussion. Venny, why don't you get
6 us going?

7 MR. TORRE: Yeah, sure.

8 Mr. Garcia, I have a question -- a simple
9 question. I think you've answered it before.
10 So since this has not been approved, your
11 agreement is basically like an option to take
12 these spots?

13 MR. GARCIA-SERRA: Correct.

14 MR. TORRE: This is not a signed -- this is
15 more like an optional --

16 MR. GARCIA-SERRA: Correct.

17 MR. TORRE: That's the way -- you're just
18 clarifying for me. That's good for you?

19 MR. GARCIA-SERRA: Yes.

20 MR. TORRE: I have a question regarding the
21 Conditions for Approval, and this is for my own
22 learning opportunity here.

23 The way that this is written, there's a
24 standard for review for these Conditional
25 Approvals. This is obviously about parking.

28

1 In your conditions, you bring up two,
2 underground utilities and public realm
3 improvements. I understand a little bit of it.
4 I'm not quite sure why they would fall under a
5 conditional approval for parking, per se, if
6 you're probably guaranteeing these through the
7 Site Plan approval already.

8 MS. GARCIA: Well, public realm
9 improvements is really about the trees and
10 allowing the shade to happen on the east side
11 of the street, to basically be able to provide
12 shade and provide, you know, a better
13 pedestrian experience, as they're walking from
14 the parking --

15 MR. TORRE: Isn't that a planning
16 experience, more than it is a parking issue
17 that your condition --

18 MS. GARCIA: It's not a parking issue, but
19 it's about connecting their parking --

20 MR. TORRE: I get it. Okay. And the other
21 one about the utilities, similar?

22 MS. GARCIA: That's -- I mean, maybe that's
23 overreaching, to have it connect to the back --
24 to the other side of the street, but they are
25 required to do the undergrounding behind their

29

1 property anyway.

2 MR. TORRE: Again, my question is, is that
3 sort of like a double dipping, you're doing
4 this Site Plan approval and also a parking
5 approval, a conditional approval?

6 MS. GARCIA: It's the same thing, but it's
7 a condition not to have it. The thing is
8 that --

9 MR. TORRE: I'm not against it. I just
10 want to know why you put it in there.

11 MS. GARCIA: If you're going to do the
12 undergrounding anyway, whether it's a condition
13 of approval or not, if they leave where the
14 wires are going back up on their side of the
15 property, there's not really room where they're
16 having their open space. So it makes sense to
17 have it right there. It makes sense to have it
18 across the street. That was the thought. I'm
19 sorry.

20 MR. TORRE: I just wanted to learn why
21 these became conditional, okay.

22 MS. GARCIA: Yeah.

23 MR. TORRE: Otherwise I'm good with the
24 project.

25 CHAIRMAN AIZENSTAT: Thank you.

30

1 Chip?

2 MR. WITHERS: How are you?

3 So if this was a new parking garage, how
4 many electric vehicle spots would there have to
5 be?

6 MS. GARCIA: Well, that's a very good
7 question. Are those in your drawings?

8 MR. WITHERS: So here's the direction I'm
9 going in.

10 MS. GARCIA: Yeah.

11 MR. WITHERS: I mean, are we converting any
12 of the 80 spots to electrical vehicle spots?

13 MS. GARCIA: We are not.

14 MR. WITHERS: Why not? If it was a new
15 development, I would think you would require
16 that. In fact, I think, over the next ten
17 years, it really increases significantly,
18 doesn't it?

19 I mean, it's just a thought. I mean, to
20 me, this -- I like the building and I like the
21 direction. I have no problem. But I'm just
22 wondering, it's a huge benefit for this
23 developer to have 80 spots, which is another
24 question I have for Kevin. Do we have anything
25 in the City, that when we give up public

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1 parking for private spots, is there a
2 percentage that we allocate maximum per garage
3 or do we just say, we take a survey, and today,
4 for the next four months, there's 120 open
5 spots, so giving away 80 is not a big issue?

6 MR. KINNEY: Well, in this particular
7 facility, they built over what the Zoning Code
8 requirement was, and it's not the spaces that
9 are dedicated to the public. So it's really
10 not any spaces that the City controls.

11 MR. WITHERS: Okay. I wasn't aware of
12 that. So it's not really, quote, public
13 parking?

14 MR. KINNEY: No.

15 MR. WITHERS: It's a private parking that
16 they've graciously allowed for the public.

17 MR. KINNEY: It's available. Yeah, it's
18 part of their --

19 MR. WITHERS: I understand. I get it now.
20 I wasn't aware of that. I thought it was a
21 requirement that they put forth 270 or so
22 public parking --

23 MR. KINNEY: The only way we kind of get
24 involved in this one is, if for some reason the
25 deal falls apart, then they pay a big penalty

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1 to become part of the public system.

2 MR. WITHERS: So paying what we talked
3 about a couple of months ago doesn't apply to
4 this project?

5 MR. KINNEY: Not at this point. Only if
6 they fail to provide the remote parking that
7 they're required, then there's a large payment,
8 but we anticipate this deal should go through
9 just fine, because there's excess space in the
10 facility.

11 MR. WITHERS: Okay. It's just a private
12 relationship.

13 MR. KINNEY: Yes.

14 MR. WITHERS: It's not a private and
15 public? Because it was somewhat misleading to
16 me, when I saw, "Public parking spots," that I
17 thought it was in our inventory of public
18 parking spots.

19 MR. KINNEY: No. They should have just
20 said, open and available parking spaces.

21 MR. WITHERS: I got you. Okay.

22 MR. KINNEY: When they use the term,
23 "public," it gets a little confusing.

24 MR. WITHERS: I wasn't aware of that.

25 So back to the EV thing. So I'm just

33

1 curious to know, is that under consideration,
2 is it not under consideration? I mean --

3 MS. GARCIA: It's a little difficult to
4 require the facility that's providing the
5 remote parking to make them upgrade their
6 parking to meet the needs of the person who is
7 requesting the remote parking. I mean, you're
8 kind of incentivizing remote parking. So
9 basically the applicant will most likely have
10 to pay the owner of the facility to install
11 this excessive amount of power --

12 MR. WITHERS: We're doing that now to
13 people.

14 MS. GARCIA: For a new parking structure,
15 but to convert an existing parking structure
16 and have the wirings and all of the -- you
17 know, all of the capabilities of meeting your
18 needs, it's very costly.

19 MR. BEHAR: If I may, Chip. Just to get
20 the existing electrical volt and be able to
21 increase the demand to meet those requirements,
22 it's going to be very difficult, in this case.
23 In a new project, you're designing for it.
24 You're working with FP&L. You're getting that
25 load requirement. In an existing building,

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1 it's going to be very, very difficult.

2 MR. WITHERS: No, I remember the
3 discussion, and you made some really good
4 points about how many square feet you would
5 need five years, ten years, fifteen years down,
6 unless technology changes, of course. So,
7 regarding that, do we have anything in our
8 Code, that if we do refurbish a building, and
9 we're using an existing parking garage, that we
10 are requiring electrical upgrades or no?

11 MS. GARCIA: Yes. I think it's
12 triggered -- I believe it's 10 or more spaces,
13 they have to comply with the EV. I think that
14 was lowered from 20 before, and I think now
15 it's 10.

16 MR. WITHERS: Okay.

17 MS. GARCIA: So if they change the
18 building, actually, I think, beyond 50 percent,
19 which is a lot, it's significant, they have to
20 basically comply with the Zoning regulations,
21 if it includes the EV.

22 MR. WITHERS: So they take 80 of the
23 private public parking spots in this building,
24 okay, are they -- wherever they are in the
25 building or is there a designated area for

35

1 them?

2 MS. GARCIA: I think the only thing that's
3 actually privatized in that whole area is
4 the -- in the parking structure, is the
5 residential parking spaces.

6 MR. WITHERS: It's, what, I'm sorry?

7 MS. GARCIA: Residential parking spaces,
8 the ones that are reserved. The other ones are
9 just balanced between the retail and the office
10 spaces.

11 So, at that point, it's considered public
12 parking and that's why there is public parking
13 on the Galiano entrance, because if you go to
14 the retail -- you know, I guess, if you drive
15 to Ben & Jerry, there on the corner, you would
16 go into that parking structure and park there.

17 MR. WITHERS: And I understand it's a
18 private building, so they can do whatever they
19 want. Do you know how many electric vehicle
20 spaces are in the building now?

21 (Inaudible.)

22 MR. WITHERS: I know, I'm sorry, I thought
23 she was a ventriloquist for a minute.

24 CHAIRMAN AIZENSTAT: I mean, we've already
25 gone ahead and unfortunately closed it to the

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1 public.
2 MR. WITHERS: Yeah. So there are two now.
3 Are those two going to stay as public or are
4 those two going to go into the newly given
5 away --

6 MS. GARCIA: It depends on where they're
7 located. I don't know the ins and outs of the
8 structure. Probably not on a residential
9 floor.

10 MR. WITHERS: I'm just curious to know.

11 MR. GARCIA-SERRA: So, the 80 spaces that
12 we're using are in the first three levels of
13 the parking garage. The Commercial component
14 is the first levels that you drive into, in the
15 parking garage, and we're not going to be using
16 those two that are EV.

17 MR. WITHERS: Okay. So they'll still be
18 available to the public?

19 MR. GARCIA-SERRA: Correct.

20 MR. WITHERS: That's all I have. Thank you
21 very much.

22 CHAIRMAN AIZENSTAT: Thank you, Chip.
23 Julio?

24 MR. GRABIEL: I like this building. It
25 bridges the history of Miracle Mile, which,

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1 when it started, everybody forgets, it was
2 basically contemporary architecture, very much
3 from the '50s. They have gone into the
4 historicism, and it's good to see a building that
5 is so well-designed and doesn't have to go to
6 the historic system of the Mediterranean
7 architecture. The scale of it, the connection
8 to the buildings next door, everything works
9 well.

10 So it's just a good addition, I think, to
11 Miracle Mile, and I'm glad to see it.

12 CHAIRMAN AIZENSTAT: Thank you. Thank you,
13 Julio.

14 Robert?

15 MR. COLLIER: I concur with my colleague. I
16 really like to see the diversity of
17 architecture being done here. I think it's a
18 great addition to the Mile, and I think it's --
19 in every city, diversity of style in
20 architecture is always good, and I'm glad we're
21 doing it.

22 I have two comments. One, I have not heard
23 any mentioning of payment in lieu for remote
24 parking. I thought, anything that was done in
25 Miracle Mile or, in other areas, you had to pay

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1 into the City, in lieu of, you know, because
2 it's a benefit, a tremendous benefit, to park
3 and not have -- have remote parking, without
4 having to build it. I thought there was a
5 requirement for payment in lieu.

6 And I want either Kevin to address or
7 somebody to address that. Maybe, Jennifer, can
8 come up and --

9 MS. GARCIA: Yeah. So there's a fee to use
10 the remote parking, which they agreed to pay
11 that fee, 5,500 per space.

12 MR. BEHAR: Okay. So there is a payment

13 MR. GARCIA-SERRA: Correct.

14 MS. GARCIA: Uh-huh.

15 MR. BEHAR: Thank you. I didn't hear that
16 before.

17 MS. GARCIA: And then Kevin was talking
18 about the remedial plan, which is a part of
19 this Resolution, as well, part of the Zoning
20 Code. If, for some reason, it falls through,
21 and they can't park in that facility and they
22 can't find parking anywhere else, then they
23 could pay again, and that would be the payment
24 in lieu you're talking about.

25 MR. BEHAR: Okay. And the other comment

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1 is, again, I think that -- I heard Mr. Orozco's
2 comment about the noise, but I think that, in a
3 location like this, you really should consider
4 having the opportunity to have a rooftop food
5 and beverage, because the way that the Mile is
6 going, I think that's going to be the most
7 appropriate location to have it.

8 If there's no other comment -- well, after
9 the Chair, you know, I will come back. That's
10 it for now. Congratulations, you've got a
11 really nice project.

12 CHAIRMAN AIZENSTAT: I do like the project.
13 I like the fact that it doesn't look like the
14 standard project that we've been seeing. And I
15 agree with Julio, that it does reflect back to
16 the Miracle Mile back in the '50s, and so
17 forth.

18 The question that I have is for Kevin, if I
19 may, please. In this project, we're going
20 ahead and using 80 spaces; is that correct, for
21 this project?

22 MS. KINNEY: That's correct.

23 CHAIRMAN AIZENSTAT: How many extra spaces
24 does this garage have? And the reason I'm
25 going to that is, is somebody keeping track?

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1 In other words, you've got other projects that
2 may be coming or are in the pipeline. Is there
3 a count that's being kept?

4 MR. KINNEY: Yeah. This is the very first
5 one. So this will be the first one on the
6 tally board. I can't remember -- for some
7 reason, a hundred is what's sticking in my
8 mind, but I can't tell you that for certain,
9 but it is more than the 80 that's being
10 requested.

11 CHAIRMAN AIZENSTAT: What I would ask is
12 for the City or the Parking Department or
13 whoever keeps track of that, to actually keep
14 track of the spaces that are being used up by
15 projects, so we don't get into a situation
16 where parking is overlapped and somebody says,
17 "Okay, I'm going to go ahead and take another
18 80 spaces," and, "Wait, there's only 20 left.
19 You have to go look somewhere else."

20 MR. KINNEY: That absolutely makes sense.

21 CHAIRMAN AIZENSTAT: Okay.

22 MR. GARCIA-SERRA: And we have those
23 numbers.

24 CHAIRMAN AIZENSTAT: Go ahead, please.

25 MR. GARCIA-SERRA: So the Commercial

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1 time again, in public alleys, is that they
2 become delivery zones for trucks, when they
3 unload for commercial businesses and so forth.
4 So they actually end up blocking the public
5 alleys, where cars that are meant to go through
6 can't. Does the City have -- and I understand
7 it's inevitable, because they need deliveries,
8 so they're either going to park on the street,
9 in the middle, or -- I've seen them park in the
10 area, or they're going to try to pull in, if
11 it's small enough, or so forth.

12 Does the City have some kind of
13 implementation to maintain that alley open at
14 all times or ingress and egress, so there's no
15 frustration --

16 MR. KINNEY: This particular alley is kind
17 of a unique case, because it dead ends, but,
18 absolutely, alleys are intended for loading and
19 unloading of the trucks for the restaurants and
20 businesses, but the rule is, it's a 20-foot
21 alley, and you have to be 10 feet, so that
22 somebody can get by.

23 Now, obviously, for police and for parking
24 enforcement, it becomes a big issue, because,
25 not the alley we're talking about, but the one

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1 component of the tenant at the Aragon parking
2 garage is 378 public parking spaces -- or 378
3 parking spaces, let's say. 230 of them are
4 what's required by the Commercial component of
5 the building. And so we would be using 80 of
6 those 230. So there's still going to be
7 another 68 -- no, excuse me, we're using 80 of
8 the overage, so there's going to be 68 still
9 remaining, that are surplus parking spaces,
10 that we are not using.

11 CHAIRMAN AIZENSTAT: Okay. I would really
12 like for the City to keep track of that. I
13 think that's important.

14 MR. BEHAR: Just to be clear, there's 300,
15 and how many spaces for the Commercial?

16 MR. GARCIA-SERRA: 378.

17 MR. BEHAR: And they need for their
18 requirement 200 --

19 MR. GARCIA-SERRA: 230.

20 MR. BEHAR: Okay.

21 MR. GARCIA-SERRA: That's 148 left.

22 CHAIRMAN AIZENSTAT: My other comment that
23 I have is, one of the pre-requisites for the
24 Conditions of Approval is maintain access
25 within the public alley. What I see, time and

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1 across the street, behind the Colonnade, and
2 the Colonnade Office Building, I can tell you,
3 if you go there at the right time of day, it is
4 always a problem, and there are either police
5 or Parking Enforcement Officers trying to get
6 that open, because one truck -- and it's hard
7 to know which one -- is legally parked, and
8 another truck parks next to it, and nobody can
9 get through.

10 So, essentially, in that situation, both
11 trucks get a citation, and then we try and
12 figure it out later, who was the second one
13 there. But alleys are very difficult, one of
14 the reasons why the City Commission set the
15 fine for blocking an alley at \$125, but most of
16 the professional delivery folks kind of
17 understand the rules and they try and follow
18 them, but because of the amount of traffic and
19 activity, it does become an enforcement issue,
20 almost on a daily basis, per se.

21 CHAIRMAN AIZENSTAT: Thank you.

22 All right. Anybody that would like to make
23 a motion? Mr. Behar?

24 MR. BEHAR: Sure.

25 I'll make a motion to approve, with the

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1 condition, and an option that if they choose to
2 put in -- incorporate a rooftop restaurant,
3 they could do so.

4 MR. COLLER: Can I ask a question of Staff
5 with regard to that issue, because I understand
6 we're talking about remote parking? Is there
7 any special request that they need, in order to
8 have a restaurant that would be open to the
9 public?

10 MS. GARCIA: No. It would be an allowed
11 use as a restaurant in the MX2.

12 MR. COLLER: So they could have it, if they
13 chose to, without a specific approval?

14 MS. GARCIA: Right.

15 MR. COLLER: Okay. Very good.

16 CHAIRMAN AIZENSTAT: So your motion is --

17 MR. COLLER: -- to approve as presented,
18 with the option, at the owner's sole
19 discretion, of having -- incorporating a
20 restaurant on the rooftop.

21 MR. WITHERS: I don't want to say -- we
22 talked about the parking requirement, looking
23 at -- you know, why -- I mean, I don't mind the
24 rooftop, but is it congruent?

25 MR. BEHAR: Well, for the ground floor,

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1 and do a restaurant there, what's the process?

2 MS. GARCIA: I mean, I think, to do a
3 restaurant there, you'd have to have some kind
4 of rooftop kitchen, which they can't do,
5 because they're limited to four stories. So
6 they'd have to, I guess, bring up the food
7 through the elevator and feed your patrons that
8 way, but they can't have a kitchen on the roof.
9 They're already maxed out at four stories.

10 CHAIRMAN AIZENSTAT: So they'd have to have
11 a kitchen on the first floor, second or third,
12 and bring it up?

13 MS. GARCIA: Uh-huh.

14 CHAIRMAN AIZENSTAT: I think, the way it's
15 designed, it sounds like they wouldn't be able
16 to, because of the design. I like the idea.
17 Miracle Mile should have it.

18 MR. BEHAR: It would be to activate that
19 area.

20 MS. GARCIA: Yeah.

21 CHAIRMAN AIZENSTAT: But it doesn't sound
22 like they can.

23 MR. BEHAR: Then I'll make a motion to
24 approve (inaudible) --

25 MR. GRABIEL: I'll second it.

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1 you're not required parking on Miracle Mile,
2 and I believe that's the case. So what's the
3 difference between having a restaurant on the
4 ground floor or on the rooftop? You're not
5 required --by Code, you're not required any
6 parking. You're only required, I believe, and
7 correct me if I'm wrong, for the office
8 component of the building.

9 MR. WITHERS: Yeah. We just voted on that
10 a couple of months ago.

11 MR. TORRE: I'm not opposed to the rooftop.
12 I'm in favor of a clean approval, with maybe a
13 recommendation for the rooftop. I don't know
14 that I want to put it as a pie into this --

15 MR. BEHAR: What I'm trying to do is for
16 them not to have to come back in the future, if
17 they choose to do it. They don't have to do
18 it.

19 MR. TORRE: As a condition to -- as a
20 parking condition? This is a parking
21 condition. That's where we were trying to get
22 to. Does it make a difference if we do the
23 rooftop approval now for the future use of --

24 CHAIRMAN AIZENSTAT: Jennifer, let me ask
25 you, if they want to come back down the road

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1 MR. BEHAR: -- Staff recommendation,
2 correct.

3 MR. GRABIEL: Second.

4 CHAIRMAN AIZENSTAT: Julio made a second.

5 Any comment? No?

6 Call the roll, please.

7 THE SECRETARY: Venny Torre?

8 MR. TORRE: Yes.

9 THE SECRETARY: Chip Withers?

10 MR. WITHERS: Yes.

11 THE SECRETARY: Robert Behar?

12 MR. BEHAR: Yes.

13 THE SECRETARY: Julio Grabiell?

14 MR. GRABIEL: Yes.

15 THE SECRETARY: Eibi Aizenstat?

16 CHAIRMAN AIZENSTAT: Yes.

17 Thank you. Congratulations.

18 MR. GARCIA-SERRA: Thank you very much,
19 Mr. Chair, Members of the Board. I greatly
20 appreciate it.

21 CHAIRMAN AIZENSTAT: Thank you.

22 Okay. The next item is E-2.

23 MR. COLLER: With the permission of the
24 Chair, I'd like to read in E-2 and E-3, since
25 they're related, and we'll vote -- we'll have

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1 one public hearing, and we'll vote separately
2 on the items.

3 CHAIRMAN AIZENSTAT: Thank you.

4 MR. COLLIER: Item E-2, a Resolution of the
5 City Commission of Coral Gables, Florida
6 granting Remote Parking Conditional Use
7 approval pursuant to Article 14, "Process",
8 Section 14-203, "Conditional Uses," for
9 proposed remote parking associated with the
10 mixed-use project referred to as "The Avenue"
11 hotel and residences on the property legally
12 described as Lots 8 through 11, Block 9,
13 Revised Plat of Coral Gables Industrial Section
14 (351 San Lorenzo Avenue), Coral Gables,
15 Florida; including required conditions;
16 providing for a repeater provision,
17 severability clause, and an effective date.

18 Item E-3, a Resolution of the City
19 Commission of Coral Gables, Florida approving
20 receipt of Transfer of Development Rights
21 (TDRs) pursuant to Zoning Code Article 14,
22 "Process," Section 14-204.6, "Review and
23 approval of use of TDRs on receiver sites," for
24 the receipt and use of TDRs for a mixed-use
25 project referred to as "The Avenue" hotel and

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1 feet in size, based on the presentation, and
2 you see where it's located, at the northwest
3 corner of the intersection of San Lorenzo
4 Avenue and Laguna Street, directly across from
5 Neiman Marcus department store.

6 It is Zoned MX2, and located within the
7 Design and Innovation Overlay District that the
8 Zoning Code adopted in February of 2021, which
9 extended the ability to remote park and to
10 utilize TDRs in this area of the City. Being
11 able to remote park helps to bring the scale of
12 construction down to a very agreeable level.
13 This building is seven stories and 83 feet in
14 height, in an area where many new buildings
15 reach up to 120 feet. This more intermediate
16 scale has rarely been seen in the Gables, and
17 it's also possible, because with TDRs, we can
18 now transfer floor area from historic
19 properties to this area of the City, which, for
20 this property, means an additional 9,600 square
21 feet.

22 We are proposing to develop a 54-unit hotel
23 and residences project, where each unit will be
24 owned as a condominium unit, and centrally
25 managed by a hotel management company. These

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1 residences on property legally described as
2 Lots 8 through 11, Block 9, Revised Plat of
3 Coral Gables Industrial Section (351 San
4 Lorenzo Avenue), Coral Gables, Florida;
5 including required conditions; providing for a
6 repeater provision, severability clause, and an
7 effective date.

8 Items E-2 and E-3, public hearing.

9 CHAIRMAN AIZENSTAT: Thank you.

10 The applicant, please.

11 MR. GARCIA-SERRA: Good evening, again,
12 Mr. Chair, Members of the Board. Mario
13 Garcia-Serra, with offices at 600 Brickell
14 Avenue, here today representing San Lorenzo
15 Property, LLC, the owner of the property at 351
16 San Lorenzo Avenue.

17 I'm joined today by Mr. Willy Bermello, our
18 project architect, as well as Oscar Roger, Sr.
19 and Oscar Roger, Jr., my clients.

20 This is another project that is utilizing
21 some new or seldom used Code provisions to
22 create an exciting new project, which will
23 finally bring a hotel to this area of Merrick
24 Park.

25 The project site is about 11,000 square

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1 sort of units are the larger apartment like
2 hotel units which have become popular recently,
3 and will at last provide the Shops of Merrick
4 Park a nearby luxury hotel.

5 With that said, this is the location of the
6 remote parking spaces. They're going to be
7 across the street, at the parking garage of the
8 Merrick Shops, and with that said, I'll hand it
9 over to Willy now, so that he can make the
10 presentation of the project.

11 MR. BERMELLO: Thank you, Mario.

12 Willy Bermello, with an address at 4711
13 South Le Jeune Road.

14 Mr. Chair, and Members of the Board, I'll
15 take you quickly through the design. In this
16 project, we're taking advantage of the
17 Mediterranean bonus for the architecture. And,
18 basically, it's an architectural response, but
19 like our legal counsel said, one of the things
20 we wanted to do was to keep the bulk of the
21 building as small as possible. Instead of
22 reaching 11, 12 stories, which we could have
23 done, we wanted to keep that under seven
24 stories.

25 This is in response to what's immediately

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1 across the street from us. So this is a
2 project where we're trying to be very sensitive
3 to Merrick Park and its scale, its retail, the
4 treatment of the base, giving it a feeling of a
5 Ralph Lauren type feel, when you walk by, with
6 the shops. We are buying some of the on-street
7 parking to expand the sidewalks and create an
8 outdoor cafe environment.

9 In an earlier applicant, there were some
10 comments regarding deliveries, I believe, along
11 the alleyways. One of the things that we've
12 done, and one of the takeaways from this design
13 is that, we've created a breezeway, and that is
14 done for a couple of reasons. Number One is,
15 we wanted to reduce congestion for both, drop
16 off and deliveries, for the select service
17 hotel. So all of that is being done within the
18 property, not on-street or not on the alleyway.
19 We think that's a tremendous benefit.

20 Second, even though the setback
21 requirements along both, Laguna and San
22 Lorenzo, are zero up to the 45-foot step back,
23 we have provided, on the second and third
24 level, a seven-and-a-half foot step back. So
25 we wanted to make sure that we would provide as

53

1 much light and sunlight to this sidewalk, and
2 then the building goes up, up to the seventh
3 level.

4 On the rooftop, we have an amenity level,
5 with a swimming pool and areas for small
6 dining.

7 In short, this is a small project. We
8 basically are dealing with 48 luxury suites,
9 basically one and two-bedroom super suites, and
10 on the ground level, we have approximately
11 3,800 square feet of Commercial space, that is
12 immediately fronting the front entrance to
13 Neiman Marcus.

14 So, in short, that is the essence of what
15 you're looking at. One of the items that we're
16 here for, obviously, is remote parking. So
17 this project would require 67 spaces as
18 designed. The developer has an agreement to
19 purchase 70, with an option to increase that up
20 to a hundred.

21 I'd like to go through some of the elements
22 of the --

23 MR. DELGADO: We had a video, but I don't
24 know if it's at the end of the presentation.

25 MR. COLLER: Can we get your name and

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1 address?

2 CHAIRMAN AIZENSTAT: Your name and address.

3 MR. DELGADO: I'm sorry. Heriberto
4 Delgado, on behalf of Bermello, Amajil &
5 Partners, 4711 South LeJeune Road, Coral
6 Gables, 33146. We moved recently.

7 MR. BERMELLO: So Ediberto will take you
8 through the different levels. We basically
9 have eight units per floor. The floor is
10 stacked, and the only difference is, we have a
11 lanai on the second floor, which is where the
12 building sets back the seven-and-a-half feet.

13 CHAIRMAN AIZENSTAT: Are you able to
14 control the presentation?

15 MR. DELGADO: Yes. Well, we had a video,
16 but I don't think it's included here. Can I
17 connect to the laptop?

18 MR. BERMELLO: There we go. Is it running?
19 Oh, there we go.

20 MR. DELGADO: You can see, in the aerial
21 view, how well the project -- this is taken
22 within the context, in terms of scale and in
23 respect to the other buildings, some of them
24 already built and others under construction.

25 This is a view of the corner on San Lorenzo

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1 and Laguna. You can get an idea of all of the
2 retail spaces. We'll be activating the street.
3 This is a view on San Lorenzo, and would spill
4 out into the sidewalk.

5 This is a view of the interior, just to
6 give you a feel of what the project is. This
7 is the lobby of the hotel. And these are a few
8 views of the interior units. You can see how
9 some of the iconic or this dark navy blue is
10 also being implemented, as far as the interior
11 of the units, as we're doing on the base of the
12 building, with the precast stone.

13 And on the last few, I think we will be
14 taking a look at the pool deck at the roof
15 level.

16 MR. BERMELLO: So we currently have
17 approval from the Board of Architects and the
18 Board of Adjustment. We're down to one -- two
19 more steps, with you, and subsequently, with
20 the City Commission, for both, the TDRs and the
21 remote parking.

22 And we're open to any comments or questions
23 from the Board.

24 CHAIRMAN AIZENSTAT: Thank you.

25 MR. GARCIA-SERRA: Thank you, Willy.

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1 With this project, we're coming full
2 circle, to a certain extent. Oscar Roger and
3 family developed the first mixed-use project in
4 this area in the early 2000, and they're now
5 bringing this area its first hotel. This is
6 another big step in realizing the mixed-use
7 village which was envisioned for this area of
8 the City in the late 1990s.

9 Your Staff is recommending approval, with
10 conditions, which are acceptable to my client.
11 We ask that you follow that recommendation and
12 recommend approval of this promising project.
13 Thank you very much for your time.

14 I'll reserve some time for rebuttal, if
15 necessary.

16 CHAIRMAN AIZENSTAT: Thank you.
17 Staff.

18 MS. GARCIA: Jennifer Garcia, City Planner.
19 Could I have the PowerPoint, please?

20 All right. As was just discussed, the
21 location of the property is San Lorenzo and
22 Laguna. You can see here, it's just outside of
23 the Shops of Merrick Park development.

24 The current Future Land Use designation is
25 Industrial and the Zoning is mixed-use, and

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1 Neighborhood Meeting in May, and we're here for
2 Planning & Zoning.

3 They sent letters within a thousand feet of
4 the property two times. The property was
5 posted two times, as well, and one website
6 posting, and it's been advertised once.

7 So we believe that the application is
8 consistent with the Comprehensive Plan, the
9 goals and objectives of the policies, and we
10 recommend approval, with conditions, and those
11 conditions are outlined, obviously, again, in
12 your Staff report, but just to summarize, to
13 comply with remote parking requirements, it
14 includes a covenant, the annual renewal, the
15 remedial planning, if the parking spaces fall
16 through, as well as maintain pedestrian access,
17 during construction, along Laguna and San
18 Lorenzo, and a payment for the loss of five
19 on-street parking spaces due to the impact of
20 the widening of the sidewalks, and improve
21 pedestrian crossing, signage and ramping along
22 that west wing of the intersection on San
23 Lorenzo and Laguna.

24 And that's it.

25 CHAIRMAN AIZENSTAT: Thank you.

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1 it's within the Design and Innovation District.

2 The property is on the top image, and the
3 Shops of Merrick Park are where the remote
4 parking will occur, on the bottom image.

5 And they're just having two requests. The
6 first one is remote parking. This is the Site
7 Plan. This is the retail, you can see it in
8 the orange, and the lobby in the yellow, and an
9 extended sidewalk along the perimeter.

10 Site data, I'm going to move through those
11 quickly, this is the TDRs with the 9,600 square
12 feet, and they're requesting a total of 70
13 remote parking spaces, and they'll be parking
14 those across the street, in the North Laguna
15 parking structure.

16 The second request is the TDRs. They'll be
17 getting the TDRs, the 9,600 hundred square
18 feet, from 36 Phoenetia, which in a local
19 historic landmark, currently being used as an
20 Airb -- sorry, bed and breakfast, and this has
21 been reviewed by DRC in November of last year,
22 and were recognized for approval back in
23 February of this year, and the Board Adjustment
24 for the upper floor step backs was approved
25 recently, in April, and they had their

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1 I'd like to go ahead and open it for public
2 comment. Jill?

3 THE SECRETARY: No one on Zoom.

4 CHAIRMAN AIZENSTAT: No one on Zoom?

5 THE SECRETARY: No.

6 CHAIRMAN AIZENSTAT: Nobody in Chambers?

7 THE SECRETARY; No.

8 CHAIRMAN AIZENSTAT: Nobody on the phone
9 platform?

10 Mario, I'll go ahead and close it for
11 public comment.

12 MR. GARCIA-SERRA: No need for rebuttal.

13 CHAIRMAN AIZENSTAT: Thank you.

14 At this time, I'd like to open it up for
15 Board discussion.

16 Julio?

17 MR. GRABIEL: I drive by this site every
18 day, and, obviously, there's a hole in the
19 fabric of the City, which this building will
20 fill it and fill it good. It's a nice project,
21 and I don't see anything that's wrong with it.

22 CHAIRMAN AIZENSTAT: Thank you.

23 Venny?

24 MR. TORRE: What about parking? So I don't
25 have any issue with the use of the Merrick Park

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1 Village parking. There's plenty there.
2 Obviously, that's the whole intent of providing
3 a thousand, two thousand spaces for future uses
4 like this. I'm all for it.

5 CHAIRMAN AIZENSTAT: All right.
6 Chip?

7 MR. WITHERS: Sorry. I'm just trying to
8 get my arms around this whole remote parking.

9 MR. KINNEY: This one is very much like you
10 started to go down the path last time.

11 MR. WITHERS: Okay.

12 MR. KINNEY: In fact -- if I may, this
13 project, Village of Merrick Park, was built --

14 CHAIRMAN AIZENSTAT: Kevin, if you may, for
15 the court reporter, if you would state --

16 MR. KINNEY: Kevin Kinney, Parking Director.

17 CHAIRMAN AIZENSTAT: Thank you.

18 MR. KINNEY: It was approved by the City in
19 the early 2000s, more than twenty years ago.

20 MR. WITHERS: Correct.

21 MR. KINNEY: And as part of that project,
22 the City negotiated 400 additional spaces
23 within Village of Merrick Park that are
24 dedicated to non-Village of Merrick Park use.

25 MR. WITHERS: Correct.

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1 nor owned the spaces.

2 MR. WITHERS: This one, we're halfway
3 there?

4 MR. KINNEY: This one, we have some control
5 over the use of the space, but we do not
6 directly manage or own them.

7 MR. WITHERS: So I happen to be on the
8 Commission when the whole Merrick Park deal,
9 which the City did a terrible deal with Merrick
10 Park, not in the development of it, but in the
11 monetizing of it, I think.

12 MR. KINNEY: I would like to have more
13 control of the spaces, yes.

14 MR. WITHERS: Yeah. So the original intent
15 was, as those warehouses to the north were
16 developed into what they are now, there would
17 be additional public parking to support a lot
18 of that activity.

19 MR. KINNEY: Yes.

20 MR. WITHERS: So, philosophically, this is
21 kind of a change, because you're now giving 20
22 percent forever to this developer, and I know
23 the developer, I know Willy, I have all of the
24 respect in the world for these guys -- you're
25 giving, basically, all of that parking, which

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1 MR. KINNEY: So I actually have some
2 control over those spaces, because they're
3 dedicated to the surrounding neighborhood.
4 This will be the first actual contract to use
5 any of those 400 spaces, and those 400 spaces,
6 220 of them are in the two garages north of
7 Village of Merrick Park and 180 of those spaces
8 are in the office tower, which is on the other
9 side of Ponce.

10 MR. WITHERS: Right.

11 MR. KINNEY: So this is the first time that
12 those 400 spaces are being used to develop a
13 project. And so this is a number that I am
14 well aware of, because I have some interest in
15 those 400 spaces, and we have chastised the
16 Village of Merrick Park historically for
17 misusing those 400 spaces, but this is a
18 perfectly appropriate use of those 400 spaces,
19 because it's a project outside of the Village
20 of Merrick Park that we believe supports the
21 development of this neighborhood.

22 MR. WITHERS: So, hence, the verb,
23 controlled versus owned?

24 MR. KINNEY: Yes.

25 The previous project, we neither controlled

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1 was intended to be -- I mean, public parking,
2 to a single user. Now, I like the trade-off
3 between the height, the density -- versus -- so
4 that's what kind of pushed me into the
5 direction of, let's go with this, but
6 philosophically, tying up 20 percent of your
7 parking capacity, and all we ever heard is,
8 we're out of parking, we're out of parking,
9 we're out of parking, to someone in perpetuity,
10 how do you justify that?

11 MR. KINNEY: So this is kind of a unique
12 situation, the whole Village of Merrick Park
13 area, which is now called the Innovation
14 District, I think.

15 MR. WITHERS: Yeah, something like that.

16 MR. KINNEY: So what's happened in the
17 intervening 20 years, and we can go down there
18 and there's still some major construction
19 happening now, but as those other projects have
20 gone up, there's been significant parking
21 requirements.

22 MR. WITHERS: Okay.

23 MR. KINNEY: So, yes, I would agree with
24 you, the on-street parking is slight in this
25 area. It probably always will be, just like

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1 the Downtown area, because there's such a
2 limited number of on-street spaces. But both,
3 Village of Merrick Park and the proposed
4 developments, have surveyed the parking
5 availability in the Village of Merrick Park,
6 the 3,400 plus spaces. The parking in that
7 facility is very underutilized.

8 MR. WITHERS: So --

9 MR. KINNEY: So I do think there's been a
10 shift in the 20 years and it seems like this is
11 a good use of those spaces, but I would never
12 say there's a lack of parking in this district;
13 on-street parking, yes.

14 MR. WITHERS: So your comment that, the
15 past 20 years, we have kind of required
16 additional parking, we've held the line on
17 parking requirements --

18 MR. KINNEY: Yes.

19 MR. WITHERS: So, this, we no longer feel
20 we have to hold that line any longer and we're
21 allowing this developer not to build parking?
22 Is that now -- that's the attitude change I
23 speak about.

24 MR. KINNEY: I think the infill -- and
25 there are just a very limited number of

1 MR. WITHERS: A hotel.

2 MR. KINNEY: -- I don't know that there's
3 enough space in those two garages to do a
4 hotel, because right now, with the 220 spaces
5 that are in the two north properties, we're
6 taking away 70 of them. So there's 150 left.

7 MR. WITHERS: In the rooftop of the
8 Nordstrom garage there, is that not available?

9 MR. KINNEY: That wouldn't be a deal with
10 the City. That would be a deal with Village of
11 Merrick Park. And I can tell you, Village
12 Merrick Park is very protective of their
13 customer.

14 MR. WITHERS: So I guess my main question
15 to you, as the Director of the City's Parking
16 Empire, your attitude change is to lessen the
17 requirement for developers to put parking
18 on-site, because you feel that over the past --
19 I'm not trying to put words in your mouth. I'm
20 just trying to understand where we -- you feel,
21 over the past 20 years, we have held the line
22 and we've required enough parking in order to
23 allow 20 percent or so of our controlled
24 parking towards a new development?

25 MR. KINNEY: Yes. It doesn't necessarily

1 development sites left. I think, the infill,
2 there is more than enough capacity at Village
3 of Merrick Park for the infill that is still
4 remaining. You know, we've got one large
5 parcel on Aurora.

6 MR. WITHERS: Right.

7 MR. KINNEY: We've got another parcel along
8 Le Jeune --

9 MR. WITHERS: Right.

10 MR. KINNEY: -- between Altara and San
11 Lorenzo.

12 MR. WITHERS: Right.

13 MR. KINNEY: But other than that, there's
14 not a lot of parcels that are remaining to be
15 developed.

16 MR. WITHERS: So it's safe to say, the one
17 across from Nordstrom, the vacant lot --

18 MR. KINNEY: Yes.

19 MR. WITHERS: -- if a developer wanted to
20 come in there and build a six-story hotel, they
21 would not have to require any on-site parking?
22 Is that the precedent you're setting right now?

23 MR. KINNEY: That would be a little more
24 difficult conversation, because it depends
25 on -- if it was a hotel --

1 need to be open and available to transient
2 parking, short-term parking --

3 MR. WITHERS: Okay.

4 MR. KINNEY: -- because we've got a huge
5 parking supply in this district.

6 MR. TORRE: Mr. Chairman, I need to at
7 least understand.

8 CHAIRMAN AIZENSTAT: Yes.

9 MR. TORRE: When you say, "North," I'm
10 seeing east and west parking. I don't know
11 what north is, because --

12 MR. KINNEY: So the main garage is the one
13 that's south of the Shops at Merrick Park.
14 It's the big garage that everybody pulls in,
15 when they're going --

16 MR. TORRE: It's always full. That's the
17 south.

18 MR. KINNEY: That's the south.

19 MR. TORRE: Okay.

20 MR. KINNEY: The north is the two --
21 there's a garage underneath both of the
22 residential buildings north.

23 MR. TORRE: Is that the ones you're
24 deferring -- this project will be using those
25 mostly?

1 MR. KINNEY: Yes. And, then, the east is
2 the one over on the 100 Block of San Lorenzo,
3 next to the office tower that's part of Village
4 of Merrick Park.

5 MR. TORRE: So the other project that was
6 looking for parking, we were going to use that
7 location?

8 MR. KINNEY: That's in that one, and that
9 one --

10 MR. TORRE: Correct? That was going over
11 there?

12 MR. BEHAR: We approved that project.

13 MR. TORRE: Yeah. I'm just saying,
14 location-wise, that was going to go use those
15 spaces?

16 MR. KINNEY: Yes, but that's in the tall
17 garage that's attached to the --

18 MR. TORRE: Nobody ever goes in there.
19 I've never been in there. I understand what
20 you're talking about.

21 The one in the north, now I understand it's
22 in the apartment -- underneath the apartments.

23 MR. KINNEY: Yes.

24 MR. TORRE: Which is a little awkward to
25 get in. You've got to make a real hard turn

1 left and then go up the ramp.

2 MR. KINNEY: Yeah. That's the one that
3 would be a little over 200 spaces.

4 MR. WITHERS: No one even knows it's public
5 parking.

6 MR. KINNEY: Yeah, and they are, to be
7 honest, almost as empty as the --

8 MR. TORRE: I can understand why.

9 MR. BEHAR: I mean, I'm surprised, because
10 I go there to park sometimes and I don't know
11 how many empty spaces are there really. The
12 fact that there are extra spaces, I'm surprised
13 about that, but let me ask you, before I start
14 -- are you done there?

15 MR. WITHERS: I'm done, yeah. Thank you.

16 MR. BEHAR: But, again, is there a
17 payment -- because the other project that came
18 in, it was paying like \$10,500 for a space or
19 something like that?

20 MR. KINNEY: Yes.

21 MR. BEHAR: Are they paying into this?

22 MR. KINNEY: The previous project, the rate
23 on Miracle Mile is 5,500. The rate in the
24 Innovation District is 10,000.

25 MR. WITHERS: Remember, we went through --

1 MR. BEHAR: So they're paying --

2 MR. KINNEY: Then, in other areas, it's
3 12,500, but in this zone, it's \$10,000 per
4 space.

5 MR. BEHAR: And that money is going to a
6 fund -- a parking fund that we --

7 MR. KINNEY: Yes, to develop parking any
8 place in the City. And if, for some reason --
9 well, it's an agreement with the City, so I
10 don't really perceive this happening, but if,
11 for some reason, they lost that contract, then
12 they would have to pay the fund again. I mean,
13 the City is not going to renege on the
14 contract.

15 (Simultaneous speaking.)

16 CHAIRMAN AIZENSTAT: Mario, I'd like to ask
17 you a question, if I may. The concept of this
18 property, it's done as a hotel, but the units
19 are sold.

20 MR. GARCIA-SERRA: Correct. They're in a
21 condominium form of ownership.

22 CHAIRMAN AIZENSTAT: So is that sort of in
23 the form of a resort transient use that would
24 be within the units? When the units go back on
25 the market for people to stay there, it's done

1 through the main desk?

2 MR. GARCIA-SERRA: Correct.

3 CHAIRMAN AIZENSTAT: So the licensing and
4 so forth is done through the hotel part itself?

5 MR. GARCIA-SERRA: There's a centralized
6 management that's going to manage the unit that
7 are being rented out as hotels.

8 CHAIRMAN AIZENSTAT: Can the unit owners
9 opt out of that and --

10 MR. GARCIA-SERRA: A unit owner could live
11 there some of the time and use it to reside and
12 not have it part of the hotel.

13 CHAIRMAN AIZENSTAT: And what happens if
14 they want to go through other platforms?

15 MR. GARCIA-SERRA: No, they have to
16 go through -- it has to be managed as a hotel,
17 so there has to be one centralized management.

18 CHAIRMAN AIZENSTAT: That's what I wanted
19 to make sure.

20 MR. GRABIEL: They cannot lease it on their
21 own?

22 MR. GARCIA-SERRA: No.

23 CHAIRMAN AIZENSTAT: Okay. That's where I
24 was going. Thank you.

25 Anybody that would like to make a motion?

1 MR. GRABIEL: I'd like to move --
 2 THE SECRETARY: Sorry, we need two separate
 3 motions.
 4 CHAIRMAN AIZENSTAT: Sorry. Thank you.
 5 MR. COLLER: We need one on E-2 first.
 6 CHAIRMAN AIZENSTAT: Go ahead, Julio. So
 7 let's do E-1 first.
 8 MR. COLLER: No, E-2.
 9 CHAIRMAN AIZENSTAT: Sorry. E-2 and E-3, I
 10 apologize.
 11 MR. COLLER: E-2 first.
 12 MR. GRABIEL: I'd like to move for approval
 13 for Item E-2.
 14 MR. WITHERS: I'll second it.
 15 MR. COLLER: That's in accordance with
 16 Department recommendation?
 17 MR. GRABIEL: Correct.
 18 CHAIRMAN AIZENSTAT: For the remote
 19 parking.
 20 We have a first. Chip went ahead and
 21 second.
 22 Any comments? No?
 23 Call the roll, please.
 24 THE SECRETARY: Chip Withers?
 25 MR. WITHERS: Yes.

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1 THE SECRETARY: Robert Behar?
 2 MR. BEHAR: Yeah.
 3 THE SECRETARY: Julio Grabiell?
 4 MR. GRABIEL: Yes.
 5 THE SECRETARY: Venny Torre?
 6 MR. TORRE: Yes.
 7 THE SECRETARY: Eibi Aizenstat?
 8 CHAIRMAN AIZENSTAT: Yes.
 9 The next is E-3, that has to do with the
 10 transfer of development rights. Is there a
 11 motion?
 12 MR. GRABIEL: I move for approval of E-3
 13 also.
 14 CHAIRMAN AIZENSTAT: With the
 15 recommendation of Staff?
 16 MR. GRABIEL: Right.
 17 MR. WITHERS: Can I discuss -- just a
 18 question. Where are the development rights
 19 coming from, which structure?
 20 MR. COLLER: They identified it in the --
 21 MR. TORRE: 36 --
 22 MR. GARCIA-SERRA: 36 Phoenetia, the
 23 historic landmark -- actually the original
 24 homestead of the Douglas family, for whom
 25 Douglas Road is named after.

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1 MR. WITHERS: I wanted to get that on the
 2 record.
 3 CHAIRMAN AIZENSTAT: So Julio went ahead
 4 and made a motion. Robert second it.
 5 Any further discussion? No?
 6 Call the roll, please.
 7 THE SECRETARY: Robert Behar?
 8 MR. BEHAR: Yes.
 9 THE SECRETARY: Julio Grabiell?
 10 MR. GRABIEL: Yes.
 11 THE SECRETARY: Venny Torre?
 12 MR. TORRE: Yes.
 13 THE SECRETARY: Chip Withers?
 14 MR. WITHERS: Yeah.
 15 THE SECRETARY: Eibi Aizenstat?
 16 CHAIRMAN AIZENSTAT: Yes.
 17 MR. GARCIA-SERRA: Thank you very much,
 18 Mr. Chair, Members of the Board. I hope you
 19 have a great evening.
 20 CHAIRMAN AIZENSTAT: Thank you.
 21 Next we have Item E-4 -- let's take --
 22 MR. COLLER: Do you want to take a little
 23 break?
 24 MR. BEHAR: No. No.
 25 CHAIRMAN AIZENSTAT: We can get it going.

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1 MR. COLLER: Okay. I thought you were
 2 leaning --
 3 CHAIRMAN AIZENSTAT: I was, but they're
 4 filing out quickly.
 5 MR. COLLER: Okay. Item E-4, an Ordinance
 6 of the City Commission of Coral Gables, Florida
 7 providing for a text amendment to Article 2
 8 "Zoning Districts," Section 2-405 "Residential
 9 Infill Regulations Overlay District (RIR)" of
 10 the City of Coral Gables Official Zoning Code
 11 to provide a maximum building length of three
 12 hundred feet for all properties seeking
 13 approval pursuant to the Residential Infill
 14 Regulations; providing for severability,
 15 repeater, codification, and an effective date.
 16 Item E-4, public hearing.
 17 MS. GARCIA: Jennifer Garcia, City Planner.
 18 As you may remember, February of last year,
 19 actually, there was a project that brought some
 20 controversy because of the length of it. The
 21 Board actually -- I was hoping that Mr.
 22 Revuelta would be here, as it was his motion
 23 actually to advise the Commission to maybe add
 24 in some kind of limit, as far as the length of
 25 the buildings for this district.

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1 That didn't move at the time, but now there
2 is a Commissioner -- actually, a Vice Mayor,
3 who wants to sponsor this text amendment. So
4 the text amendment, like you said, is limiting
5 the buildings within this district to be only
6 300 feet in length facing a street.

7 CHAIRMAN AIZENSTAT: Why 300? Do you have
8 any type of presentation or PowerPoint?

9 MS. GARCIA: I do not, no. No, it's just
10 one sentence.

11 CHAIRMAN AIZENSTAT: How long was the one
12 we were arguing about --

13 MS. GARCIA: How long is, what?

14 MR. TORRE: It was from Salzedo to Le
15 Jeune, whatever that length is.

16 MS. GARCIA: Yes.

17 MR. TORRE: What is the length of that? Do
18 you know? Just the comparison --

19 MS. GARCIA: What length was that building?

20 MR. TORRE: Yeah, what would you say that
21 was?

22 MS. GARCIA: I think it was between five
23 and five fifty.

24 CHAIRMAN AIZENSTAT: What I'd like to do
25 is, before we get into a discussion, let's find

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1 So 300 feet -- can you do 300, then a 10-foot
2 break, and then do 200 and just call that two
3 buildings and there's 10 feet in between two
4 very close to the same looking buildings?

5 MS. GARCIA: Right.

6 MR. TORRE: Is that going to accomplish
7 anything?

8 MS. GARCIA: I think her intent here is to
9 limit the building development and have open
10 space.

11 MR. TORRE: But this doesn't do a lot of
12 that. I mean, there's no other requirements to
13 change the building design from one to the
14 other. You could just say, I'm going to do two
15 buildings, 250 and 250, and just call it a day
16 and nothing's happening.

17 MS. GARCIA: I think that was a very
18 special project that had specific --

19 MR. TORRE: No, I know, but this is trying
20 to fix it. I'm not sure this is doing much.

21 MR. BEHAR: And, actually, you could have
22 two buildings, right, abutting each other, with
23 no separation of 10 feet, and you're going to
24 accomplish the same thing. I'm not sure -- I
25 see the intent, and I think it could be good.

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1 out -- is there anybody here from the public,
2 Jill, that's signed up?

3 THE SECRETARY: No.

4 CHAIRMAN AIZENSTAT: Anybody on Zoom or on
5 the phone platform?

6 THE SECRETARY: No.

7 CHAIRMAN AIZENSTAT: At this time, I'd like
8 to go ahead and close it for public comment and
9 open it up.

10 MS. GARCIA: So, to answer your question,
11 the 300 actually came from the City of Miami.
12 They have various similar regulations. They
13 require a break. I don't think they actually
14 use the word, link the building. And then
15 looking at past developments in the District
16 that are using the RIR, the Residential Infill
17 Regulations, they're all within that 300 feet.
18 All is, there's two of them.

19 MR. COLLER: I'm sorry, you need to lien
20 into your microphone.

21 MR. TORRE: Sorry.

22 To put things in context, the building was
23 about 500 feet?

24 MS. GARCIA: I believe so.

25 MR. TORRE: I'm going by my recollection.

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1 The City of Miami has an open to the sky paseo
2 requirement, I believe, that then dictate --
3 and I believe the County also does it, and you
4 have to have a separation, but I don't know how
5 much can we impose, but --

6 MR. TORRE: I guess the condition is, if
7 the two parcels are owned by the same group of
8 individuals, then the additional requirements
9 may make a difference, but if you have two
10 different owners, and you make one carve out a
11 piece of it, and the other one may carve out a
12 piece of it, just to create this huge
13 courtyard, you're kind of --

14 MR. BEHAR: Venny, that's simply
15 circumvented. You have one entity that owns a
16 parcel and the other entity -- and the same
17 developer, and you don't have to adhere --

18 MR. TORRE: I see what you're saying.

19 MR. WITHERS: You just change your name.

20 MR. BEHAR: That's it.

21 MR. WITHERS: You guys are the expert on
22 how you -- I mean, I really -- I remember you
23 talking about Codina's building, and, you know,
24 the streetscape is so important, you know. We
25 don't care as much about 50, 60, 70 feet, as we

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1 do walking down and seeing a blank wall. Is
2 there a way to architecturally clean it up, to
3 make it step back? Maybe every hundred feet it
4 has to setback 10 feet or something like that?

5 MS. GARCIA: Well, it's already a
6 requirement, in the Med Bonus, that it has to
7 be setback -- I think, if a building facade is
8 longer than 150, at 100 intervals, there has to
9 be some kind of vertical relief.

10 MR. BEHAR: I mean, I don't really think
11 there is some provision requirements that will
12 dictate that the building has the
13 articulation -- you know, breaking of the
14 facade. I understand the intent is not to have
15 the long 500 -- you know, the whole block, I
16 think it's like 500 feet from side to side.
17 How do we break it, you know, architecturally,
18 to be able to maybe read as two building, with
19 a break in the middle, you know?

20 MR. TORRE: Can I interrupt? I hope I'm
21 not going to take too much time from everybody,
22 but think this is important, because if we're
23 going to fix this -- and it's a very important
24 area, right? This is the North Ponce area. I
25 think we need to go back to why this

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1 Residential Infill Regulation really happened,
2 what was the intent that we're trying to
3 accomplish.

4 MR. BEHAR: To bring more density to that
5 area.

6 MR. TORRE: Density. And they did it in
7 these huge swaths of big, you can go ahead and
8 just do this block to block and we're going to
9 give you all of this, the extra density, and
10 there was no reason for dividing it up, at the
11 time, just go at it, go for it block to block.

12 MS. GARCIA: I think that that came out to
13 where maybe we should have limited it --

14 MR. TORRE: Right, but there was a
15 short-sided view saying, just go at it with
16 density, and there was no, hey, cut the block
17 up or have these other incentives. So, at this
18 point, we're sort of trying to fix the problem
19 that --

20 MR. BEHAR: But, you know, Venny, there are
21 requirements, that you have to have -- every
22 250 feet, you have to have a paseo. That is in
23 the Code today. There are provisions, you
24 know, that have to -- make you break it up. It
25 may be that one project, you know -- you know,

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1 that didn't do the necessary -- you know, I did
2 have a project that I was abutting the back
3 with Miami-Dade County, okay, so there was no
4 opportunity to create a paseo. What are you
5 going to do, you know, the bridge to nowhere?

6 So I think -- I like the intent. I think
7 we need to maybe look at it, where there's more
8 specific requirements to achieve, you know, the
9 massiveness of a continuous building.

10 MS. GARCIA: So it requires the building
11 separation --

12 MR. BEHAR: I don't know if it's a
13 separation or -- I mean -- Jennifer, for me,
14 right now, you know -- and it might be my fault
15 for not reading the whole, but it needs to be
16 something that gives the developer a greater
17 opportunity.

18 MR. TORRE: Okay. Let's put logic here.
19 The one that -- let me go back. To assemble
20 something this large from Salzedo to Le Jeune,
21 two sides, 500 feet, you've got to put an
22 assemblage of 20 properties, 30 properties.
23 Between the one that got assembled or done, was
24 there one family that controls --

25 MS. GARCIA: I think it was one -- I think

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1 it was less than 20 properties.

2 MR. TORRE: It's still a substantial amount
3 of properties to assemble.

4 MS. GARCIA: Yes.

5 MR. TORRE: Was there one family that owned
6 everything? How did that one come to be,
7 because I'm asking, what is the likelihood that
8 somebody is going to assemble, reality, Salzedo
9 to Le Jeune again or anything like that?

10 MR. GRABIEL: The Coral Gables --

11 CHAIRMAN AIZENSTAT: It will happen.

12 MR. COLLIER: We need to speak into the
13 mike, because the court reporter is listening
14 on Zoom, and if you don't speak into the mike,
15 it's really hard for her to hear.

16 MR. BEHAR: Okay. Was the project that
17 we're talking about, was that in the Crafts
18 Section?

19 MS. GARCIA: No. It's in the RIR. No,
20 it's just limiting to multi-family districts.
21 Her concern is not the mixed-use districts,
22 because, I mean, you want to create that wall,
23 that living room wall, you know, and create
24 that space in the ground. It's more of a
25 letting these buildings have that density, that

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1 was part of the policy that the Commission set
2 however many -- five years ago, six years ago,
3 I think, now, but to also allow these buildings
4 to kind of fit the context better, because
5 those prior buildings, although they're only
6 two and three stories tall, they are very
7 small. You know, they're on 50-foot wide lots.
8 This would allow the new development, taking
9 advantage of the extra density fill, to fit in
10 the context more, the fine great urbanism.

11 CHAIRMAN AIZENSTAT: I think what I'm
12 hearing is that this is just not enough to
13 accomplish what is intended.

14 MR. TORRE: Or to do something that could
15 be done well considering some of these things
16 could really screw things up. I mean, if you
17 do one or two of these, from one block to the
18 other, do two, it would be a mess. Why not
19 take an architectural approach to this and
20 really get into the fix, besides just putting
21 300 feet on there?

22 MR. BEHAR: And if you want to break down
23 the scale, which is not -- then you're going to
24 have to, you know, maybe take that separation
25 all of the way through, at least in the actual

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1 building, because, you know, right now the
2 way -- the 300 feet, if you have 500 feet,
3 you're probably saying, okay, 300 feet, and
4 then I'm going to do the other building the
5 other 200. So you're not -- at the end of the
6 day, you have not really accomplished what the
7 intent -- you know, I don't have an answer
8 tonight.

9 We need to look at it, study it, you know,
10 and then maybe come up with a solution that
11 will -- maybe, you know, you have to create a
12 break of "X" amount of open to the sky. That
13 way you dictate that you have to have two --
14 instead of one building, two independent
15 buildings. That gets complicated sometimes,
16 because then your parking starts getting
17 inefficient, and so, you know, this is not that
18 simple. It's creating, you know, a 300-foot
19 maximum, because -- especially in some of the
20 lots in the Gables.

21 Remember, the majority of the lots are only
22 a hundred foot in depth. So you don't have the
23 flexibility, when you've got to put liner
24 units, in most cases, and you've got to do --
25 you're really going to start taking away the

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1 development right that that property has, in my
2 opinion.

3 MS. GARCIA: That is a concern that legal
4 had brought up, as far as what impact this has,
5 as far as the taking of property rights.
6 However, she still wants to move forward,
7 because she feels like this is a good fix for
8 the issue of having the long buildings in a
9 neighborhood context that has the short end of
10 the --

11 MR. BEHAR: Without taking any property,
12 you know, specifically, I could tell you that
13 it is -- yes, you're going to be taking
14 development rights from the property owners,
15 and I think that, you know, without doing it
16 correctly, the analysis, I think we're going to
17 set ourselves, as a city, in a little --

18 MR. TORRE: Like a Bert Harris?

19 MR. BEHAR: Yes.

20 MR. WITHERS: Well, I mean, if you have
21 like individual front doors along the way,
22 like, you know, some of the developments of
23 townhomes, I don't think that was 300 feet, but
24 that's necessarily --

25 MR. BEHAR: But that's not intended for the

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1 townhome. That's intended for RIR.

2 MR. WITHERS: That's right. That's the
3 difference, yeah.

4 MR. BEHAR: Okay. You would never have --
5 I don't think you would ever have a kind of
6 project that is 500 feet long.

7 MR. WITHERS: No.

8 MR. TORRE: A hundred feet high, what does
9 that give you, how many floors?

10 MR. BEHAR: Really, like -- because there's
11 a hundred feet to the top of the architecture,
12 parapet and all, so you only really get nine
13 stories.

14 MR. TORRE: Well, what if you were to have
15 some kind of green space off-setting that joint
16 building and allow somebody to actually pop up
17 a little, just a smaller amount, take you up,
18 does it help anything? When you give that
19 square footage to the top, just so you can
20 carve out some space on the ground, is there
21 any place to carve out or force a carve out, to
22 give more space?

23 MS. GARCIA: I mean, this was a direct
24 motion from this Board early last year, a
25 discussion of limiting the building height --

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1 I'm sorry, the building length.
 2 CHAIRMAN AIZENSTAT: That was from Luis.
 3 MS. GARCIA: Yes, Luis made that motion.
 4 MR. BEHAR: But with more -- I mean, I
 5 think the intent is there. I think that just
 6 limiting it to 300, with no guidelines, no -- I
 7 think it's where I'm having a difficult time
 8 being able to support something like this. I
 9 don't -- again, I don't have the answer
 10 tonight, and it's something that I would
 11 definitely, you know, start thinking about, and
 12 see what would be the right solution for this.
 13 CHAIRMAN AIZENSTAT: What I'm hearing is
 14 that basically there's a work -- in other
 15 words, somebody can work around this very
 16 easily, if you're doing a 300 -- doing a 300
 17 and 200 and you still accomplish the same
 18 thing.
 19 MS. GARCIA: But your Building Code, it's
 20 still going to require some kind of building
 21 separation for fire, depending on how many
 22 openings you have.
 23 MR. TORRE: The thing is, when you start
 24 assembling, the more you assemble, why not just
 25 keep assembling? If there's no reason to stop

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1 at 20,000 feet, you want to keep going and
 2 going. So, by doing that, you're promoting a
 3 larger, larger, larger project.
 4 Once you start in a block, you have to keep
 5 going, right? So how do you fix that, so it
 6 does not become a mess? And I'm not sure this
 7 300 does it, which is what you're saying, which
 8 is what we're all saying.
 9 MS. GARCIA: The thought was not to limit
 10 the square footage, because I think that would
 11 be arguably a taking, because you could have a
 12 property that's in the middle of the block,
 13 that's fronting both streets, but fronting both
 14 streets is not more than 300 feet, so that they
 15 can least park it effectively and they wouldn't
 16 have that same impact on both of those streets
 17 as they would as a long building facing one
 18 street. That was the thought behind the -- I
 19 believe, the discussion between -- it was about
 20 limiting the building length on the street.
 21 MR. BEHAR: Well, I think that we need to
 22 look at it, because it may be that you limit,
 23 let's say, above -- if you allow nine stories
 24 and a hundred feet, above, let's say, the third
 25 floor, no more than "X" amount of continuous

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1 massing -- because what I see on the issue is,
 2 if you have half of the block and you have the
 3 alley in the back -- because, typically, our
 4 depth is like 230 feet from street to street.
 5 MS. GARCIA: In this area, yes.
 6 MR. BEHAR: Right? So if you have a
 7 twenty-foot alley, you're going to have a
 8 hundred and a hundred, so --
 9 MS. GARCIA: Well, this street doesn't have
 10 an alley, remember. So that each lot has a
 11 depth of 110 feet --
 12 MR. COLLIER: I'm thinking there are --
 13 MS. GARCIA: 125 is the North Ponce Area.
 14 MR. COLLIER: Right, but -- I don't want to
 15 -- I have thought there were some cases that
 16 you do have an alley, but, then, you also
 17 have -- you're putting more restrictions,
 18 because we did a Zoning change a while back,
 19 that you had to put the liner units, right?
 20 MS. GARCIA: Yeah, that's still a
 21 requirement of the RIR.
 22 MR. BEHAR: So if I only have half of the
 23 block, I'm going to restrict the development
 24 completely, because if I've got to put a liner
 25 unit -- I can't even park the building. This

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1 is -- I think that we need to really think
 2 about this and find a solution that is going to
 3 work for properties that may not go from block
 4 to block. I think this is assuming that you
 5 have, you know, from block to block, and you
 6 have access and all. What about if you only
 7 have half the block? Then what do you do,
 8 right?
 9 CHAIRMAN AIZENSTAT: I think it needs to be
 10 tweaked, is what I'm hearing.
 11 MR. BEHAR: I am -- and this is just
 12 without giving more consideration, I'm more in
 13 favor of saying, okay, the envelope of the
 14 building, above the third floor -- and just to
 15 throw out a floor -- has to be limited, because
 16 for the first three stories, you're going to
 17 have -- most likely, you are going to have
 18 units on the ground floor, and you're going to
 19 have the movement in and out, and you're going
 20 to have the parking behind it. Above the third
 21 floor is when you're going to see the
 22 continuous facade.
 23 MR. TORRE: I think what was a shock for us
 24 was to see a project built 500 feet long, one
 25 project. I'm not sure how to take that back or

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1 to change it, but it was the project that was
2 500. How was that project built?

3 MR. BEHAR: But, you know, Venny, if that's
4 the case --

5 MR. TORRE: I think this is kind of back to
6 that, right?

7 Yeah, these chairs kind of only work one
8 way. How do they sit here for twelve hours,
9 these Commissioners? I can't sit here for two
10 hours.

11 The idea was that, I think, 500 feet was
12 just a shock of a building, and I'm not sure
13 how many buildings you've done that are 500
14 feet, either on Laguna or by Bird Road. I
15 mean, 500 feet, as a project, is a very large
16 project.

17 So I think this is trying to cut the
18 project down. I'm not sure that's successful,
19 but it's just a building. Whether you slice it
20 this way or that way, you could -- you would
21 be, you know, 500 feet.

22 MR. GRABIEL: Maybe design a building that
23 is a thousand --

24 MR. TORRE: This wouldn't be so bad then,
25 right?

1 Right. I cross --

2 MR. WITHERS: You know, there's a lot of
3 articulation and heights and you've got some
4 towers that are seven stories, some that are
5 four stories. So maybe the articulation of
6 height -- again, I'm not an architect. I just
7 visually --

8 MR. BEHAR: No, I would tell you -- and,
9 again, I'm trying to visualize -- in a
10 residential building, more than like 150 feet
11 from the elevator, it's a long way.

12 MR. WITHERS: A mile.

13 MR. BEHAR: So you're not -- I mean, 300
14 feet, to me, would be like, then you're going
15 to have two buildings within the site. I'm
16 trying to think, you know, how far can you walk
17 and be, you know -- to me, the problem, again,
18 is, as I'm visualizing it, it's above a
19 certain, you know, floor, because for the first
20 three floors, you're going to use the
21 example -- you know, you could have 500 feet,
22 but it could be articulated, where it looks
23 like, for the most part, you're required to
24 have residential uses on the ground floor.

25 So you could have movement within that

1 MR. GRABIEL: You can design a building
2 that's a thousand feet long and still make it
3 work. I mean --

4 MR. TORRE: Correct.

5 MR. GRABIEL: -- a good example is Bath,
6 the England, the rows of townhouses which are
7 thousands of feet in length and it's
8 incredible, and it's all broken up. I mean,
9 you see each unit.

10 I don't have a solution, but I don't have a
11 problem with it 500 feet, as long as within
12 those 500 feet, there is a break on the facade
13 that makes it interesting or, for the City, it
14 creates a great facade, but I don't have a
15 solution.

16 MR. TORRE: Is it not an architectural
17 solution that should be prescribed than more
18 than just a --

19 CHAIRMAN AIZENSTAT: Instead of Code --

20 MR. TORRE: Yeah, a more architectural type
21 of solution.

22 MR. WITHERS: Was it in Giralda, the 200
23 Block of Giralda, on the north side -- you know
24 what I'm talking about?

25 MR. BEHAR's:

1 facade, so it's not a continuous, you know, 500
2 foot facade. As you get up, is when you have
3 the issue, I think.

4 MS. GARCIA: But what the sponsor is
5 wanting is to have more moments of landscape,
6 and you can only get that when you're limiting
7 the building frontage on any street, because
8 you're going to allow more -- what looks like
9 side setbacks, more landscape visible from the
10 sidewalk.

11 MR. BEHAR: I propose that we table this
12 until we could find maybe a more specific
13 requirement, without -- carefully not taking
14 away development rights from property owners.

15 MR. COLLER: What is the time sensitivity?
16 Are they expecting the Board to make a decision
17 tonight?

18 MS. GARCIA: I'm not sure, actually. I
19 don't think this is relative to any project,
20 per se. I don't think this is being rushed.

21 MR. COLLER: Well, I mean, the Board has
22 three options, approve, deny, defer. But the
23 thing is, if you're going to defer it, what
24 input are you -- do you want to ask that the
25 City Architect appear and see if he might have

1 a solution? Maybe that would be an option, to
2 request the City Architect to appear before the
3 Board, to get his take on the issue?

4 MR. TORRE: There are enough things in the
5 Code to provide for such things, in terms of up
6 and back --

7 CHAIRMAN AIZENSTAT: Break, screens, so
8 forth.

9 MR. TORRE: -- that I think the Code
10 already does in many other ways. Why couldn't
11 the Code try to do something for this
12 particular problem, the same way it does for
13 others? I think there are ways to accomplish
14 what I think everybody here is trying to do.

15 MS. GARCIA: I think those ways were
16 incorporated in a project that brought this to
17 your attention last year.

18 MR. TORRE: To add to that, whether it's
19 green space must be every 200 feet, and that
20 green space must be setback 20 feet -- so it
21 could be --

22 CHAIRMAN AIZENSTAT: That's how you can
23 accomplish it.

24 MR. TORRE: Right. I mean, there should be
25 certain things, that simply enough can be

1 you taking away from each one of those owners
2 their rights or is their rights only considered
3 what their lot is, but not massed together?

4 MR. COLLIER: It's unclear, because I think
5 that when you look at -- the question is, what
6 was the expectation of a property owner. I
7 mean, it would be somewhat speculative. Well,
8 I'm one of thirty property owners, and I might
9 have thought that at sometime I could have
10 gotten into an agreement with my other 29
11 property owners to assemble a property. It may
12 be -- there might be a property owner out there
13 that does have the sufficient property, that
14 they could take advantage of it. That's a
15 possibility, and there might be an issue.
16 That's a possibility.

17 MR. BEHAR: And that's what I'm concerned,
18 that that owner -- and it may be, you know,
19 one, two or ten, that does have a large parcel,
20 that we're going to be affecting.

21 MR. COLLIER: And the Board could take the
22 position, well, we think that this can be
23 addressed architecturally and we don't need
24 this particular regulation, and that could be
25 your recommendation for the Commission.

1 carved out or -- I'm not trying to break up the
2 property, but I think we do that in the Code
3 many, many different ways and this is just
4 another example.

5 MR. BEHAR: And I think the Board of
6 Architects has a lot of leverage to achieve
7 that. I really -- you know, for us to further
8 impose on something --

9 MR. TORRE: Here's the answer. I don't
10 think this accomplishes everything that it's
11 trying to accomplish, and I think that by
12 approving this, we just haven't solved
13 everything, and I think -- we can approve it,
14 but I don't think it does the trick. That's
15 agreed -- does everybody agree with me?

16 CHAIRMAN AIZENSTAT: Craig, let me ask you
17 a question, if I may. There's a lot of
18 discussion that's been done about property
19 rights and taking away property rights. This
20 mainly deals with massing of properties. An
21 owner that owns "X" amount of square feet, but
22 not the entire project, are you taking away
23 property owner's rights -- if you have 10,000
24 square feet, and there's 20 owners, let's say,
25 that are going to be amassing to do this, are

1 Alternatively, well, we think we need to take a
2 further look at this, and if you want to defer
3 it, and have further consideration on it, or
4 you could just approve it, but say, there needs
5 to be more, because this is not, in and of
6 itself, going to fix the problem that you're
7 trying to address. There might be another way
8 to go.

9 CHAIRMAN AIZENSTAT: Robert? Venny? What
10 do you guys --

11 MR. TORRE: I think there's inherent
12 problems to this that we're not seeing, and I
13 think, by approving this, we would leave some
14 problems on the table. I'm just of that --

15 MR. BEHAR: I would tell you, I'm not in
16 favor of approving this the way it is right
17 now.

18 MR. TORRE: Not that the intent is wrong,
19 it's just that I think there are inherent
20 issues that we can't see, because the lots are
21 -- you've got to be 20,000 feet, and if you
22 assemble two properties, and the one doesn't
23 work, and the other one doesn't work, you
24 have --

25 CHAIRMAN AIZENSTAT: There's three

1 recommendations we can give. One is to approve
2 it as is, one is to go ahead and say come back,
3 or let it be done architecturally.

4 MR. TORRE: I think it doesn't hurt to have
5 a conversation with the City Architect
6 regarding this matter, just to get started.

7 MR. BEHAR: I'm just thinking, you said, if
8 you get two properties -- two 20,000 square
9 foot properties, typically it's going to be 200
10 feet by a hundred. But once I do that, it's
11 400 feet. So I am already --

12 MR. TORRE: -- forced to do two 200s.

13 MR. BEHAR: Yeah. You know, so I think the
14 intent is there. I just don't know that the
15 execution we're looking for is there.

16 CHAIRMAN AIZENSTAT: The mechanics.
17 Do we have a motion?

18 MR. BEHAR: I'm going to make a motion to
19 defer. I would like to get input from the City
20 Architect and maybe we need to look at a way
21 to -- from the City Architect and maybe even
22 the Board of Architects, one of the
23 representatives of the Board, to see how we
24 could make this effective and without taking
25 away development rights from that property

1 (Board Members voted aye.)

2 CHAIRMAN AIZENSTAT: And thank you for the
3 towels or blankets.

4 MR. BEHAR: Thank you.

5 CHAIRMAN AIZENSTAT: Thank you.

6 (Thereupon, the meeting was concluded at
7 8:00 p.m.)
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1 owner.

2 I'll make a motion to defer, to try to get
3 input from the City Architect and maybe a
4 member of the Board of Architects.

5 MR. TORRE: I'll second it.

6 CHAIRMAN AIZENSTAT: We have a second.

7 Any discussion? No?

8 Call the roll, please.

9 THE SECRETARY: Julio Grabiél?

10 MR. GRABIEL: Yes.

11 THE SECRETARY: Venny Torre?

12 MR. TORRE: Yes.

13 THE SECRETARY: Chip Withers?

14 MR. WITHERS: Yes.

15 THE SECRETARY: Robert Behar?

16 MR. BEHAR: Yes.

17 THE SECRETARY: Eibi Aizenstat?

18 CHAIRMAN AIZENSTAT: Yes.

19 Do we have any discussion items?

20 MR. BEHAR: None. I'll make a motion to
21 adjourn.

22 MR. GRABIEL: Second.

23 CHAIRMAN AIZENSTAT: We have a motion to
24 adjourn and a second. Everybody in favor, say
25 aye.

C E R T I F I C A T E

3 STATE OF FLORIDA:

4 SS.

5 COUNTY OF MIAMI-DADE:

6
7
8
9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
10 Public for the State of Florida at Large, do hereby
11 certify that I was authorized to and did
12 stenographically report the foregoing proceedings and
13 that the transcript is a true and complete record of my
14 stenographic notes.

15
16 DATED this 15th day of June, 2023.



-----NIEVES SANCHEZ-----