

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAIRMAN AIZENSTAT: Thank you very much. Thank you.

MR. NAVARRO: Give this man a break.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25 Above this floor, we have two levels of

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

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

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

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

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

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

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

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

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

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

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

21 If you'd go to the next slide.

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

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

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

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

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

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

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

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

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

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

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

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

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1 questions.

2 CHAIRMAN AIZENSTAT: Thank you.

3 MR. NAVARRO: Thank you.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7 Thank you.

8 CHAIRMAN AIZENSTAT: Thank you.

9 Jennifer, just a question I had for you.

10 MS. GARCIA: Yes.

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

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

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

18 MS. GARCIA: Uh-huh.

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

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

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

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

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

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

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

18 CHAIRMAN AIZENSTAT: Yes.

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

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

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

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

17 CHAIRMAN AIZENSTAT: Thank you.

18 Nestor.

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

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

23 MR. MENENDEZ: Okay.

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

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1 Chambers?

2 THE SECRETARY: Four.

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

5 THE SECRETARY: Evelyn Diaz.

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

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

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

20 CHAIRMAN AIZENSTAT: Thank you.

21 THE SECRETARY: Odalis.

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

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

6 Thank you.

7 CHAIRMAN AIZENSTAT: Thank you.

8 MR. MENENDEZ: Thank you.

9 THE SECRETARY: Mario Paula.

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

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

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

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

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

3 CHAIRMAN AIZENSTAT: Thank you.

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

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

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1 you're making a big building, making -- like
 2 they're making over here in Coral Gables, when
 3 it used to be a parking space, the Mercedes.

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

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

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

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

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

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

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

17 CHAIRMAN AIZENSTAT: Thank you.

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

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

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1 conditions.

2 CHAIRMAN AIZENSTAT: Okay. Thank you.

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

7 CHAIRMAN AIZENSTAT: Please. Thank you.

8 MS. LOPEZ: Good evening.

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

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

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

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

25 The amazing part of all of this is that

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

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

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1 right across the street at 25 feet.

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

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

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

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

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

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

25 Thank you very much for your time, and I

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1 wish you the best.

2 CHAIRMAN AIZENSTAT: Thank you.

3 Would you like to go ahead --

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

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

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

8 CHAIRMAN AIZENSTAT: Thank you.

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

11 Nestor, would you start us off?

12 MR. MENENDEZ: Sure.

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

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

25 MS. DE ZAYAS: Melissa de Zayas, Public

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1 Works Assistant Director for Transportation.

2 So all of the speed --

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

5 MS. DE ZAYAS: Sorry.

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

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

16 MS. DE ZAYAS: Yes.

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

20 MS. DE ZAYAS: Yes.

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

23 MS. DE ZAYAS: Yes. Yes.

24 MR. MENENDEZ: Okay.

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

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

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

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

7 CHAIRMAN AIZENSTAT: Thank you.

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

15 CHAIRMAN AIZENSTAT: Thank you.

16 Felix.

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

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

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

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

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

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

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

14 MR. PARDO: Yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAIRMAN AIZENSTAT: Yes, sir.

Alex.

MR. BUCELO: I'll be brief.

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

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

Is there any like record evidence of them

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

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

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

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

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

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1 next door, if they are having parking issues.

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

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

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

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

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

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

25 MR. NAVARRO: Yeah, they are --

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

3 Mr. Navarro.

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

16 MR. MENENDEZ: Thank you.

17 CHAIRMAN AIZENSTAT: Alice.

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

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1 it's the landscaping or the townhouses.

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

8 CHAIRMAN AIZENSTAT: Thanks.

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

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

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

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

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

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

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

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

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1 say, aye.
 2 (All Board Members voted aye.)
 3 CHAIRMAN AIZENSTAT: Thank you very much
 4 for coming and being here.
 5 (Thereupon, the meeting was adjourned at
 6 8:50 p.m.)
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C E R T I F I C A T E

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 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
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 8

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

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

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20 -----NIEVES SANCHEZ-----
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