

**City of Coral Gables**  
**Virtual Commission Meeting**  
**May 12, 2020**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**

**Vice Mayor Vince Lago**

**Commissioner Jorge Fors**

**Commissioner Pat Keon**

**Commissioner Michael Mena**

**City Staff**

**City Manager, Peter Iglesias**

**City Attorney, Miriam Ramos**

**City Clerk, Billy Urquia**

**Public Speaker(s)**

**Natividad Soto, Architect**

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**Agenda Item H-4**

Presentation regarding 427 Biltmore Way Building

Mayor Valdes-Fauli: Thank you. Thank you very much. Anything else folks? Alright, Mr. City Manager H-4, 427 Biltmore Way.

City Manager Iglesias: Mayor this is a presentation by Natividad Soto, a design architect will provide presentation on the 427 building. Our basically one-stop-shop for Development Services and something that we probably are just about ready to complete the plans. And again, it goes with our projects that we have the Parking Garage number 7, we've got the Fink Studio, and we've got the 427 Building that can really fall under the infrastructure, if there's any shovel-ready projects are that are going to be funded by the federal government. So with that...will provide just a brief presentation on everything we've done on this building.

Mayor Valdes-Fauli: Thank you.

Ms. Soto: I think someone unmute me please.

Vice Mayor Lago: We can hear you.

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Ms. Soto: Can you hear me now?

Vice Mayor Lago: Yes.

Ms. Soto: Excellent. I welcome being here today. Thank you very much. The city wishes to provide a pleasant one stop facility that will serve the public for their Building Development needs. It has to be a welcoming, attracting, functional, and modest environment. My firm is thankful for the opportunity to apply the fundamentals and efficient design solutions that will serve to achieve these goals for the citizens of Coral Gables. We begin creating this welcoming environment before you enter the building is the presentation, the plan -- stop on the screen rather than my face. Alright, we begin creating that environment even before you enter the building. That unattractive paved area to the west of the 427 Biltmore Way. We're capturing to create a beautiful and landscape paseo that not only provides a pleasant interior-exterior space that can be enjoyed by everyone in the public but, it also facilitates a very organic way of providing ADA access to the building for both entrances. The front the Biltmore Way entrance will continue to serve as the main entrance for the public. The porch floor level will be raised up to the level of the existing floor slab. New stairs will be designed to meet that level. The front doors are being replaced with glass and...[Inaudible]...surrounding fascia that porch wall. When you enter the lobby the that connects you to the main functional elements housed in the building. So directly in front of you will be an open stair that will allow direct access to the Zoning, Planning and Administrative staff on the second floor; and then adjacent to that stair will be an informational kiosk that people can...self-service kiosk that people can approach and get their number or get information on various things on business that they need to take care of in the building. And then to your right will be the Development staff counter. They'll be sitting on an open desk, ready to serve the public; and then to the left is the multi-purpose meeting room that will have modern media capabilities. The wall between the lobby and the meeting room will have glazed panels that will allow visitors in the lobby to view the proceedings taking place in the room. The staff work areas are arranged in the building perimeter. There is that you know...[Inaudible]...there's the public eye. This is the more of the private side, the work side. One of the basic design strategies that we implemented throughout the renovation is the placement of occupied areas of the building perimeter to maximize the natural lighting and views into the areas where people are working and getting...with the building. An addition to the west side creates an attractive entrance/exit.... with a seating wall and tables and chairs. And then a modern elevator for proper, again ADA access to that second level. On the second floor, if you can go to the second floor slide please. On the second floor, a very similar concept, open concept as on the ground floor are the administrative offices, as well as Zoning, Planning and Code Enforcement are located here. Open spaces are shared between the Department's accessible to the public and as you can see the second floor also takes advantage of the windows around the building and any walls that are in between those windows, on the areas have glaze panel to allow the light and views to the exterior. If you can go to the elevations, please. Building improvements include replacing all the windows and doors with energy efficient impact system. Detailing is simplified and consistent with the existing building. Exterior walls will be repainted. The roof is very recent so that will remain. So again, we are basically refreshing the

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building as much as possible within the budget adding landscaping and opening up those windows as much as possible to create a nice environment for the interior. And that's what I've got to offer today and I'm here for any questions you may have.

Mayor Valdes-Fauli: Thank you. Very impressive. Is there a way to save our historic elevator and put in the middle of somewhere, maybe a ranch-style elevator?

Ms. Soto: You know, artwork is hard work so you can do that anywhere.

Mayor Valdes-Fauli: Any comments?

Vice Mayor Lago: I just have one. I just have one comment. First off, thank you. I think it's a sin to be what very well received by all the employees and allow the residents and business community that I've been looking for this type of refresh on the project. Just one quick question. Did you consider potentially limiting our footprint by implementing, you know solar panels. I think there's an opportunity with the roof directions that we could potentially implement solar panels and reduce our electricity.

Ms. Soto: In this first phase of the design work, we have not included anything related to solar panels. But this time there are challenges in as far as the building is concerned, structural challenges with the old structure. This was the time period when there was not a lot of redundancy in structures so that any solar panel system will need its own budget and analysis, of course.

Vice Mayor Lago: Okay. Thank you.

Mayor Valdes-Fauli: Any other comments? Well, thank you very much, a very good presentation. Thank you very much and a very beautiful plan. Thank you.

Ms. Soto: Thank you very much.

Vice Mayor Lago: Thank you.