

## Minutes for ALTA 250 Merrick Project Neighborhood Meeting

On October 28, 2019, the neighborhood meeting commenced at approximately 6:10 pm in the offices of Behar Font & Partner, P.A. located at 4533 Ponce de Leon Boulevard. The following individuals were in attendance on behalf of the project team:

- Juan Carlos Freyre, Alta Developers, LLC
- Henry Pino, Alta Developers, LLC
- Mario Garcia-Serra, Project Zoning Counsel
- Robert Behar, Project Architect

Approximately 10 neighboring property owners were in attendance. Mr. Garcia-Serra commenced the meeting with a brief overview of the surrounding area, the project site located at 250 Bird Road, and a description of the proposed project including the required approvals. Mr. Behar then made a detailed presentation of the architectural plans for the project and explained the mix of retail, office, and residential uses. He also described the proposed cross block public access easement, which includes a covered walkway and will ultimately be combined with a similar easement proposed for the neighboring property to the south.

Ms. Gemma Pinon, who resides at 339 Alesio Avenue, asked how traffic was going to be addressed and in response Mr. Behar explained that all the access, loading and drop off functions were internalized within the building, resulting in removal of service traffic from the public right of way. He also detailed the amount of parking provided in excess of that which is required. One neighbor pointed out that the mix of uses would be helpful in reducing traffic as it encourages people to live as well as work in Coral Gables. Additionally, Mr. Garcia-Serra explained that the City has revised its Code requirements regarding traffic analysis, so that it now requires a traffic study to be conducted by the City and that the recommendations of that study will be complied with by the project.

In response to a question from a neighbor regarding whether the residential component would be rental or condominium, Mr. Pino advised that the residential component is being constructed with the intention of renting, but that if the market changes, the project can be converted to condominium form of ownership. He also explained that Baptist Health of South Florida currently owns the property, but that ALTA intends to close on the purchase of the property in the near future. A neighboring property owner in attendance asked about the height of the proposed project, to which Mr. Behar explained that it would be 120 feet and 11 stories. To put the height in context, several neighbors compared it to other buildings throughout Coral Gables including the Gables Station Project, Plaza Coral Gables and the Biltmore.

The project was generally well-received with several favorable comments about the overall architecture and incorporation of the existing office building. Mr. Garcia-Serra advised that the City would be sending out notices for the subsequent public hearings. The formal presentation concluded at approximately 6:50 pm. A few members of the public stayed to have discussions with individual project team members and to ask further questions regarding the presentation and proposed project.

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