

**VIA ELECTRONIC MAIL**

June 9, 2016

Mr. Walter Foeman  
City Clerk  
City of Coral Gables  
405 Biltmore Way, First Floor  
Coral Gables, Florida 33134  
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[cityclerk@coralgables.com](mailto:cityclerk@coralgables.com)

**Re: Gables Station (215 and 251 South Dixie Highway)  
Notice of Filing Transcript of May 11, 2016 City of Coral Gables  
Planning & Zoning Board Meeting**

Dear Mr. Foeman,

This correspondence is transmitted on behalf of NP International USA, LLC (“NPI”) the applicant and developer of the mixed-use development commonly referred to as Gables Station located at 215 and 251 South Dixie Highway (the “Project”). The purpose of this correspondence is to place into the record the transcript of the May 11, 2016 City of Coral Gables Planning and Zoning Board Meeting (the “Transcript”) in advance of the June 14, 2016 City Commission hearing at which approvals for the Project are scheduled to be heard. Please incorporate into the record the entirety of the Transcript attached hereto as **Exhibit A**.

As always, please do not hesitate to contact me if you have any questions concerning this correspondence.

Best Regards,



Jeffrey S. Bass  
For the Firm

cc: Mr. Craig E. Leen, Esq., [cleen@coralgables.com](mailto:cleen@coralgables.com)  
Mr. Ramon Trias, [rtrias@coralgables.com](mailto:rtrias@coralgables.com)

1 CITY OF CORAL GABLES  
 2 LOCAL PLANNING AGENCY (LPA)/  
 3 PLANNING AND ZONING BOARD MEETING  
 4 VERBATIM TRANSCRIPT  
 5 CORAL GABLES CITY HALL  
 6 405 BILTMORE WAY, COMMISSION CHAMBERS  
 7 CORAL GABLES, FLORIDA  
 8 WEDNESDAY, MAY 11, 2016, COMMENCING AT 6:03 P.M.  
 9  
 10 Board Members Present:  
 11 Jeffrey Flanagan, Chairman  
 12 Maria Alberro Menendez  
 13 Marshall Bellin  
 14 Frank Rodriguez  
 15 Robert Behar  
 16 Alberto Perez  
 17  
 18 City Staff and Consultant:  
 19 Ramon Trias, Planning Director  
 20 Craig E. Leen, City Attorney  
 21 Scot Bolyard, Principal Planner  
 22 Jill Menendez, Administrative Assistant  
 23 Leonard Roberts, Economic Development Assistant Director  
 24 Keving Kinney, Parking Director  
 25 Yamilet Senespleda, Public Works City Engineer  
 Also Participating:  
 Mario Garcia-Serra, Esq., on behalf of Items 5-7  
 Paul Savage, Esq., on behalf of Valencia Grande  
 Hamed Rodriguez, Project Architect, on behalf of Items 5-7  
 Sarat Dayal, on behalf of Item Number 8  
 Marisa Plucino, on behalf of Item Number 8

1 THEREUPON:  
 2 (The following proceedings were held.)  
 3 CHAIRMAN FLANAGAN: Everybody's here.  
 4 Jill, if you could call the roll, please.  
 5 THE SECRETARY: Robert Behar?  
 6 MR. BEHAR: Here.  
 7 THE SECRETARY: Marshall Bellin?  
 8 MR. BELLIN: Here.  
 9 THE SECRETARY: Julio Grabiell?  
 10 MR. GRABIEL: Here.  
 11 THE SECRETARY: Maria Menendez?  
 12 MS. MENENDEZ: Here.  
 13 THE SECRETARY: Alberto Perez?  
 14 MR. PEREZ: Here.  
 15 THE SECRETARY: Frank Rodriguez?  
 16 MR. RODRIGUEZ: Here.  
 17 THE SECRETARY: Jeff Flanagan?  
 18 CHAIRMAN FLANAGAN: Here.  
 19 Okay. The second item on the agenda is the  
 20 approval of the Minutes.  
 21 MR. BEHAR: Make a motion for approval.  
 22 CHAIRMAN FLANAGAN: Motion and a second.  
 23 MR. RODRIGUEZ: Second.  
 24 CHAIRMAN FLANAGAN: Motion is second. Anybody  
 25 have comments or changes to the Minutes from the last

1 Public Speakers:  
 2 Magda Granda  
 3 Ana Hernandez-Bravo  
 4 Rita Gross  
 5 J. Rip Holmes  
 6 Kenneth Garcia  
 7 Jose Gelabert-Navia  
 8 Rolando Iglesias  
 9 Sonia Blair  
 10 Juan Castro Lopez  
 11 Robert Parseley  
 12 Rhonda Anderson  
 13 Jackson Rip Holmes  
 14  
 15  
 16  
 17  
 18  
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 20  
 21  
 22  
 23  
 24  
 25

1 meeting?  
 2 All right. Hearing none, Jill, if you could call  
 3 the roll, please?  
 4 THE SECRETARY: Marshall Bellin?  
 5 For the Minutes.  
 6 MR. BELLIN: The Minutes?  
 7 THE SECRETARY: The Minutes.  
 8 CHAIRMAN FLANAGAN: Marshall, we're on the  
 9 Minutes.  
 10 MR. BELLIN: Okay.  
 11 THE SECRETARY: Julio Grabiell?  
 12 MR. GRABIEL: Yes.  
 13 THE SECRETARY: Maria Menendez?  
 14 MS. MENENDEZ: Yes.  
 15 THE SECRETARY: Alberto Perez?  
 16 MR. PEREZ: Yes.  
 17 THE SECRETARY: Frank Rodriguez?  
 18 MR. RODRIGUEZ: Yes.  
 19 THE SECRETARY: Robert Behar?  
 20 MR. BEHAR: Yes.  
 21 THE SECRETARY: Jeff Flanagan?  
 22 CHAIRMAN FLANAGAN: Yes.  
 23 The next item is, any changes to the agenda. I  
 24 don't know of any.  
 25 Okay. I don't have my sheet in front of me.

1 Charles, if you want to read all that in, that's  
 2 fine.  
 3 Oh, sorry, Mr. Trias?  
 4 MR. TRIAS: If we have a lot of speakers that want  
 5 to speak on the North Ponce, we may want to move that  
 6 ahead on the agenda, which right now is the last item.  
 7 CHAIRMAN FLANAGAN: Okay.  
 8 MR. TRIAS: But I think that we may have citizens  
 9 that are here for that.  
 10 CHAIRMAN FLANAGAN: Okay. Let's-- maybe by a  
 11 raise of hands, how many citizens are here on the North  
 12 Ponce discussion?  
 13 Raise of hands.  
 14 Okay. And how many citizens are here on the Villa  
 15 Valencia Project?  
 16 Okay. Does anybody have any objection to then  
 17 moving the Ponce discussion to the top of the agenda?  
 18 MS. MENENDEZ: My only concern is that we've  
 19 deferred the first three items a couple of times. We  
 20 would take them second. I mean, unless-- what are we  
 21 going to do with the study? Are we just blessing it  
 22 or--  
 23 MR. TRIAS: Yes.  
 24 Mr. Chairman, I think that the Villa Valencia  
 25 should be relatively brief as a discussion. My

1 recommendation would be to take the North Ponce  
 2 immediately afterward for the benefit of the citizens  
 3 who are here.  
 4 CHAIRMAN FLANAGAN: Okay. So you're suggesting we  
 5 do Villa Valencia first, then the Ponce?  
 6 MS. MENENDEZ: Okay. We have no problem with  
 7 that.  
 8 CHAIRMAN FLANAGAN: All right. We'll do that.  
 9 Anybody on the Board have an issue with that?  
 10 MR. GRABIEL: No.  
 11 CHAIRMAN FLANAGAN: All right. So we'll do that.  
 12 MR. GARCIA-SERRA: Which one are we going on  
 13 first?  
 14 MR. MENENDEZ: We're going to go with--  
 15 CHAIRMAN FLANAGAN: Villa Valencia and Ponce  
 16 second.  
 17 MR. BEHAR: No. Villa Valencia--  
 18 CHAIRMAN FLANAGAN: Mr. Trias just thought that we  
 19 should do Villa Valencia, and then Ponce second, is what  
 20 I heard.  
 21 MS. MENENDEZ: Right. But the Applicant has no  
 22 problem with us taking Ponce first, if that's okay with  
 23 you all. I don't have a problem.  
 24 MR. TRIAS: It's up to you, Mr. Chairman.  
 25 MS. MENENDEZ: If they don't have a problem, we

1 don't have a problem.  
 2 CHAIRMAN FLANAGAN: That's where I was going to  
 3 start with.  
 4 Okay. So resetting the agenda, it sounds like we  
 5 will do the North Ponce discussion first, and then we'll  
 6 go back to the regular order of the agenda, with the  
 7 Villa Valencia next, and the balance of the items to  
 8 follow.  
 9 MR. RODRIGUEZ: Can I bring up an issue before the  
 10 Board, before we start?  
 11 CHAIRMAN FLANAGAN: Sure.  
 12 MR. RODRIGUEZ: Very briefly. We-- there's a  
 13 special meeting that was set for May 17th, apparently,  
 14 at the request of the Developer, based on timeframes  
 15 that are involved. I am going to be out of town for ten  
 16 days-- you know, I take my commitment to the Board and  
 17 the City seriously, and I'd like to be here for that  
 18 discussion, so I'd like to move that the meeting be  
 19 rescheduled.  
 20 I understand that what they're shooting for is  
 21 some time in May, so they can make the June Commission  
 22 meeting, which I respect, but-- like I'm back on the  
 23 22nd. We have from the 22nd to the-- I don't know if  
 24 there's 30 days in May or 31 days, but those days. So I  
 25 make a motion to be rescheduled for a point in time in

1 May, after the 22nd.  
 2 MR. WU: Mr. Chairman, if I may? We have  
 3 committed with the Applicant to that timeframe, and we  
 4 do have a quorum.  
 5 CHAIRMAN FLANAGAN: Okay. Let me ask the City  
 6 Attorney. I live within the notice area, and I received  
 7 a Notice that said the hearing was going forward on the  
 8 17th.  
 9 Is there an issue with the fact that it's been  
 10 noticed? Has it been advertised? What happens-- let's  
 11 assume the Board--  
 12 MR. COLLIER: It would have to be renoticed and  
 13 readvertised if you're going to do a different date. So  
 14 they'll have to send out a Notice and an advertisement,  
 15 saying, basically, cancelled for the 17th, rescheduled  
 16 for whatever date there is.  
 17 So, I mean, there's certainly an expense  
 18 associated with it, but that's-- you know, it will need  
 19 to be done.  
 20 CHAIRMAN FLANAGAN: But if there's-- if a hearing  
 21 has been noticed--  
 22 MR. COLLIER: Uh-huh.  
 23 CHAIRMAN FLANAGAN: --Do we have to be here to  
 24 open the hearing, and then end up resetting it?  
 25 Either--

1 MR. COLLIER: Well, you could do it that way. I  
2 mean, you could leave the hearing as scheduled, and open  
3 the hearing, but there's a possibility that the hearing  
4 might be held, depending on the Members of the Board  
5 that are here.

6 MR. RODRIGUEZ: Right. I wouldn't ask that  
7 everybody convene and then reschedule. I wouldn't ask  
8 that. So, I mean, if that's the only way we can do it,  
9 I withdraw the motion. But if it's-- and I don't really  
10 know what I'm asking, because I don't really know what  
11 the expense is, you know. But, again, I take my  
12 commitment to the City and the citizenry seriously, and  
13 I'd like to be here for that discussion.

14 MR. COLLIER: Well, I think you'd have to-- if you  
15 weren't going to do basically a people come, open it up,  
16 and then announce or schedule it to another date  
17 certain, which wouldn't require readvertisement, if  
18 you're going to say it tonight that we're not going to  
19 hold it on the 17th, and we're going to change the date,  
20 then I would-- I think you need to readvertise,  
21 renote, and probably would post something on the door,  
22 so that anybody that missed it will see that the 17th  
23 has been rescheduled to another date.

24 I don't know what the costs are associated with  
25 the advertising, but I'm sure Staff could assist you in

1 advising you in what costs are involved.

2 CHAIRMAN FLANAGAN: Robert.

3 MR. BELLIN: I'd like to make a motion.

4 CHAIRMAN FLANAGAN: Wait, Marshall, one second.

5 MR. BEHAR: Let me bring up something, because I  
6 will put it later on, on the record, that I originally  
7 said I was going to be here, but because I met with that  
8 Applicant on several occasions, I will choose to stay  
9 out of it and recuse myself. So I don't know how many  
10 Board Members will be here that evening, but I  
11 originally said I would be here, I am not, so we may  
12 want to notify the Applicant that you may not have, you  
13 know-- if Frank is not here, I'm not here, I don't know  
14 who else is not going to be here, there may not be a  
15 quorum that day.

16 CHAIRMAN FLANAGAN: Right. So let's ask--  
17 Marshall, you were going to say?

18 MR. BELLIN: I was going to make a motion to leave  
19 the date as is.

20 CHAIRMAN FLANAGAN: Okay. Well, we have one  
21 motion on the table. We need a second, or, if we don't  
22 get a second, it dies, and we can entertain an  
23 alternative motion.

24 MR. RODRIGUEZ: We don't need a motion to keep it  
25 as it is. I mean, if I don't get a second, you know,

1 that's it.

2 CHAIRMAN FLANAGAN: Right.

3 MS. MENENDEZ: Let me ask you, would we have a  
4 quorum if-- because Robert's news is new, so would we  
5 have a quorum on the 17th?

6 MR. TRIAS: I think we could ask the Board.  
7 You're all here. We have five people confirmed. Now we  
8 have four.

9 MR. GRABIEL: I'll be here.

10 MR. TRIAS: You'll be here.

11 MS. MENENDEZ: I'll be here.

12 CHAIRMAN FLANAGAN: Two.

13 I'll be here, three.

14 MR. BELLIN: I'll be here.

15 CHAIRMAN FLANAGAN: Okay. Four, five.

16 MR. TRIAS: So it appears that we will have a  
17 quorum.

18 MS. MENENDEZ: Then let me ask you, this time  
19 constraint which deals with the Developer, when is the  
20 drop dead date for them?

21 MR. TRIAS: The way I understand it is that they  
22 were trying to see if they could get into the last  
23 Commission meeting. It actually has to do with the  
24 Commission meeting. They have to review and approve or  
25 not the rezonings, and because during this summer the

1 Commission doesn't meet every two weeks, there are  
2 months where there's only one meeting, there was some  
3 issue that related to that.

4 MS. MENENDEZ: Right.

5 MR. TRIAS: The way I understand it, they need to  
6 have it scheduled by May 24th at the Commission meeting.  
7 May 24 is the date, right? I think.

8 MS. MENENDEZ: Right. But given that information,  
9 when is your drop dead date that you would have to have  
10 the information for the Commission meeting so that we  
11 can see if there's a possibility of another date?

12 MR. TRIAS: Well, really, it's next week, so  
13 Friday.

14 MS. MENENDEZ: So next week is cutting it already  
15 short?

16 MR. TRIAS: Yes. But we also have to advertise  
17 the meeting, so I don't think we can advertise for next  
18 week.

19 MS. MENENDEZ: If we change it, you're saying?

20 MR. TRIAS: Yes, if we change it.

21 MS. MENENDEZ: I see.

22 MR. TRIAS: We could also open the meeting, and  
23 then continue the meeting at another date, I suppose.

24 MR. RODRIGUEZ: That's not part of my motion. I  
25 wouldn't ask people to come down here to do that.

1 CHAIRMAN FLANAGAN: Okay. So we have a motion on  
2 the floor. We're waiting for a second.

3 Okay. No second. So the motion dies for lack of  
4 a second.

5 MR. WU: Mr. Chair, if I can clarify Mr. Behar's  
6 situation. If the attorney can counsel us whether Mr.  
7 Behar can hear the case, because I don't know if there's  
8 a conflict of interest, per se. He had met with--

9 MR. BEHAR: I had met with that Developer-- the  
10 Applicant on several occasions to be the architect of  
11 the project. They did not go with our company-- our  
12 firm, but I think, I will-- since I met with them on  
13 multiple occasions, I would rather stay out.

14 MR. WU: But the question is whether you can make  
15 a decision based on the record that will be presented at  
16 the meeting?

17 MR. COLLIER: Well, I would say, since the Member  
18 has indicated discomfort because he was so involved with  
19 the project-- it's not like just a passing conversation,  
20 but his fair involvement in employment, I can appreciate  
21 why he may feel it would be best to recuse himself, so I  
22 certainly would accept that on its face value.

23 I mean, generally speaking, if you disclose all of  
24 your ex parte contact, but in this unusual case where  
25 they were looking to them for employment, and they

1 didn't receive the employment, I could see where there  
2 would be the appearance of a concern, and I think it  
3 would be justifiable to recuse yourself in this  
4 circumstance. I'm not saying you absolutely have to.  
5 I'm saying, I think it certainly would be prudent to do  
6 so if you felt uncomfortable about deciding it.

7 MR. WU: And this doesn't qualify for filing a  
8 Conflict of Interest Form, because we do have to have a  
9 Conflict of Interest Form?

10 MR. COLLIER: Well, we may need to do that. We  
11 may need to have that, and I want to consult with the  
12 City Attorney on whether you need to file that conflict,  
13 but since you just may not be here that night, but I'll  
14 check with the City Attorney about filing that conflict  
15 of interest.

16 Perfect timing. Do you want me to review the  
17 issue or--

18 MR. LEEN: I received a text from you.

19 MR. COLLIER: Okay. Well, the issue is that you  
20 met with the--

21 MR. BEHAR: Let's go back a little bit. There was  
22 a motion from a Board Member to defer the meeting-- the  
23 next meeting-- special meeting that we have either on--

24 MR. WU: The 17th.

25 MR. BEHAR: --The 17th, and I-- to put it on the

1 record that I was not going to be here, to make sure  
2 that there was a quorum or not, okay.

3 I didn't know who was going to be here. I made--  
4 put on the record that I will be recusing myself from  
5 that meeting, because I met several times with the  
6 Applicant. So I felt that it would be best if I was not  
7 here, you know. That's what prompted this conversation.

8 MR. COLLIER: And the meeting was relating to  
9 possibly being employed as the architect, so it's  
10 understandable that it would be appropriate for him to  
11 recuse himself. I didn't know whether he needed to  
12 file-- I don't know your process to--

13 MR. LEEN: Mr. Behar spoke with the Deputy City  
14 Attorney and myself, and informed us of the-- that he  
15 had met with the Applicant regarding potentially being  
16 the Architect.

17 Also, he is within a thousand feet of the  
18 property, and has some views on the matter. So my  
19 understanding is, he is going to be recusing himself,  
20 and would be appearing before the Commission later as a  
21 private citizen, not in his official capacity, to  
22 provide his views on the--

23 MR. COLLIER: Then, clearly, it would be  
24 appropriate for him to recuse yourself.

25 MR. LEEN: So, in light of that, yes, you should

1 recuse yourself. As to whether there's a conflict of  
2 interest requiring you to fill out the form, remember,  
3 there's also a Statute which allows in cases where there  
4 may be a perceived bias, you're allowed to-- which could  
5 be, for example, the fact that you have a position on  
6 the matter, that is a basis to recuse.

7 We can determine whether you need to file the form  
8 or not, and we'll let you know. But what would happen  
9 is, in the next meeting, when that came up-- it's a  
10 special meeting, so you wouldn't even come, but  
11 typically if you were here, you would stand up and you  
12 would recuse yourself. You can do that, if you'd like,  
13 at the next meeting, but you've done it here, so you  
14 have stated, on the record, your issues.

15 CHAIRMAN FLANAGAN: Thank you, Craig.

16 MR. LEEN: Now, as to-- I also received a question  
17 whether the Board can defer--

18 MR. COLLIER: Yeah. I think that they've resolved  
19 it, that they are going to meet on the 17th.

20 MR. LEEN: Okay.

21 MR. COLLIER: The motion didn't-- died for lack of  
22 a second, so they are meeting on the 17th.

23 MR. LEEN: Okay. I understand. Thank you very  
24 much.

25 MS. MENENDEZ: Thank you.

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1 CHAIRMAN FLANAGAN: Thank you.  
 2 MR. WU: Mr. Chairman, we have some opening  
 3 statements.  
 4 CHAIRMAN FLANAGAN: Yes, if you could, Charles.  
 5 Thank you.  
 6 MR. WU: Good evening. The Board is composed of  
 7 seven Members. Four Members of the Board shall  
 8 constitute a quorum, and the affirmative vote of four  
 9 Members of the Board present shall be necessary for the  
 10 adoption of any motion.  
 11 Lobbyist Registration and Disclosure, any person  
 12 who acts as a lobbyist pursuant to the City of Coral  
 13 Gables Ordinance 2006-11 must register with the City  
 14 Clerk prior to engaging in lobbying activities or  
 15 presentations before City Staff, Boards, Committees,  
 16 and/or the City Commission. A copy of the ordinance is  
 17 available in the Office of the City Clerk. Failure to  
 18 register and provide proof of registration shall  
 19 prohibit your ability to present to the Board.  
 20 I now officially call the City of Coral Gables  
 21 Planning and Zoning Board of May 11, 2016 to order. The  
 22 time is 6:17.  
 23 Roll call.  
 24 Notice regarding ex parte communication, please be  
 25 advised that this Board is a quasi-judicial Board and

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1 the items on the agenda are quasi-judicial in nature,  
 2 which requires the Board Members to disclose all ex  
 3 parte communication and site visits. The Board Member  
 4 should also state that his or her decision will be based  
 5 on substantial, competent evidence, and testimony  
 6 presented on the record today.  
 7 Do any of the Members of the Board have such a  
 8 communication or site visit to disclose at this time?  
 9 Let the record show there's been none.  
 10 Swearing in, anyone who speaks today must complete  
 11 a roster on the podium. We ask you to print clearly so  
 12 the official records of your name and address will be  
 13 correct.  
 14 Now, with the exception of attorneys, all persons  
 15 who wish to speak on agenda items this evening, please  
 16 rise to be sworn in.  
 17 Anyone who wants to speak tonight, please rise and  
 18 be sworn in.  
 19 (Thereupon, all participants were sworn.)  
 20 MR. WU: We ask that you silence all cell phones,  
 21 pagers, all electronic devices at this time.  
 22 Thank you.  
 23 MR. TRIAS: Mr. Chairman, thank you very much.  
 24 CHAIRMAN FLANAGAN: I'm sorry, we're going to go  
 25 with Item Number 13 first, right, Mr. Trias?

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1 MR. TRIAS: Yes.  
 2 CHAIRMAN FLANAGAN: Okay.  
 3 MR. BELLIN: Excuse me.  
 4 CHAIRMAN FLANAGAN: Yes, Marshall.  
 5 MR. BELLIN: I'd like to have a little further  
 6 discussion on the order in which we hear things. My  
 7 feeling is that the overlay district issue is going to  
 8 take quite a bit of time, because there's a lot of  
 9 things to cover, and if the Villa Valencia will be a  
 10 short presentation, we may be better off doing that  
 11 first.  
 12 CHAIRMAN FLANAGAN: Okay. We've already set the  
 13 agenda, and the Applicant has already agreed that  
 14 they're okay with taking North Ponce first.  
 15 MR. BELLIN: Okay.  
 16 MR. TRIAS: So if you don't mind, I'll begin the  
 17 North Ponce discussion, and I want to thank everybody  
 18 for joining us today.  
 19 We had an informal meeting in the neighborhood a  
 20 few days ago, and this appears to be a very formal  
 21 setting, but it's also a continuation of that meeting,  
 22 from the point of view that no decisions are going to be  
 23 made, and the reason for this or the idea behind this  
 24 presentation is to get some direction, some priority,  
 25 some idea of what's important for the City.

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1 I'll go very fast to the PowerPoint. I already  
 2 gave it to our wonderful neighbors and some other people  
 3 at different times. But the important thing is we have  
 4 George Merrick, his portrait is right here, and his work  
 5 is all over the City, and this was one of the very first  
 6 renderings that he prepared.  
 7 Douglas entrance, which was built pretty much--  
 8 you know, the center area of that drawing is exactly the  
 9 way it was implemented. It was a great vision of  
 10 quality and beauty and elegance, and so on, and that  
 11 neighborhood is one of the best areas of the City, and  
 12 it's unique. Unique in many ways, because it does have  
 13 some very, very different, very specific issues that we  
 14 are trying to address.  
 15 Now, we've had a very extensive public outreach  
 16 effort. We began with some public meetings last summer.  
 17 We are continuing through those conversations, but when  
 18 I say that, I also want to remind everyone that this has  
 19 been a conversation that has been going on for over 20  
 20 years-- actually, about 30 years or so, in different  
 21 planning efforts, and planning plans, which have not  
 22 really resulted in too many changes, and I think now we  
 23 can make some strategic modifications to some of our  
 24 regulations and some changes to the vision to be able to  
 25 reflect more clearly what the community-- what the

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1 community wants.  
2 We included some of the feedback that we got from  
3 the neighbors in your packet. It's all there. You can  
4 read through it. It's very valuable ideas about the  
5 community's vision, which generally deals with  
6 protecting the character of the place; the small scale;  
7 the fact that there's a lot of uses; the fact that Ponce  
8 De Leon is a very interesting active area, and some of  
9 the features that I think got lost through the years  
10 perhaps. For example, one of the things I learned some  
11 time ago is that this area was originally named the  
12 Garden District, and the fact that all of this small  
13 apartment buildings have these front yards really,  
14 really creates a very valuable visual impact in the  
15 community, and that, in fact, now we are looking at very  
16 different projects being proposed; projects that may  
17 change the existing character if not done properly or  
18 may actually enhance it, depending on the quality of the  
19 scale, the change of scale from the relatively small  
20 garden apartments, the real garden apartment of the  
21 historic city to much larger projects that are  
22 different, that are different because of the fact that  
23 now we have parking requirements.  
24 For example-- I mean, I'll show you a map later on  
25 that shows the buildings before the parking requirements

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1 were implemented, and the fact that parking is hard to  
2 deal with at this scale. The fact that there's an  
3 inherent contradiction between a very high density  
4 corridor in the center, and how do you keep some of the  
5 smaller scale buildings around, and ultimately the  
6 discussion about architecture, how to do high quality  
7 buildings as we always aspire to do in this City.  
8 If we look at the area, it's very compact, very  
9 built out, very few gaps, a few here and there, some  
10 significant vacant properties, but I think everything is  
11 fairly identifiable, and some very nice historic  
12 buildings.  
13 Now, my diagram that I'd like to point out is this  
14 one. In peach, we have the buildings prior to 1964.  
15 1964 is the year in which parking-- minimum parking  
16 requirements are introduced to the Coral Gables Zoning  
17 Codes. There was zoning, but zoning was not attached to  
18 parking. So, interestingly, if you look at the peach,  
19 they tend to be the smaller buildings. You know, very  
20 nice fabric throughout. And then the red are the  
21 buildings that are done afterward, the ones that  
22 actually have the parking. So you can see there's a big  
23 difference in terms of the scale, much larger buildings,  
24 and a real change in terms of the character of the  
25 place. So that's one of the big issues, one of the big

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1 ideas that I think we've discovered as we analyze this  
2 area.  
3 Now, the goal is to make North Ponce better, and  
4 that means many things. And we gave you a list of-- an  
5 outline of multiple ideas that was reviewed by the  
6 Commission recently, and the Commission thought it was  
7 very interesting and very good, and they specifically  
8 said that they wanted you, as the Planning and Zoning  
9 Board, to look at it and come up with some strategies.  
10 Those recommendations can be organized into four  
11 basic points. One, in terms of zoning, we think or we  
12 recommend that you look at two overlays; one for Ponce,  
13 which is a mixed-use overlay, and then two conservation  
14 district overlays for the areas around Ponce De Leon on  
15 either side.  
16 Then there's some planning and preservation  
17 studies that would be very helpful.  
18 Then some capital improvement projects, and some  
19 very strategic street projects and landscape  
20 improvements.  
21 And then, finally, some community amenities that I  
22 think would enhance the quality of life.  
23 So the zoning overlays, as I said, Ponce De Leon  
24 Boulevard is already a road that is becoming fairly  
25 mixed-used and so on. So we were trying to see if we

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1 could up with a way to organize those changes that are  
2 taking place, and that one deals with mapping and deals  
3 with some design guidelines.  
4 In addition, on either side, on the east and the  
5 west of Ponce De Leon, there's the MF-2 Zoning. As you  
6 know, it deals with multi-family. We believe that some  
7 of the existing buildings, some of the older buildings  
8 have difficulty fitting in with the certain  
9 requirements, so a conservation district that allows for  
10 some specific and targeted regulations, we think, would  
11 be very helpful.  
12 Basically, we believe that there should be some  
13 benefits toward historic buildings, some understanding--  
14 that buildings before 1964 didn't have parking, so,  
15 therefore, parking requirements should be looked at more  
16 carefully.  
17 Some enhancement of the opportunity to do small  
18 infill as opposed to the larger projects only. Right  
19 now the Code truly encourages larger buildings with  
20 assemblance of land and so on.  
21 And, finally, some better landscape standards.  
22 These are the buildings, very nice, good scale, good  
23 architecture in general, and currently not allowed by  
24 the Code. Right now, you cannot build these buildings,  
25 and basically the reason is that the parking

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1 requirements make it very difficult to do such a  
2 building. So some of the additional benefits would be  
3 to allow bed and breakfast, home office, live-work,  
4 pre-school.  
5 Right now we already have the TDR sending site,  
6 which you reviewed some meetings ago, and it was  
7 approved by the Commission, and some signage and some  
8 development, encouragements and fine tuning of the Code.  
9 The idea is to try to preserve what we like and  
10 encourage compatible development in the future. Some of  
11 the details on that will be prepared later on, but that  
12 generally maybe deals with some setbacks and some  
13 parking requirements.  
14 The mixed-use overlay is a little bit more  
15 complicated, in the sense that it deals with the  
16 fundamental issue in the Code. It's relatively  
17 straight-forward to do a large building. It's very  
18 difficult to do a smaller building in the commercial  
19 areas. So we're trying to see if it becomes simpler to  
20 do that.  
21 Now, currently the regulations are illustrated by  
22 the top image. As you can see, you have a very large  
23 building-- and there's not too much of a design  
24 requirement in the Code. We are thinking more in terms  
25 of having something similar to what you see in the

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1 bottom and for your review, in which the building's form  
2 is shaped a little bit more clearly, and with more  
3 detail, and where parking is hidden within the building.  
4 There's a requirement for a liner building. For  
5 example, along Ponce De Leon. Right now what I hear is  
6 a lot of objection to the larger buildings as the big  
7 podium of parking right smack in the front of the  
8 building. That doesn't quite lead to a very high  
9 quality pedestrian environment.  
10 So those are just some of the ideas-- just ideas  
11 that we are proposing to you. This is one example of  
12 the buildings that are allowed right now by the Code.  
13 So if we are able to shape them better, perhaps we could  
14 have a nicer environment.  
15 This is what happens now. You have all of that  
16 parking, and regardless of the architecture and the  
17 effort, it's still parking, and it's not exactly the  
18 most attractive building.  
19 Now, there are some planning and preservation  
20 studies that I think need to be done. The historic  
21 building inventory needs to be reviewed and improved,  
22 and I think that's ongoing.  
23 There's also some opportunity for some bicycle and  
24 pedestrian through routes that could connect to the City  
25 of Miami, linkages and so on, and even toward the west.

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1 And, then, in terms of capital improvements, which  
2 means projects, to cancel things the City's typically  
3 build, we have some ideas for parks acquisition, tree  
4 succession. Even some-- maybe some right of ways could  
5 be redesigned so they have bike lanes, and they don't  
6 have as much asphalt for automobiles.  
7 And, finally we are trying also to take a close  
8 look at public parking, which is necessary, given the  
9 fact that, as we saw before, many of the buildings were  
10 built prior to having minimum parking requirements.  
11 So I'll conclude with this image, which gives you  
12 a sense of what's there now. This is Ponce De Leon, and  
13 East Ponce, and a wonderful park in between. And if you  
14 fill those gaps, and you enhance the sidewalks, and you  
15 have more landscape, and you enlarge public spaces, we  
16 have an opportunity to really, really transform the area  
17 into an even more beautiful place.  
18 So I'll stop my presentation here. I think we  
19 want to hear from the citizens who are here. And,  
20 again, my goal today is to have some discussion and to  
21 have some direction, in terms of what you think is most  
22 important, and the kind of things you would like to see  
23 soon before you, so that you can take action. So thank  
24 you very much.  
25 CHAIRMAN FLANAGAN: Thank you.

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1 Anybody from the Board have any comment?  
2 MR. BEHAR: Should we wait to hear from the public  
3 before?  
4 CHAIRMAN FLANAGAN: We can do that.  
5 Let me ask, as a discussion item, it does not make  
6 it a public hearing item, but we are going to take  
7 public comment, so how many--  
8 Jill, do we have speaker cards?  
9 THE SECRETARY: We have about five speakers on  
10 this item.  
11 CHAIRMAN FLANAGAN: Okay. So we'll ask the  
12 speakers to limit it to keeping their comments pertinent  
13 and three minutes, if we have five speakers, I think  
14 that's appropriate. So we'll take public comment, if  
15 anybody has anything they'd like to add to the  
16 presentation or comments to the Board.  
17 We will open the podium or the hearing up. Jill,  
18 if you have names, do you want to read the first name?  
19 THE SECRETARY: Magda Granda.  
20 MS. GRANDA: Good afternoon, ladies and gentlemen.  
21 I'm not a speaker, I'm a concerned citizen. I am a  
22 property owner and resident of Coral Gables since 1980.  
23 I live at 49 Majorca Avenue, since 1991.  
24 We, in my building, my condo, we are all concerned  
25 about changes in the neighborhood. I'm all for changes,



1 okay. I'm not against progress, but I believe the  
2 entrance on Douglas to Alhambra Circle, it's an original  
3 Merrick entrance.

4 That small area east of Ponce to Alhambra should  
5 be-- should keep the character that it has right now. I  
6 don't oppose building around us, but what I don't want  
7 to see is, number one, retail space, commercial space in  
8 a residential neighborhood.

9 We already have a situation with very heavy  
10 traffic Monday through Friday, which I call it the  
11 "working week," okay. On the weekends, we don't have a  
12 situation. We don't have off-street parking that we can  
13 use Monday through Friday. Why? Because people that  
14 work in Coral Gables park on our streets, because we  
15 have no meters. It's not that I want meters, okay. Let  
16 me make it very simple.

17 Then we have the school-- the elementary school,  
18 the traffic from the parents picking up the kids doesn't  
19 bother me at all. What bothers me is when I see people  
20 speeding on a school zone, okay. Myself, when I'm going  
21 to get out of my parking garage, I have to be very  
22 careful, because the people that are coming in from  
23 Alhambra driving-- you know, the street curves when it  
24 comes out-- Majorca curves when it comes out to  
25 Alhambra. You can't see the traffic coming, and they

1 are speeding on that little street.

2 We have one stop sign. I have been asking for  
3 four stop signs-- four-way stop signs for years right on  
4 the corner of the school, Galiano and Majorca. They put  
5 one on the other school, but-- you know, by Phillips  
6 Park, but not over there.

7 Do any of you live in the area that I'm talking  
8 about?

9 MR. WU: Mr. Chair, I believe it's three minutes.

10 MR. FLANAGAN: Thank you, Charles.

11 MS. GRANDA: Any of the Board Members live over  
12 there? Are you familiar at all with the area?

13 MS. MENENDEZ: I am.

14 CHAIRMAN FLANAGAN: I think we're all-- well, I'm  
15 familiar with it.

16 MS. GRANDA: So we have a situation--

17 MR. FLANAGAN: I think what we can do is-- or  
18 maybe we can ask Staff to direct your concerns about  
19 speeding and stop signs to-- maybe that should go to the  
20 police department, and then to--

21 MS. GRANDA: I even want speed bumps behind the  
22 school, if it's up to me, okay.

23 Now, building is fine, as long as they adhere to  
24 the present Code. Density is very important. If you  
25 put a building in our neighborhood that is over 100

1 units, what's going to happen to us? We're going to be  
2 swallowed up, and that's just the beginning, because  
3 there is another block there that only has one small  
4 condo on the corner. The rest is all rental. All of  
5 that is going to come down and another humongous  
6 building is going to be built there, so I'm looking at  
7 the future, okay.

8 Also, you can check with Code Enforcement, and  
9 Patty, the supervisor, knows me. I'm always calling  
10 her.

11 By the way, you look so familiar. Did I see you  
12 yesterday?

13 CHAIRMAN FLANAGAN: Okay, ma'am, if we could keep  
14 it pertinent to--

15 MS. GRANDA: I'm not looking at my watch, I'm  
16 sorry.

17 CHAIRMAN FLANAGAN: You're well beyond your three  
18 minutes, so if we could wrap up.

19 MS. GRANDA: Okay. When you're representing the  
20 City--

21 CHAIRMAN FLANAGAN: If we can ask you to wrap up  
22 your thoughts, we'd appreciate that.

23 MS. GRANDA: I'd just ask of you to please be  
24 concerned about the citizens. We pay taxes, okay. We  
25 vote, also, all right. So don't change our

1 neighborhood. Keep the character that it was intended  
2 to.

3 CHAIRMAN FLANAGAN: Thank you very much.

4 MS. GRANDA: Thank you.

5 THE SECRETARY: Ana Hernandez.

6 MS. HERNANDEZ: Hello. I don't think I can reach  
7 the microphone.

8 CHAIRMAN FLANAGAN: Well, it's adjustable. You  
9 can--

10 MS. HERNANDEZ: I can speak loud, too. I live in  
11 the North Ponce area, on Alhambra, and I heard Mr. Trias  
12 state his presentation. I just want to say that it's  
13 very nice, and I'm all for it, except there are some  
14 things that I want to bring to your attention today  
15 about this.

16 Magda has spoken about traffic. My concerns-- and  
17 I come representing 75 persons from four buildings where  
18 I live. They couldn't all come here.

19 Okay. Thank you. Before we decorate the house,  
20 you know, we should fix the plumbing. That's the only  
21 way I can give you an example of how I feel, because  
22 right now in the North Ponce area-- in the North Gables  
23 area, Code Enforcement seems to be having a problem  
24 where we don't have enough Code Enforcement.

25 Mr. Trias talks about all sorts of beautiful

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1 things, but we have people parking in the swales,  
 2 parking by the fire hydrants. We have construction  
 3 where they don't have the green covering on the fence.  
 4 We have garbage all over the place. I call all of the  
 5 time about people with motorcycles.  
 6 I have never seen any studies done so far yet  
 7 about water and sewer. We live in a no-flood area, and  
 8 right now if there's a little summer storm, the water  
 9 from 16th Street to Navarro, on Douglas Road, goes right  
 10 up to the top of the tires on the cars, and I've lived  
 11 there all of my life, and I've never seen that happen  
 12 before. My water bill went up from \$1,400 to \$2,200,  
 13 and without increasing the water usage, so I know. If  
 14 you change the density, there's more people. There's  
 15 more clogged sewers.  
 16 You spoke about Mr. Merrick and his Mediterranean  
 17 vision, but there's a building next to me that looks  
 18 like a Japanese Pagoda. That doesn't look Mediterranean  
 19 at all. These are some issues, that I think, when you  
 20 start making decisions about what to do about the area,  
 21 you should take into account.  
 22 There's an illegal bed and breakfast. I know it's  
 23 allowed in the North Gables area, but there that's  
 24 illegal. I called Code Enforcement. Nothing's been  
 25 done. So, I think, first, we should get Code

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1 Enforcement to start looking at all of those little  
 2 things, fix the place up, clean it up, before you start  
 3 changing zoning areas from residential to commercial.  
 4 Before building all of these beautiful things, and all  
 5 of these bicycles paths, and all of this other beautiful  
 6 stuff, we should first fix the house up. And I think  
 7 that's about all I have to say. Thank you.  
 8 CHAIRMAN FLANAGAN: Thank you.  
 9 THE SECRETARY: Rita Gross.  
 10 MS. GROSS: Hi. Good evening. My name is Rita  
 11 Gross. I live at the Minorca, 2030 South Douglas Road.  
 12 I have been a resident of Coral Gables for about six  
 13 years now, and I attended the workshops that Mr. Trias  
 14 was talking about, and I appreciate the opportunity that  
 15 it's given us, as residents, to provide the input. So I  
 16 salute the City for, you know, providing the workshops.  
 17 But, as a citizen, I do have concerns.  
 18 My concerns are not about the progress of the  
 19 City, because I'd like to see newer things, and I'd like  
 20 to see better buildings, right, but my concern is about  
 21 the highrises and the high density of the buildings that  
 22 are coming up, especially in certain areas.  
 23 I live at the entryway of Alhambra, as you know,  
 24 where the Minorca building is, and there are several  
 25 buildings that residents are against one particular

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1 project, which I won't mention, but there's a particular  
 2 project that's going right at the entryway of Alhambra,  
 3 okay, the entrance. So we talk about the Douglas  
 4 entrance as being Mr. Merrick's entry point, but  
 5 Alhambra is also an important point. And as we know,  
 6 that's a historic driveway or road, so it's important to  
 7 the city.  
 8 Right across from the elementary school is a  
 9 building that's going up. The Developer is asking for a  
 10 Code change, right, from today. So what we attended  
 11 yesterday was a meeting where they informed us that  
 12 there's going to be approximately 189 Units. They're  
 13 asking for mixed-use of that for use, and my concern is,  
 14 it's right across the street from an elementary school.  
 15 The safety of the children, okay. We're compromising  
 16 that for our children.  
 17 I live there. I've lived there for over six  
 18 years, as I mentioned, and I can see the growth of the  
 19 traffic. The parking is horrendous. We have cars on  
 20 Minorca, Navarre. We also have Galiano, which if you  
 21 measure the street, once you put to cars that parallel  
 22 park, you basically have about 19 feet, okay. You add  
 23 200 cars on Alhambra, you add another 300 cars that's  
 24 going right next to La Palma, you have about 500 cars  
 25 that are going to that area.

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1 Now, I think we all know, especially the Planning  
 2 and Zoning, that the streets are not designed for this  
 3 growth, okay. These streets cannot be expanded, unless  
 4 somebody comes up with an idea, which we as residents  
 5 are more than welcome to listen to, okay.  
 6 Again, we're not-- we're not against it. We would  
 7 like to understand what these developers can come in  
 8 now, without the zoning change, and what they can do, so  
 9 that we can also represent ourselves well when these  
 10 items come up to the Planning and Zoning for change,  
 11 because we-- we're against the Code changes, because of  
 12 the reasons that I mentioned.  
 13 I apologize for not having more of my neighbors  
 14 come, but, unfortunately, because of time, but I am  
 15 representing four buildings; Minorca, Villa Alhambra,  
 16 One Alhambra, and also I have a colleague here from  
 17 Colonial Villas. So thank you very much for your time.  
 18 MS. MENENDEZ: Could I ask her a question?  
 19 CHAIRMAN FLANAGAN: Yes. Your microphone.  
 20 MS. MENENDEZ: The building that you mentioned, is  
 21 that along Ponce?  
 22 MS. GROSS: No, it's right on Alhambra. I'm not  
 23 sure if--  
 24 MS. MENENDEZ: On Alhambra toward Douglas, the  
 25 East?

1 MS. GROSS: No, it's right in the Alhambra  
 2 entryway, right on Alhambra.  
 3 MS. MENENDEZ: Oh, off of Douglas-- off of the  
 4 MS. GROSS: Off--  
 5 MS. MENENDEZ: Off 37th Avenue?  
 6 MS. GROSS: Douglas, yeah. When you come through  
 7 the Alhambra entrance, it's right there.  
 8 MS. MENENDEZ: All right. Thank you.  
 9 MS. GROSS: Yeah, thank you.  
 10 MR. TRIAS: It's 33 Alhambra.  
 11 MS. MENENDEZ: 33 Alhambra, thank you.  
 12 THE SECRETARY: Rip Holmes.  
 13 MR. HOLMES: Thank you. I'm going to speak on a  
 14 different item, not this one.  
 15 THE SECRETARY: Kenneth Garcia.  
 16 MR. GARCIA: Hello. My name is Kenneth Garcia.  
 17 I'm a resident and property owner at 20 Alhambra Circle,  
 18 Number 8. I attended the meetings that they had  
 19 regarding the North Ponce Community Visioning, and I  
 20 appreciate the City holding these meetings and listening  
 21 to residents.  
 22 The major concerns that came up had to do with  
 23 development and the scale of development. One of the  
 24 best things about this neighborhood is that there's a  
 25 lot of small historic apartment buildings. It's very

1 walkable, very bikeable, and it's at a scale that you  
 2 really don't have anywhere else in the City.  
 3 So I applaud the efforts to try to find ways to  
 4 keep that scale the way it is, and encourage new  
 5 development at a small scale instead of at a large  
 6 scale.  
 7 Right now, the Code encourages very large  
 8 buildings that are not in keeping with what the  
 9 neighborhood currently is at. So regulations that, both  
 10 within the neighborhood, supports small scale  
 11 development, and then on the corridors, find ways to  
 12 transition appropriately down to the neighborhood, are  
 13 very important.  
 14 Thank you for your time.  
 15 CHAIRMAN FLANAGAN: Thank you.  
 16 THE SECRETARY: No more speakers.  
 17 CHAIRMAN FLANAGAN: Okay. Thank you, Jill.  
 18 MR. WU: Mr. Chair, I would caution the Board when  
 19 they talk about specific projects that may come before  
 20 you, some of these projects are quasi-judicial in  
 21 nature, so you can talk about generalities about North  
 22 Ponce, but I would caution you not to talk about  
 23 specific projects that might be coming before you.  
 24 CHAIRMAN FLANAGAN: Right. And I agree.  
 25 MS. MENENDEZ: I'm going to focus on the study.

1 MR. WU: Thank you.  
 2 MS. MENENDEZ: But thank you for the reminder.  
 3 Ramon, on Page 13, you have that top slide that's  
 4 called, North Ponce Conservation Overlay. In my  
 5 interpretation of looking at this, the hash black line--  
 6 within the hash black line, is that what you're looking  
 7 to conserve-- you know, to keep? It's Page 13 of your  
 8 slides.  
 9 In other words, is that the conservation area?  
 10 MR. TRIAS: Of this-- Unfortunately I have several  
 11 sets.  
 12 MS. MENENDEZ: Right here. The one that you gave  
 13 us tonight.  
 14 MR. TRIAS: Yeah.  
 15 MS. MENENDEZ: Is that the conservation area?  
 16 MR. TRIAS: The conservation area are the areas  
 17 that are not on Ponce De Leon.  
 18 MS. MENENDEZ: Right. Is this, in fact-- does  
 19 this delineate the conservation areas?  
 20 MR. TRIAS: Yes.  
 21 MS. MENENDEZ: Okay. And then when you go to the  
 22 next slide, on Page 17, which is entitled North Ponce  
 23 mixed-use.  
 24 MR. TRIAS: Yes.  
 25 MS. MENENDEZ: Is it-- one of the things you're

1 exploring, is that specific area being perhaps  
 2 considered for mixed-use overlay?  
 3 MR. TRIAS: Yes.  
 4 MS. MENENDEZ: Okay. But nothing has been drawn  
 5 up related to that, you're just exploring it right now?  
 6 MR. TRIAS: Yes.  
 7 MS. MENENDEZ: So really we're just looking at  
 8 conceptual ideas. There's really nothing for us to vote  
 9 on, we're just discussing it?  
 10 MR. TRIAS: Absolutely. Yeah. And, actually what  
 11 I would like is priorities, what kind of things are  
 12 important to you, and then we can develop them further,  
 13 and then bring them back to you.  
 14 And the same thing with the neighbors. That's the  
 15 kind of input that we've been looking for.  
 16 MS. MENENDEZ: Do you think it makes sense to  
 17 create a buffer between this conservation area and this  
 18 mixed-use area by virtue of, I don't know, some  
 19 easements, you know, where it becomes like a-- kind of  
 20 like a barrier or kind of like a buffer?  
 21 MR. TRIAS: Yeah. And that's what I showed you in  
 22 that section that showed the outline of the buildings.  
 23 If you looked at the back, there was a mandatory paseo  
 24 and there was also lower scale buildings, as opposed to  
 25 the current regulations, which don't have that.

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1 And let me see if I find it.  
 2 MS. MENENDEZ: You're referring to Number 15 in  
 3 this sheet here?  
 4 This sheet here?  
 5 MR. TRIAS: Unfortunately, my sheet is different.  
 6 No, it's not 15.  
 7 MS. MENENDEZ: Do you want my sheet?  
 8 MR. TRIAS: It's not that one.  
 9 MS. MENENDEZ: It's not that one.  
 10 MR. TRIAS: It's this one. This one.  
 11 MS. MENENDEZ: Oh, okay.  
 12 MS. TRIAS: Okay. So this one-- if you look at  
 13 this--  
 14 MS. MENENDEZ: There's no way to put that up  
 15 there?  
 16 MR. TRIAS: Yeah, if we can have the PowerPoint  
 17 again. Yeah, that's pretty close. Let's see if we can  
 18 get to that point.  
 19 Yeah, there you go. Thank you very much.  
 20 If we look at the lower image, as you can see in  
 21 the back, on either end, there's a smaller building,  
 22 that the building comes down, then there's a mandatory  
 23 paseo. There's some requirements that's-- for example,  
 24 a liner of the parking, so it's not-- parking garages  
 25 are not facing smaller buildings.

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1 Those are the kinds of design features that we  
 2 could incorporate into the Code to make it better as a  
 3 transition. So that was one topic; how to transition  
 4 from the large buildings on Ponce De Leon to the  
 5 Conservation District behind.  
 6 So our thought was some kind of regulation that  
 7 shape the massing of the building, that created a  
 8 reasonable scale in the front, which is one to one.  
 9 One, meaning the width of Ponce De Leon, and one before  
 10 you step back in the front. And then toward the back,  
 11 there's a more substantial step back and then there's a  
 12 mandatory paseo.  
 13 Again, ideas for you to consider.  
 14 MS. MENENDEZ: When you look at that same slide,  
 15 and you look-- the bottom portion of it does not  
 16 indicate how high you're going. Am I to assume that  
 17 it's the same height as the one above?  
 18 MR. TRIAS: Yes.  
 19 MS. MENENDEZ? So the maximum height you're  
 20 looking at is 150? That's what--  
 21 MR. TRIAS: Plus a bonus when you have a highrise.  
 22 We're not changing the Land Use or the Zoning, okay.  
 23 Those are existing. And sometimes-- I realize now, that  
 24 when we show drawings like this, sometimes they're a  
 25 little shocking, and they seem large, but that's what

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1 the Code already allows.  
 2 MS. MENENDEZ: But it would be helpful, though,  
 3 perhaps in your next presentation, that you indicate  
 4 that the proposed regulation does not change what  
 5 they're allowed to do today.  
 6 MR. TRIAS: Right. That's-- yes, you're right. We  
 7 could have those numbers right there.  
 8 MS. MENENDEZ: Okay. That's it for me.  
 9 MR. TRIAS: Now, if you believe we should change  
 10 it, feel free to make any recommendations. But our  
 11 advice, and from our professional point of view, we are  
 12 not recommending any significant changes in terms of the  
 13 land use regulations or Zoning. However, we are  
 14 recommending some specific changes on the development  
 15 standards. Meaning, the shaping of the buildings.  
 16 MS. MENENDEZ: The shaping of the building and, I  
 17 think, you're also trying to create additional buffers--  
 18 MR. TRIAS: Yes.  
 19 MS. MENENDEZ: --To the neighborhoods. You know,  
 20 the lower scale neighborhoods that are adjacent to it.  
 21 MR. BEHAR: And a transition between the higher  
 22 density along the corridor, to the lower scale on the  
 23 residential adjacent to it.  
 24 MR. TRIAS: Precisely, yes.  
 25 MR. RODRIGUEZ: Are you recommending a change with

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1 the parking requirements?  
 2 MR. TRIAS: Well, we-- actually, you have already  
 3 reviewed, and the Commission has approved the shared  
 4 parking component that applies to mixed-use buildings.  
 5 We have also changed some of the requirements for  
 6 apartments. Meaning, one bedroom apartments require one  
 7 bedroom-- I mean, one parking space, I'm sorry.  
 8 Beyond that, what we're also saying is, that in  
 9 the Conservation District, there should be a parking  
 10 management process for the residents, because they do  
 11 have an issue with other people using the parking on the  
 12 streets. And, frankly, the traffic and the parking  
 13 issues that have been raised are incredibly important.  
 14 MS. MENENDEZ: How about residential parking? Has  
 15 that been explored?  
 16 MR. TRIAS: Yes. That was one idea that came up.  
 17 And, in fact, it's already-- I already sent an email to  
 18 Kevin, our Parking Director, to explore that, because  
 19 one of the neighborhood groups requested that, but I  
 20 think that's applicable to all of them.  
 21 MS. MENENDEZ: Right.  
 22 MR. TRIAS: And that, in itself, is one simple  
 23 tool that enhances the quality of life versus the  
 24 parking and traffic issues, which is incredibly  
 25 difficult to deal with, but we do have some tools.

1 Now, the other thing is, what I would like to say  
2 to people is that traffic is really generated by  
3 parking. Large buildings by themselves don't  
4 necessarily generate a lot of single vehicle--  
5 single-occupant vehicle traffic. However, when you have  
6 a lot of parking attached to those buildings, then you  
7 have more traffic. So that's why it's so important to  
8 find the right balance. Obviously you want to have  
9 parking, you need it, but excessive parking is not  
10 necessarily a good thing, because it may generate more  
11 traffic than you would like.

12 So those are the issues that we're trying to  
13 balance, and at the same time, we have a very-- we have  
14 a set of streets we're not changing. They're not going  
15 to change. So the kind of improvements that we need to  
16 focus on are also the trolley, for example, and bicycle  
17 and pedestrian improvements, which I think allow for a  
18 much higher quality of the pedestrian experience.

19 So those are the things that, with the input from  
20 the neighbors, and what we've heard so far, I believe we  
21 can make some changes incrementally in the Zoning Code,  
22 and then eventually get to the place we want to get.

23 CHAIRMAN FLANAGAN: Anybody else?

24 MR. BEHAR: I-- I'm looking at the diagram that  
25 Maria pointed to, the proposed-- the proposed existing

1 regulation proposed. I'm not in favor of seeing the  
2 liner go up the whole frontage of the building in this  
3 particular case, and taking that pedestal height to  
4 eight stories. I think that's going to create a more  
5 massive pedestal. I would be in favor of, you know,  
6 maybe the first three levels, the ground floor and two  
7 above, to have liner unit, because at a pedestrian  
8 level, that's what you really appreciate and see. When  
9 it's, you know, on the 3rd or 4th, 5th Floor, you know,  
10 you really don't. And I think that maybe what you do  
11 is, you keep the pedestal to be similar to the Mixed-use  
12 District, where you could go up to, I think it's 45

13 MR. TRIAS: 45 feet.

14 MR. BEHAR: 45 feet. Maybe by the different  
15 heights, it goes up a little bit more, and then you step  
16 it back.

17 MS. MENENDEZ: Yeah, I like that.

18 MR. TRIAS: Mr. Behar, if I could slightly  
19 disagree. And the idea is that the proportion here is  
20 one to one, which is the proportion of, let's say, the  
21 boulevards of Paris, the great streets of Barcelona.  
22 They tend to be one to one, and if we have high quality  
23 activity along that whole frontage, you end up with that  
24 high quality boulevard. I mean, that was the thinking.

25 Now, there may be better ways to actually

1 implement it, but I would not discount that idea. The  
2 idea is that the proportion, as long as it doesn't sit  
3 one to one, it's not bad. It's not bad.

4 MR. BEHAR: From the development perspective--  
5 MR. TRIAS: Yes. Yes.

6 MR. BEHAR: Something like this makes it a little  
7 bit more difficult, and what it does, Mr. Trias, by  
8 putting the liner in the front and the liner in the  
9 back, now you're forcing the parking to go up higher.

10 MR. TRIAS: Yes.

11 MR. BEHAR: Okay. And I think that, in return, we  
12 get a more massive pedestal. The whole idea of trying  
13 to do a mixed-use shared parking is to keep that  
14 pedestal to be lower. I think for the maybe two, three  
15 levels, I think it's-- that's correct. But I think that  
16 the whole frontage eight stories-- I think it may be too  
17 much. I think, again, as a habitable space where there  
18 is ground floor retail, second floor liner units,  
19 residential units, which would provide good eyes on the  
20 streets, and it's typical to the European cities where  
21 you have people living right off, it's good, but I don't  
22 know if I would be in favor of supporting eight stories,  
23 because then my pedestal grows that much.

24 MR. TRIAS: That's a very good point, because if  
25 you look at the section, the pedestal has actually

1 grown, and you're right, that's one of the issues.  
2 We'll look at it more closely.

3 I think that with the additional component of the  
4 shared parking, maybe-- maybe we can find a better  
5 solution.

6 MR. BEHAR: I like the transition in the back, and  
7 maybe, you know, when you're abutting the conservation  
8 area, you know, you have a transition and you have  
9 habitable space, residential units, so you're not  
10 looking into the parking garage at all of the levels.

11 MR. TRIAS: Right.

12 MR. BEHAR: But I think you need to do-- I would  
13 hate to see an eight-story all of the way through on  
14 Ponce, and-- because of it dictating that this is  
15 forcing them.

16 MR. TRIAS: Very good point. Very good point.

17 MR. BEHAR: That's all. That's all of my  
18 comments.

19 MR. FLANAGAN: And I would just add, I think the  
20 liner in the back is good. I just wonder if it's not  
21 going too far into each block. It looks like the  
22 mixed-use overlay would end up seemingly taking, again,  
23 some of the shorter-- on the shorter blocks, almost half  
24 of the block, not quite half the block. I mean, I  
25 understand the concept of why. It's in order to provide

1 for that liner, but I guess I would just put out there  
2 that--

3 MR. TRIAS: And that's one of the big policy  
4 decisions, how deep should that overlay be. And I think  
5 we'll look at it more closely, in terms of architecture,  
6 and see if we can have some examples that illustrate it  
7 better, but I think the two issues, how deep it goes  
8 into the block, and how high that pedestal goes into the  
9 sky.

10 MR. GRABIEL: If I may, I love that neighborhood.  
11 I-- actually, going back, when I first moved to Coral  
12 Gables, we lived in the corner of Galiano and Mendoza,  
13 so my first view--

14 MS. MENENDEZ: Experience.

15 MR. GRABIEL: --Experience of the United States in  
16 Coral Gables was Galiano and Mendoza. And then for over  
17 40 years, I worked at the Douglas entrance, so I would  
18 traverse that neighborhood day, after day, after day,  
19 and I love it. I think it's one of the jewels of the  
20 City, and we should do everything to maintain the  
21 character and the fabric of that neighborhood, and I  
22 don't think there's a single solution. And I think the  
23 right approach, we've been talking about it, is  
24 landscaping, it's controlled parking, it's looking at  
25 the scale, it's looking at newer regulations, maybe even

1 as we did closer to Downtown, where certain buildings  
2 may not require parking. I think that's something we  
3 might want to investigate. As long as the City provides  
4 public parking, we could do that. And I think that  
5 might be part of a solution.

6 It's also one of the few areas of the City that  
7 still has affordable housing. I know a lot of people  
8 who live there, who if they had to move, they could not  
9 afford to live in Coral Gables anymore. And I think we  
10 should do everything that's possible to preserve the  
11 existing buildings, the historic buildings, which are  
12 there, which are part of the character of the  
13 neighborhood, and at the same time try to provide  
14 additional benefits to the older buildings, so that they  
15 can still maintain the residential character.

16 I don't think we are talking about-- some of the  
17 residents talked about converting residential areas into  
18 commercial. I don't think anybody is talking about  
19 that. I think we are all looking at maintaining the  
20 residential still purely residential. It's just trying  
21 to maintain-- and I think it's multiple venues. I think  
22 you need to look at parking. You need to look at the  
23 scale. You need to maybe look at the situation with the  
24 existing buildings that have no parking. How do we  
25 solve that area, open space, and just one thing at a

1 time.

2 You know, it's a great neighborhood. The trolley  
3 is tremendous. I think it attracts people who can live  
4 anywhere in the City, who don't need to have two cars or  
5 even a car, because they can take the trolley to  
6 Downtown Coral Gables, and then to the Metrorail, and  
7 work anywhere in the City. So we should look at it, not  
8 solely as the neighborhood, as really part of a City  
9 that can really add to the quality of living of the  
10 City.

11 MR. TRIAS: Very good.

12 MR. GRABIEL: I'm sorry, I forgot one more thing.  
13 I respectfully disagree with your statement. I think  
14 when you drive on Ponce, and you look at those buildings  
15 with those parking garages that go from the 2nd Floor  
16 all of the way to the 8th Floor, they are atrocious, and  
17 I think the idea-- I don't think we need the liner in  
18 the back, you know, if that's not acquired, but if we  
19 can create a street on Ponce, where we have pedestrian--  
20 people activity, looking at all of the floors that look  
21 on Ponce, the quality of that street will improve  
22 tremendously.

23 MR. BEHAR: You much rather have an eight-story  
24 building fronting Ponce than a five-story building where  
25 the first three floors is habitable, the last two floors

1 is not, and give you like a five-story volume on the  
2 street versus an eight-story?

3 MR. GRABIEL: I love the idea of the liner going  
4 all of the way to the top. I don't know if it's  
5 feasible. I don't know if we can work it into a  
6 commercial development, but if we could do that, I think  
7 that the quality of the street would improve  
8 tremendously.

9 MR. FLANAGAN: All right.

10 MR. TRIAS: As long as Robert designs the  
11 building, it's okay.

12 MR. BEHAR: Thank you.

13 CHAIRMAN FLANAGAN: Anybody else? Are we good for  
14 now?

15 MR. BELLIN: Yeah. No, I've got some  
16 clarifications and questions. Let's start with the  
17 Locally Designated Historic Buildings.

18 MR. TRIAS: Yes.

19 MR. BELLIS: All of these conditions apply only to  
20 Designated Historic Buildings. If it's not designated,  
21 Historic, these don't apply?

22 MR. TRIAS: Yes.

23 MR. BELLIN: Okay. The Pre-1964 Buildings, Staff  
24 Review of Modifications, I'd like it spelled out who the  
25 Staff is going to be, what department, so we know who we

1 really have to deal with.  
 2 Okay. Small Building Modifications, Building  
 3 Site-- Maximum Building Site 20,000 Square Feet.  
 4 Then the next line is: Building Square Footage,  
 5 Maximum Building Square Footage, 7,500 Square Feet.  
 6 What does that mean? You got a 20,000 square foot  
 7 lot, you can only put--  
 8 MR. TRIAS: Well-- yeah, that's to be consistent  
 9 with the Code that over 20,000 square feet is the larger  
 10 buildings. So we're trying to see if we can do  
 11 something for the less than 20,000 square feet parcels.  
 12 MR. BELLIN: But what this says is that the  
 13 maximum building square footage can be 7,500 square  
 14 feet.  
 15 MR. TRIAS: For the benefit of the small  
 16 buildings. If you don't want to take advantage of that,  
 17 certainly you can follow whatever is allowed by the Code  
 18 right now. So those are the two options.  
 19 MR. BELLIN: Okay. The building heights for small  
 20 buildings in that area now is six stories or 70 feet.  
 21 What you're proposing is 45 feet and three stories.  
 22 MR. TRIAS: For the small buildings.  
 23 MR. BELLIN: Yeah, but it's-- it doesn't really  
 24 matter, the Zoning is what it is.  
 25 MR. TRIAS: Right, but the Zoning is what it is,

1 in this particular area, an issue of dispute in some  
 2 cases, because it has specific inconsistencies with the  
 3 current plan, so we need to make sure we clarify all of  
 4 that, so we mean what we say in the Zoning Code very  
 5 clearly, and it's consistent with the Comp Plan. So  
 6 those are the things that we need to work on.  
 7 I think that the more use-- the best use of our  
 8 time right now probably is to make suggestions about  
 9 what should be done and how to do it better.  
 10 MR. BELLIN: I'm just really asking questions,  
 11 so--  
 12 MR. TRIAS: Yeah. And the thing is that this  
 13 outline is not meant to be a proposal. It's just an  
 14 outline for discussion.  
 15 MR. BELLIN: The Parking Relief Program.  
 16 MR. TRIAS: Yes.  
 17 MR. BELLIN: If you can pay into a fund?  
 18 MR. TRIAS: Yes.  
 19 MR. BELLIN: So that means you do a building, and  
 20 you pay into the fund, then you don't have to provide  
 21 parking at all?  
 22 MR. TRIAS: Not necessarily, at all. It could be  
 23 some of the parking. Some of the parking could be  
 24 paid--  
 25 MR. BELLIN: So, there would be a cap on the

1 percentage that would be allowed?  
 2 MR. TRIAS: Yes. I mean, we could come up with a  
 3 percentage if you want to.  
 4 Mr. BELLIN: Okay. Driveways, maximum one  
 5 driveway shall be permitted for every 100 street  
 6 frontage.  
 7 What if we have two 50-foot lots, different  
 8 owners, they both need to provide parking for their  
 9 buildings.  
 10 MR. TRIAS: Well, they could share a driveway.  
 11 MR. BELLIN: I think that's a little complicated.  
 12 MR. TRIAS: Yeah, I know.  
 13 The main issue is that one of the things that is  
 14 being encouraged is to preserve the green in the front.  
 15 So, clearly, if you have parking or if you  
 16 have--which is not allowed-- but if you had driveways--  
 17 and in some of the older buildings, we do have parking  
 18 that interferes with the aesthetic of the green, of the  
 19 street. So we're trying to figure out a way to do it  
 20 right. But that's a good point. We may need some  
 21 flexibility on that.  
 22 MR. BELLIN: Okay. All parking areas shall be  
 23 buffered from the street behind a minimum of 20-foot  
 24 depth of habitable living space on all levels.  
 25 MR. TRIAS: Right.

1 MR. BELLIN: What do you put in a 20-foot  
 2 habitable space?  
 3 MR. TRIAS: Well, that's a minimum. Clearly, you,  
 4 as an Architect, can design something that makes sense  
 5 to you, but it would probably be residential, I would  
 6 think, as an MF-2.  
 7 MR. BELLIN: Well, it's a depth of 20 feet, so it  
 8 it's a little difficult. But, I mean, what kind of  
 9 uses--  
 10 MR. TRIAS: It could be more. I mean, the depth  
 11 is the minimum.  
 12 MR. BELLIN: Yeah, but on a 100-foot lot, you  
 13 start to get to the point where you can't provide the  
 14 parking anymore.  
 15 But residential uses, lobbies, count toward that;  
 16 mail rooms. I mean, those kind of things can be used.  
 17 MR. TRIAS: I think they should. I think they  
 18 should.  
 19 MR. BELLIN: Okay. As far as the boundaries, the  
 20 way the boundaries are selected, what happens if you  
 21 have a piece of property, one owner, and his property  
 22 extends from one use to the next? Meaning, if-- let's  
 23 say it's on Ponce, and you have a C-Zone, and then an  
 24 MF-2 contiguous to it, and it's owned by one person?  
 25 What really happens when you've developed the property?

1 MR. TRIAS: Well, keep in mind that the process of  
2 amending the Zoning Code and the Maps still exists. If  
3 there's a case in which there has to be an amendment  
4 because of a particular design or configuration, there's  
5 a process for that.

6 So what we're proposing here is a reasonable  
7 boundary. We need to test it further, but in the  
8 future, I believe that the Commission would have the  
9 authority to make amendments.

10 MR. BELLIN: Okay. I think it'd be helpful if we  
11 really understood who owned the properties, and-- you  
12 know, we're working on a property, and it's that exact  
13 situation, where you've got a C-Zone, and it falls in  
14 the Overlay District, and also part of it would fall in  
15 the Conservation District, so what happens?

16 MR. TRIAS: At that point, you're welcome to  
17 propose a change of language or change of Zoning or  
18 change the Overlay Boundary, if that were the case, and  
19 then it would be reviewed by the Planning and Zoning and  
20 the Commission.

21 MR. BELLIN: All right. So you'd have to go back  
22 and get a Land-use change for the piece that's in the  
23 MF2 or--

24 MR. TRIAS: I mean, certainly we haven't adopted  
25 anything, so we're still in the discussion stage. If

1 there's some idea that could make it better, certainly  
2 you can propose it.

3 MR. BELLIN: Okay. Well, again, with respect to  
4 the liners--

5 MR. FLANAGAN: Marshall, on the microphone,  
6 please.

7 MR. BELLIN: With respect to the liners, figuring  
8 out the parking calculations, what you're suggesting is  
9 a uniform parking measure of one space per 300 square  
10 feet?

11 MR. TRIAS: For the Ground Level, yeah.

12 MR. BELLIN: For the Ground Level, for any use?

13 MR. TRIAS: Yes.

14 MR. BELLIN: So if I have a 1,000 square foot, two  
15 bedroom apartment, I've got to provide four parking  
16 spaces?

17 MR. TRIAS: For the mixed-use, when you have  
18 commercial uses downstairs.

19 MR. BELLIN: But it says, for all uses. So if  
20 it's a residential use--

21 MR. TRIAS: No, but it doesn't apply-- it would  
22 apply to the Overlay-- to the Mixed-use Overlay.

23 MR. BELLIN: Okay.

24 MR. TRIAS: I mean, that uniform parking, that's  
25 designed for Mixed-use buildings.

1 Mr. BELLIN: Okay. You don't have to provide  
2 parking for the square footage that comprises the  
3 residential or the commercial, the liner, that's what  
4 you're suggesting, that you don't have to provide  
5 parking for the liner?

6 MR. TRIAS: Well, that's just one idea to  
7 encourage that liner. It's a choice. Obviously, the  
8 minimum parking requirements, and then a developer may  
9 provide additional parking if they believe that's  
10 necessary.

11 MR. BELLIN: Well, what I'm saying is that if you  
12 provide liners on all eight stories, and you don't have  
13 to provide parking for that use, I mean, it could  
14 comprise 20 percent of the building.

15 MR. TRIAS: Yeah. And then the parking garage is  
16 not as tall as Mr. Behar thought it would be.

17 MR. BELLIN: But then it gets higher.

18 MR. TRIAS: And that has to be balanced with the  
19 fact, is it marketable, is it something that makes  
20 sense, and so, and so?

21 Those are the opportunities that we have to  
22 incentivise the type of form, the type of building that  
23 is best for the City.

24 MR. BELLIN: Okay. And basically it was just  
25 questions and verifications.

1 MR. TRIAS: Very good ones.

2 CHAIRMAN FLANAGAN: All right. Thank you. I look  
3 forward to seeing some more of that in the future.

4 Thank you, Ramon.

5 MR. TRIAS: All right. We'll be back with some  
6 specific amendments.

7 Thank you very much.

8 CHAIRMAN FLANAGAN: Okay. We'll move on to the  
9 agenda. In order, Items 5, 6 and 7 are related. It's  
10 the Villa Valencia Project. Let me ask Charles or to  
11 Craig Collier, do we need-- are we reading in all five  
12 of these? I don't think-- if my understanding-- based  
13 on the packet I received, we're not hearing anything  
14 substantive on this. I believe it's more of a  
15 discussion item. So, procedurally, I'm not sure how we  
16 should best proceed.

17 MR. COLLIER: I think we should read them in.

18 CHAIRMAN FLANAGAN: Okay.

19 MR. COLLIER: Because we're going to have part of  
20 this as a public hearing, so I would read them in.

21 CHAIRMAN FLANAGAN: Okay. So I'll read them--I'll  
22 read all three of them in, and then we'll dispose of  
23 them individually once we get to that point.

24 Item Number 5 is an Ordinance of the City  
25 Commission of the City of Coral Gables, Florida



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1 requesting an amendment to the text of the City of Coral  
2 Gables Comprehensive Plan, Future Land Use Element,  
3 Policy FLU-1.1.2, "Table FLU-1, Residential Land Uses",  
4 pursuant to expedited state review procedures, Statute  
5 163.3184, Florida Statutes, and Zoning Code Article 3,  
6 "Development Review" Division 15 "Comprehensive Plan  
7 Text and Map Amendments," amending the "residential  
8 Multi-Family Medium Density" Land use Classifications to  
9 provide a maximum 100 units per acre density and a  
10 maximum 120' height towers for projects developed in  
11 accordance with the Mediterranean Design Transitional  
12 Overlay District Zoning Code Regulations; providing for  
13 a repealer provision, providing for a severability  
14 clause, providing for an effective date. It's Local  
15 Planning Agency Review. This item was continued from  
16 the April 13, 2016 Planning and Zoning Board Meeting.  
17 Item 6, an Ordinance of the City Commission of  
18 Coral Gables, Florida providing for text amendments to  
19 the City of Coral Gables Official Zoning Code, by  
20 amending Article 4, "Zoning Districts," Section 4-104,  
21 "Multi-Family Special Area District" to allow for a  
22 "Mediterranean Design Transitional Overlay District"  
23 Conditional Use with form-based development standards  
24 that modify and supplement the existing Multi-Family  
25 Special Area District standards and criteria to allow

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1 appropriate infill and redevelopment in transition areas  
2 between lower density residential development and high  
3 intensity commercial and residential development if  
4 certain minimum requirements are met; providing for a  
5 repealer provision, providing for a severability clause,  
6 codification, and providing for an effective date. This  
7 item was continued from the April 13, 2016 Planning and  
8 Zoning Board Meeting.  
9 Item 7 is a Resolution of the City Commission of  
10 Coral Gables, Florida requesting Conditional Use Site  
11 Plan Review pursuant to Article-- pursuant to Zoning  
12 Code Article 3, "Development Review", Division 4,  
13 "Conditional Uses", Article 4, "Zoning Districts",  
14 Division 4, "Multi-Family Special Area District",  
15 Section 4-104.C, "Conditional Uses", and Appendix D,  
16 "Mediterranean Design Transitional Overlay District" for  
17 the proposed project referred to as "Villa Valencia" on  
18 the property legally described as Lots 24-38, Block 7,  
19 Biltmore Section known as 501-525 Valencia Avenue, Coral  
20 Gables, Florida; including required conditions;  
21 providing for a repealer provision, providing for a  
22 severability clause, and providing for an effective  
23 date. This item was continued from the April 13, 2016  
24 Planning and Zoning Board meeting.  
25 Who wants to go first? Mario.

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1 MR. GARCIA-SERRA: Good evening, Mr. Chair,  
2 Members of the Board. Mario Garcia-Serra with offices  
3 at 600 Brickell Avenue. I do not believe that Staff has  
4 any particular presentation for this item, so I'll just  
5 proceed with the presentation that I have.  
6 CHAIRMAN FLANAGAN: Thank you.  
7 MR. GARCIA-SERRA: It is-- essentially really  
8 we're going to be giving you some history of how we've  
9 gotten to the point where we are right now. I'll tell  
10 you what we've been up to in the last few meetings as  
11 we've been continuing this item in our discussion with  
12 the neighbors, and ask you for guidance as to what you  
13 think we should do.  
14 We've made progress. I can't say that absolutely  
15 everybody who's been involved in the process is 100  
16 percent in agreement now with what the proposed design  
17 will be, but I do think we've gotten additional support  
18 and buy-in from some of the changes that we've made to  
19 the plan as we've been discussing with the neighbors.  
20 What we need here this evening is your guidance in  
21 deciding how to proceed, because some of the things that  
22 we are changing to the design in response to the  
23 neighbors aren't exactly consistent with the very last  
24 direction and recommendation that this Board gave us  
25 back in January. So we'll go through sort of the

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1 initial information of what designs have previously come  
2 before you, and where we are now, so if we could--  
3 I think everybody is familiar where the site is,  
4 Northwest corner of the intersection of Hernando and  
5 Valencia Avenue. It's a one acre site. Existing right  
6 now are three two-story apartment buildings, which are  
7 not historic in any way, 34 apartment units, no parking,  
8 and approximately an acre in size; just to the North we  
9 have the 550 Biltmore Way Office Building, with the  
10 lions out front-- the sculptures of lions; to the east,  
11 we have the Barack Condominium; to the west, two other  
12 apartment buildings; further to the west, the Biltmore  
13 Two Condominium Building, and then on the south side of  
14 Valencia, apartment buildings and the relatively new  
15 Valencia Townhome Buildings.  
16 This is the design that we brought to you in  
17 September of 2015. That was the design that we  
18 presented in September of 2015. It was calling for 103  
19 residential units, 12 stories, 120 feet in height, with  
20 an FAR of 3.0.  
21 At that point in time, there was little public  
22 discussion, maybe about four speakers in total, two in  
23 support, two expressing objections. The Board had some  
24 design related comments about this plan, which we  
25 incorporated, and then we brought back a revised version

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1 to the Board in January of 2016.

2 At the January 2016 meeting, we then had the

3 involvement of a considerable number of members of the

4 public, including, in particular, from the Valencia

5 Grande Condominium to the west. They were represented

6 by counsel at that meeting, and they expressed several

7 objections and concerns.

8 The Board discussed the project, and we then went

9 back-- made some suggested recommendations, directions

10 as to what to do with the plan. We then went back and

11 incorporated them. We incorporated them into this

12 design, which we have circulated to City Staff for their

13 review and comment, but it has never actually been

14 brought before the Board.

15 That Proposal there that you see in front of you,

16 as directed by this Board back in January, reduced the

17 FAR of the project from 3.0 to 2.5, so that is a 2.5 FAR

18 building that you're seeing there. We also incorporated

19 a pocket park in the corner of the property, on the

20 corner of Valencia and Hernando, about 3,000 square feet

21 in size, and 34 feet in width. Those two changes

22 reducing the FAR, putting the pocket park also reduced

23 the total density of the building from 103 units to 90

24 units. So at the end of January 2016, we had developed

25 this plan, 2.5 FAR, 90 units, and with the park in the

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1 corner of the property.

2 On the Site Plan on the extreme right, you can see

3 the park, which would be the first 34 feet of depth from

4 Hernando Street. You'll notice also those spaces along

5 the parking garage, which were product actually of your

6 previous comments back in September to line the parking

7 garage with some usable space.

8 That is an image of where the park would be

9 located, approximately over 3000 square feet in size,

10 about 34 feet in depth. Right now-- at that point in

11 time, I only proposed sort of a passive park. There has

12 been discussion with the neighbors that we've had

13 recently. They're anxious and looking for a dog park,

14 so that could potentially be converted to a dog park,

15 but you'll see where we incorporated the dog park in a

16 now third design in response to the meetings that we've

17 with the neighbors.

18 To sort of give you an idea of how long this

19 process has been, who we've talked to, and how we've

20 tried to achieve consensus from City, neighbors and

21 Staff, we've prepared this timeline. I will spare

22 everybody of going through line by line, but we'll at

23 least summarize it.

24 My client acquired the property in March of 2012,

25 and between March of 2012 and March of 2014, it was

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1 pretty much two years of discussions with City Staff

2 about what would be the appropriate design and sort of

3 the appropriate Zoning approvals for the project, and

4 went through four different iterations of type of

5 design, before we settled on the one that came before

6 you in September of 2015.

7 Following that, in the Summer of 2014, we met with

8 the Biltmore Neighborhood Association or the Leadership

9 of the Biltmore Association, and in response to some

10 changes that we made to the proposed legislation, we

11 were able to get them to agree to not object to the

12 project.

13 In the Summer of 2014, we also went before the

14 Board of Architects and Development Review Committee,

15 received their comments, incorporated some significant

16 comments, in particular from the Board of Architects,

17 which pushed the parking garage further back from what

18 it was previously, and created more of a green space in

19 front of that design that you saw-- the first design

20 that this Board saw.

21 Then fast-forward to March and April of 2015, we

22 had two different separate neighborhood meetings

23 inviting everybody with notice within 1,000 feet of the

24 property.

25 At those meetings, we had some additional

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1 comments, which lead to things such as getting a

2 Residential Parking Zone approved on the 500 Block of

3 Valencia Avenue, in response to the Valencia Townhomes

4 and what they were requesting, and some other sort of

5 adjustments to the parking garage in particular; all

6 comments that we were able to incorporate, and from

7 those sort of discussions is where we had at least a

8 significant number of neighbors who were supportive, and

9 have been the ones that have spoken in support of the

10 project as it's moved through the process.

11 In July of 2015, we also-- after those two

12 neighborhood meetings, had a separate meeting with the

13 Biltmore Two Condominium Association, and at their

14 request, made the presentation there. Also received

15 comments from them at that meeting.

16 That's then what brings us to September of 2015,

17 first presentation before this Board. You already saw

18 the design.

19 We then came back in January with some revisions

20 in response to your comments in September, and then

21 there were also additional objections from some members

22 of the public at that point in time.

23 So at that point in time is when we started

24 continuing the hearing so as to meet with the neighbors.

25 In between late January and late April of this year,

1 we've had several small group meetings with two sort of  
 2 different groups. There's the group of single-family  
 3 homeowners mostly that live to the south of the project,  
 4 and then there's the group of sort of townhome and  
 5 condominium owners that are more to the west of the  
 6 project. In particular, we met with the New French  
 7 Village Association there at the New French Village. We  
 8 also, not with the Association, but with the Counsel to  
 9 the Valencia Grande Building to try to address their  
 10 concerns. So that is sort of the history of meetings  
 11 and input that we've received up until now.

12 The next few slides are really just there for you  
 13 to see the multiple sign-in sheets that we had. Any  
 14 meeting that we had more of three or four people, we  
 15 asked them to do a sign-in sheet. So here you'll see  
 16 the numerous sign-in sheets that we had at all of these  
 17 different meetings, and the input that we had from  
 18 different neighbors.

19 That brings us now to our latest design. And so  
 20 the two biggest objections that we probably heard from  
 21 the neighborhood groups that were objecting and with who  
 22 we met with, number one, and this was particular  
 23 probably the top priority for the group of single-family  
 24 homeowners to the south, was height. In other words,  
 25 they felt that the current design was too tall, too

1 high. They didn't want that size of a building facing  
 2 their neighborhood there to the south. So in response  
 3 to that, we essentially made a building that is somewhat  
 4 tall and skinny, shorter and fatter, for lack of a  
 5 better way of describing it. And what you have before  
 6 you in that elevation that you're looking at is an  
 7 eight-story building, at approximately 82 feet in  
 8 height. So the height was brought down from 120 feet to  
 9 82 feet, from 12 stories to eight stories. The unit  
 10 count stays very close to what it was before. Instead  
 11 of 103, it's now 102. The corner park is not there  
 12 anymore, but we have moved the sort of public space to  
 13 fronting Valencia, and it's sort of a dog space that is  
 14 partially covered by an arcade, and partially open with  
 15 grass area for dogs, and so forth, to be able to run  
 16 around in there.

17 I'll ask Hamed, the Project Architect, to go into  
 18 a little bit more detail through the revised proposed  
 19 design so you have an idea of what we were doing, and  
 20 why we were doing it.

21 Traffic, you know, that was probably the biggest  
 22 issue of the neighbors to the west, and an issue of  
 23 everybody. And what came through in that discussion,  
 24 clearly, is that the existing situation is bad.  
 25 Regardless of what we do on our Site, whether we

1 demolish the building, and just put landscaping there or  
 2 whether we build a highrise, it is a-- already, for  
 3 them, a bad situation, in particular, in the morning and  
 4 evening rush hours. I don't hear complaints about  
 5 during other times during the day, but during the rush  
 6 hours, apparently there's a lot of stacking and so forth  
 7 at the different lights.

8 What we're proposing to do there, and I'll discuss  
 9 it with you after we have the architectural discussion,  
 10 are several offsite traffic improvements to try to  
 11 address the traffic, because quite often, you know, they  
 12 might-- you know, quite often the objections would come  
 13 in the term of density, but then you really ask them  
 14 what's your concern behind this issue of density, and it  
 15 would inevitably end up being a traffic discussion. If  
 16 we were to obligate all of our residents to ride  
 17 bicycles, you know, density would probably be less of an  
 18 issue. What the issue is, is a perceived connection  
 19 between density and an increase in traffic.

20 Lastly, this is a proposed rental development.  
 21 The Government doesn't have any jurisdiction behind  
 22 whether we can have it as a condominium or rental  
 23 development. There was some uneasiness among some  
 24 neighbors about, hey, what's the rental development  
 25 going to entail, and, you know, what sort of quality of

1 a rental unit are we going to have, and how is it going  
 2 to be operated. I think, to a great extent, my client,  
 3 based on history of operating rentals and how he runs  
 4 his rental properties, has sort of assured-- given some  
 5 reassurance on that issue. There's also some design  
 6 things that we did to try to address that rental issue.

7 With that said, I'll ask Hamed to maybe just go  
 8 through the elevations of each of the eight-story  
 9 proposal, so you have a better idea of what we're  
 10 looking at.

11 MR. RODRIGUEZ: Good evening. Hamed Rodriguez,  
 12 Project Architect, 3250 Mary Street.

13 This project has been reduced to eight stories.  
 14 It's two stories of public space, amenities for the  
 15 building, and half of the west side is parking. The 2nd  
 16 Floor is entirely as parking, so we were able to reduce  
 17 the six and five-story podium that we had of parking in  
 18 the previous designs down to two stories.

19 Furthermore, there is a buffer of 16 feet of  
 20 gallery space on the west side of the entry to buffer  
 21 the parking even further. And on the east side of the  
 22 entry, there is another buffer right where the amenity  
 23 levels are.

24 Immediately after the two stories, we have eight  
 25 identical stories of units of the, eight one bedrooms,

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1 eight two bedrooms, and one three bedroom per floor, and  
 2 those are large units. Those are in the 850 range for  
 3 the one bedrooms, 12,000 for the two bedrooms, and 13--  
 4 I'm sorry, 1,200 for the two bedrooms, and 13 for the  
 5 three bedrooms.

6 To the rear facade, it's very much like the front  
 7 of Valencia. We have some back of house areas there.  
 8 We could try to organize it as neatly as possible. We  
 9 have an entry that-- or an exit that actually goes  
 10 through and utilizes the alley, as we did before.

11 The elevation there to the left would be the  
 12 Hernando elevation, so that way we try to fit in and be  
 13 contextual with the project, the newer projects across  
 14 the street. And, again, we're trying to transition with  
 15 the height.

16 The other elevation here, we set the building back  
 17 approximately a little over five feet, so that we can  
 18 get some penetration on that podium, and not have a  
 19 blank wall. We could also have some landscaping on that  
 20 side, as well. This building is set back-- as you can  
 21 see here on these elevations, the building is set back  
 22 on the podium, north/south, east and west.

23 On the west side, it's set back considerably,  
 24 because that's where the sunlight is, and that's where  
 25 the pool would be.

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1 Here you can see the larger area here on-- the  
 2 Colonnade is much deeper on the west side of the  
 3 driveway. You can see the landscape area there. And on  
 4 the other side, you would see the use, which we have the  
 5 gym and management office and a public area for multiple  
 6 uses within. Lobby's right in the center, so it's  
 7 taking some of the programming from the previous design.

8 Here you can see that we have a covered area and  
 9 an uncovered area, and that is something that was  
 10 brought as interest from the community, is to have an  
 11 area for people to be able to take their dogs. This  
 12 would be a very low fenced area there with the gate, so  
 13 that people can use that for public benefit. So we  
 14 tried to create as much green space around the building  
 15 as possible, but this is the one area that's the  
 16 deepest, and you can see how we are concealing the  
 17 parking. This is parking on surface-- immediate  
 18 parking, and then we have a low sloped ramp working its  
 19 way up to the next level.

20 The next level is just a parking deck completely  
 21 for the balance of the parking, only two levels.

22 Any questions?

23 That discussion, the architectural discussion, to  
 24 a great extent, is how we're trying to address the  
 25 height issue.

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1 The other issue that I mentioned earlier was  
 2 traffic. And traffic is, you know, a challenging issue,  
 3 because the existing situation, which is so frustrating  
 4 to everybody, including the neighbors involved here, is  
 5 not really a product so much of the residents that live  
 6 around there or the development that's around there  
 7 right now. It's a product of the fact that Coral Gables  
 8 is strategically located right in the middle of  
 9 Miami-Dade County, and we have a lot people who live  
 10 west of Coral Gables, and either work in Coral Gables or  
 11 work east of Coral Gables, so all of that population is  
 12 commuting through Coral Gables at some point in time  
 13 during the day to get to work or to get back home.

14 If you look at our actual project, and you look at  
 15 the traffic studies, you look at the concurrency  
 16 analysis, the actual increase in trips was not enough to  
 17 trip any concurrency requirement or, you know, in any  
 18 way violated any of the concurrency rules of the City.  
 19 So if you look at the City's Zone rules, we weren't  
 20 tripping or going across any threshold that we're not  
 21 suppose to be going across.

22 What happens-- the frustration that we hear out  
 23 there is because of the existing situation. And some  
 24 neighbors then have sort of the perceived-- the  
 25 perception that any increase in density, whether it's

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1 even one unit, is going to worsen our situation and, you  
 2 know, we should try to fight against it as much as  
 3 possible.

4 In reality, the bigger problem, what we really  
 5 need to do is to try to manage all of that traffic  
 6 that's coming through our City every day from other  
 7 sources, and from other places. And so in connection  
 8 with that, while realizing that our impact may not be  
 9 very significant traffic wise, we're coming into an  
 10 existing situation that has its challenges, and we're  
 11 asking for certain Zoning approvals, and so we do think  
 12 it's justified and appropriate for us to do more than,  
 13 "would be our share" in order to try to address the  
 14 traffic situation; to try-- in some way, to try to make  
 15 it better than what it is right now.

16 The first thing that we're proposing, and we can  
 17 go into more details to the extent that you want to, but  
 18 this is a summary of pedestrian improvements. It is  
 19 somewhat of a challenging situation, particularly  
 20 crossing Le Jeune and Biltmore Way, and those major  
 21 thoroughfares, and so what we are doing is proposing  
 22 approximately somewhere between 80 and \$100,000 worth of  
 23 pedestrian improvements. Things such as new pedestrian  
 24 crossing signals that give priority to the pedestrian  
 25 than the traffic, improving lighting of traffic circles

1 that are in certain areas, so that they're more  
2 prominent, and the cars can actually slow down and go  
3 around them at the appropriate time, re-doing  
4 crosswalks, putting in crosswalks where there aren't any  
5 right now, certain turn-- certain turn, painting marks  
6 on the street, some are incorrect, correcting those.

7 Like I said, we have our traffic engineer here,  
8 and we can go into greater detail on that, but that is  
9 one of the things that we're proposing to do to try and  
10 address the "traffic issue" and trying to make it easier  
11 for pedestrians to get around without necessarily having  
12 to rely on a car if you're living in the neighborhood.

13 Another idea is finding ways to slow down and  
14 control this cut through traffic that is going through  
15 the neighborhood, and what you see up there is not  
16 exactly how it's going to look, of course, but the idea  
17 would be to put a median in the 500 and 600 Blocks of  
18 Valencia, along with some landscape bulb-outs, so as to  
19 narrow the path of travel, so that cars will have to  
20 slow down as they're driving through there right now.

21 Valencia is a very wide right of way, and that  
22 leads sort of to people hitting the accelerator to get  
23 from light to light or from stop sign to stop sign. So  
24 that would be one idea. This idea was, I'd say, very  
25 well received across the board from neighbors, as far as

1 being able to find a way to slow down, better control  
2 traffic.

3 Again, rough sort of typical detail of what the  
4 idea is. You know, the median, with planting in the  
5 middle, along with the landscape bulb-outs to decrease  
6 the width of the travel lane.

7 This detail is of traffic diverters, which is  
8 something that we mentioned out there to put on Salcedo,  
9 because it perhaps would restrict movement into the  
10 residential neighborhood, specifically from Salcedo to  
11 the side streets.

12 That one is there as detail to show what could  
13 possibly be done. It was a mixed review as far as how  
14 the neighbors received it. Some liked the idea. Other  
15 sort of felt that, hey, that might block my way back  
16 home, or whatever it might be, because this is a right  
17 in, right out situation, and, you know, some of them  
18 might have to do left turns in and out.

19 The last point, which we don't have a slide on,  
20 but was the issue of rentals. Again, my client's family  
21 has been in the rental business now many generations.  
22 They run a tight ship as far as the rental properties  
23 are concerned. They keep them in very good shape. They  
24 do rigorous background checks. They require, for  
25 example, whoever is signing the lease, also has to be

1 guaranteeing the lease. So it's going to be a situation  
2 where you just can't have some young student, perhaps,  
3 that mom and dad are paying the rent, but are not  
4 actually living there, being able to enter into a lease  
5 and live there.

6 They also did things, such as, on the balconies,  
7 on that new design, trying to make them less  
8 transparent, in response to one neighbor's concern about  
9 how transparent those balconies could potentially be,  
10 and that shows you sort of an example, I think, of good  
11 faith on my client's part to go the extra step to, even  
12 the concern of one resident, try to address it to try to  
13 get somewhere to a point of consensus.

14 Considering all of this discussion, what we're  
15 asking from you tonight is to tell us what direction you  
16 think we should go in in order to achieve a better  
17 consensus. We have your comments from January. We  
18 tried to incorporate them. If you'll notice, that  
19 building does not look the same as the building we've  
20 created in response to neighbor comments. Give us your  
21 thoughts, your ideas, as to what you think is the right  
22 direction to go in or if we're going in the right  
23 direction right now

24 CHAIRMAN FLANAGAN: Thank you.  
25 Mr. Trias.

1 MR. TRIAS: Chairman, if I could clarify, although  
2 I really appreciate Mr. Garcia's conviction and passion,  
3 and the fact that he's asking for your ideas, this is a  
4 project that has not been submitted, has not been  
5 reviewed. It didn't go before the Board of Architects,  
6 and absolutely nothing has taken place in terms of Staff  
7 review, and frankly the way that it has changed, which  
8 basically it is a box, requesting twice the density that  
9 is allowed, is something that I really have a hard time,  
10 at this point, recommending, so please keep that in  
11 mind.

12 CHAIRMAN FLANAGAN: Okay. Thank you. All right.  
13 So, Applicant's looking for our direction. I know there  
14 are members of the public here. These are advertised  
15 public hearing items, so I think the proper order,  
16 Craig, would be to open the public hearing, take public  
17 comment, and then the Board can have discussion, right?

18 MR. COLLIER: Yes. I think that would be the most  
19 prudent way to do it.

20 CHAIRMAN FLANAGAN: Okay. Thank you.  
21 All right. We'll open the public hearing. Jill,  
22 do you have speakers signed up?

23 THE SECRETARY: Yes.

24 CHAIRMAN FLANAGAN: Okay.

25 THE SECRETARY: Jose Gelabert-Navia.

1 CHAIRMAN FLANAGAN: And we'll try to stick to the  
2 same time limitations as we did for the speakers on the  
3 North Ponce project, please.

4 MR. GELABERT-NAVIA: You mean like the first one.  
5 My name is Jose Gelabert-Navia. I am an  
6 Architect, but tonight I'm speaking more as a resident.  
7 I live on 600 Biltmore Way. And I'd like to address  
8 some points as an architect and as a neighbor, and I  
9 promise to be short.

10 As an architect, I rather not comment about the  
11 design. I used to sit on this Board before, and the  
12 reason I don't do it anymore is because I didn't feel it  
13 was my position to design other people's projects, but I  
14 would like to comment as one of the original, pretty  
15 soon is going to be one of the surviving authors of the  
16 Mediterranean Ordinance from 30 years ago, one of the  
17 things that we try to do when we design, and we wrote  
18 that Ordinance, is to allow for a number of elements,  
19 which were true Mediterranean elements. And the trade  
20 off was that the client or that the Developer would get  
21 a series of bonuses that would give them additional FRA,  
22 additional density, precisely so that they can do a lot  
23 of the things that we felt-- and I actually had a very  
24 good discussion with Ramon about where did the Ordinance  
25 come from.

1 A lot of the issues that we tried, which we felt--  
2 I felt certainly that strongly was the urban elements  
3 that Mediterranean architecture had, and we thought it  
4 was more important to legislate that, than to legislate  
5 style. These elements were arcades. They were changing  
6 roof lines. It was the proportions of the building.  
7 And I think that the original design that was submitted,  
8 that's why I came to support it a few meetings ago,  
9 contained a lot of those things. And, yes, it had a  
10 great deal of density, but it had those elements.

11 I can understand that the Applicant, after four  
12 years, they're probably completely exhausted, and  
13 they're ready to throw in the towel to whatever  
14 direction they get, and whatever compromise they come  
15 with the owners, but I think sometimes what you get is,  
16 as they say, a camel is a horse designed by a committee.  
17 And, again, there's been so many influences, so many  
18 things that I think, yes, they have simplified the  
19 project to something that might be appealing, because  
20 they reduced density, they reduced height, but I frankly  
21 feel for the City. The original project would have been  
22 a better project than what is being submitted to you  
23 today at the risk of upsetting my colleagues there.  
24 And, so density doesn't always-- is the primary judge of  
25 the project.

1 But the second item that I would like to speak  
2 about, and then I will end, is more personal in that  
3 this is as a neighbor, and this is the issue of the  
4 rentals. The last time that I came to this meeting, it  
5 was actually-- I found it pretty appalling to find some  
6 of the neighbors, some of the ones that live in my  
7 building, some of the ones that live in the building  
8 next door, talking about renters, about the people that  
9 were going to come to this building, as though the whole  
10 neighborhood was going to be ruined by the renters. And  
11 I don't know how many-- I'm sure a number of you are  
12 aware that prior to 1960, the majority of the people in  
13 the United States were renters. The whole idea that we  
14 have now, that everyone has ownership, is actually a  
15 recent phenomenon, that actually changed in 2008 when  
16 the whole market crashed. And now the majority of  
17 people are, again, beginning to be renters. And the  
18 renters are not low-lives that are moving into the  
19 neighborhood. The renters are people like my 89 year  
20 old father, who I'm trying to move closer to where I  
21 live, and now he lives in Puerto de Palmas, or the  
22 renter is my niece, who's 32 years old, and just  
23 graduated with a Degree from Harvard, and now is paying  
24 off her student debt, and she needs to live in a rental.  
25 So, to my neighbors, including the ones from my

1 building, that are probably going to tar and feather me  
2 when I get back tonight, the make up of the building, I  
3 think, can enhance the neighborhood.

4 And with regard to the traffic, again, some-- when  
5 you were talking about Ponce, the amount of traffic that  
6 is generated really depends on who lives in the  
7 building. I'm probably one of the youngest ones who  
8 lives in my building, and cars are not streaming in and  
9 out, and that is the composition of most people that  
10 live around that neighborhood.

11 Thank you.

12 CHAIRMAN FLANAGAN: Thank you.

13 THE SECRETARY: Paul Savage.

14 MR. SAVAGE: Good evening, Members of the Board.  
15 It's my pleasure to see you again.

16 My name is Paul Savage. I have law offices at 100  
17 Almeria Avenue, Suite 220. You may remember me from our  
18 prior hearings on this matter. I'm here representing  
19 the Valencia Grande Condominium Association. Their  
20 building is a few lots down, at 642 and 650 Valencia.

21 My remarks-- and I think I may set a record by  
22 coming within three minutes. I'm not sure, but my  
23 remarks tonight are really purely technical and legal in  
24 nature, and that is to say that what we have been  
25 noticed with, and what was read in front of this meeting

1 by the Chair, according to the procedures, is a  
 2 quasi-judicial resolution to review a Conditional Use  
 3 Site Plan Review under the Zoning Code and Article 3,  
 4 "Development Review", Division 4. And if you go in that  
 5 section and look it up, I think that your Planning  
 6 Director was indicating that there's an issue here, and  
 7 that issue is that that is a set procedure, particularly  
 8 when you get in the quasi-judicial arena, which this is,  
 9 and if you pull that Code, there's a chart and language  
 10 that explains the chart, and it talks about how you have  
 11 to have a complete application. You go to the  
 12 Development Review Committee, also to-- through Staff  
 13 meetings, leading up to a Staff recommendation, and then  
 14 this Board is very important. This Board, you know,  
 15 this is the last stop before the City Commission. So  
 16 there are a lot of municipal departments, other Boards,  
 17 Staff recommendations. You don't have a resolution in  
 18 front of you tonight. You don't have a Staff  
 19 recommendation. You don't even have a complete  
 20 application that's been opined on. None of the remarks  
 21 today were tested at all by your Staff, which is what is  
 22 supposed to happen. So I think that if we go forward,  
 23 I'm just urging you, respectfully-- I appreciate the  
 24 Applicant, the Applicant's counsel. I've been at these  
 25 meetings. They-- I won't characterize them, but at

1 least they're having them, and they're reaching out. I  
 2 think that's wonderful, but I would ask you,  
 3 respectfully, not to accept the invitation tonight to  
 4 give guidance and give more design cues and whatever  
 5 they're asking you to do, because that's not what's been  
 6 noticed. It's not according to the Code. They need to  
 7 have a complete application. You can't vote. You're--  
 8 what your duty is, in a quasi-judicial Site Review like  
 9 this one, is to vote and to make findings to ultimately  
 10 apprise the City Commission about whether you think they  
 11 should approve the project or not. That's-- you know,  
 12 Mr. Trias had another legislative item where we can have  
 13 a lot of meetings and talk about policy and the wisdom  
 14 of what we should do on North Ponce, and things like  
 15 that, and those kinds of hearings can happen, but this  
 16 is a quasi-judicial Site Plan Review that is not  
 17 appropriate to have you weigh in and provide guidance,  
 18 just like my side of the case is not allowed to come in  
 19 and have hearings about what kind of objections and what  
 20 kind of arguments you may find compelling that I may  
 21 advance at a future hearing. It's just not fair.  
 22 I also ask for--I have a petition of 30 to 40  
 23 signatures asking that this be continued to the next  
 24 hearing. If you remember, we had some colloquy. I  
 25 requested a continuation last time to say, please come

1 back for a real-- when you really have it together, and  
 2 we'll have a real meeting, instead of having everyone  
 3 come out or not. So, again, I don't think that-- I,  
 4 again, applaud the Applicant for reaching out, but I  
 5 don't think that they get to have preconsensus in a  
 6 quasi-judicial hearing. And I think that's-- I don't  
 7 think I made it within my three minutes, probably.

8 I would like to put my signatures into the record.  
 9 Oh, the Chair says, no, Mr. Savage, you cannot quite  
 10 claim that record yet. So I think you get the gist of  
 11 my remarks. I just think by Code you can't do it. I  
 12 thank the Applicant. I look forward to continuing to  
 13 work on this project, but there's nothing to vote on,  
 14 and you can't help design the project in advance.

15 Thank you so much for listening.

16 CHAIRMAN FLANAGAN: Thank you, Mr. Savage. Next  
 17 speaker.

18 THE SECRETARY: Rolando Iglesias.

19 MR. IGLESIAS: Good evening, Board Members. My  
 20 name is Rolando Iglesias. I reside at 600 Biltmore Way,  
 21 Apartment 1104. I'm here in total support of the Villa  
 22 Valencia project. I fully concur with what my neighbor,  
 23 Jose Gelabert, previously stated. I personally, myself,  
 24 liked the first design better, but that's for this Board  
 25 to decide. I think that we should allow this project to

1 move forward. I think it's pretty much in accordance  
 2 with the current plan that the City is going through  
 3 right now. So I fully ask-- respectfully ask for your  
 4 support for this project.

5 CHAIRMAN FLANAGAN: Thank you.

6 THE SECRETARY: Sonia Blair.

7 MS. BLAIR: Good evening. I'm Sonia Blair. I'm a  
 8 real estate broker, and have been for over 30 years, and  
 9 live at 2920 Segovia Street. I am very much in favor of  
 10 this project to be built, and I also concur with Mr.  
 11 Iglesias that I believe that the first drawings were  
 12 better than the second, as Mr. Trias made a comment  
 13 regarding that it was a square box.

14 I also agree with the last gentleman who spoke,  
 15 because I do rent to a lot of people, and I don't think  
 16 it's fair to put the wrong idea that rentals-- renters  
 17 rather, are not the best people to have in the building.  
 18 Today you could not rent anything in Coral Gables in  
 19 this area for less than \$3,000 per meeting for a two/two  
 20 in a brand new building. So if you don't make the  
 21 proper amount of money per year, you cannot afford that.  
 22 So, therefore, those people are usually professional  
 23 people or like the other gentleman stated, someone who  
 24 has already graduated and are paying off their loans.

25 So in addition to what Mr. Iglesias says, I

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1 definitely think that this project could go forward, and  
2 should do.  
3 Thank you very much.  
4 CHAIRMAN FLANAGAN: Thank you.  
5 THE SECRETARY: Juan Castro Lopez.  
6 MR. LOPEZ: Juan Castro Lopez. My family owns the  
7 property that's adjacent to the Site. I fully support  
8 the project. I don't think that the Applicant is asking  
9 for anything that's not existing right now around the  
10 property. The building to the North has, I believe, 12  
11 or 13 stories. The building to the east is the same.  
12 The building across the street on Segovia has the same  
13 number of stories. And I don't think it would be out of  
14 line with what's in the neighborhood right now.  
15 There was one thing that wasn't mentioned here,  
16 and it's that a lot of residents have concerns about  
17 parking, and since the last meeting, there was a  
18 Residential Zone Parking area instated in the block, and  
19 the issue of parking has been lessened majorly. You can  
20 drive by the properties now, and during the day, when it  
21 was impossible to find a parking spot, now it's very  
22 easy. And in terms of traffic, I think the Applicant is  
23 right, the issue with traffic is just people driving  
24 trying to avoid Coral Way, because generally it backs up  
25 going west, and they choose Valencia instead. So I

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1 think that with some of the additions that they are  
2 proposing tonight, that issue would go away, too.  
3 Thank you.  
4 CHAIRMAN FLANAGAN: Thank you.  
5 THE SECRETARY: Robert Parsley.  
6 MR. PARSLEY: I'm Robert Parsley. I live at 618  
7 Valencia. As I leave my front door, I look 400 yards  
8 down the way, and I want to see this building.  
9 I'm a landscape architect. I sit on a City Board.  
10 I restore preservation. I run the Beautification Board.  
11 I bring projects to the City as a Consultant. I am a  
12 Consultant for City projects, but I'm going to speak as  
13 a neighbor and as a resident. And I was quite in favor  
14 of the second version of the project. I liked the  
15 diversity, the architecture to the Mediterranean revival  
16 of the building was interesting. The density didn't  
17 bother me.  
18 I think to appease some neighbors that are going  
19 to be resistant to any change, we have dumped down the  
20 building to what's a box with a few little frills of  
21 Mediterranean fluff, to keep the density. I don't think  
22 that's the way to design, to our early architect's  
23 opinion. So I would recommend keeping that second  
24 higher density design. I think rentals are good.  
25 What I liked best about the neighborhood when I

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1 moved in about two years ago was the economic diversity.  
2 When I'd walk my dog-- thank you for the dog park idea.  
3 When I'd walk my dog, I would pass a presidential  
4 candidate-- a former presidential candidate. I would  
5 pass a plumber. I'd pass a school teacher. I'd pass a  
6 guy in, you know, hospital sweats, whatever they're  
7 called, the locksmith lived in the block, and I was  
8 quite surprised at the economic diversity in this small  
9 area, and that's a good thing for a city. That's what  
10 cities are supposed to be.  
11 I think the density helps traffic. I'm going to  
12 take the contrary view. The more people we can get  
13 close to Downtown, Coral Gables, the more people would  
14 leave their car in the garage and walk some place. I'm  
15 at the New French Village. I go to dinner there. I go  
16 shopping at the Publix. I actually walk. That's why I  
17 moved here. I think other people ought to have that  
18 opportunity, and not pretend that we live in a  
19 single-family residential suburban community this close  
20 to Downtown, Coral Gables. So I would recommend the  
21 Board support a denser, more vibrant architecturally  
22 interesting project.  
23 Thank you.  
24 CHAIRMAN FLANAGAN: Thank you.  
25 MR. TRIAS: I would like to make a correction.

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1 CHAIRMAN FLANAGAN: Sure.  
2 MR. TRIAS: All of the projects have the same  
3 density, the same number of units, basically. So  
4 there's no difference in density.  
5 CHAIRMAN FLANAGAN: Okay.  
6 Jill, do we have any other speakers?  
7 MR. GARCIA-SERRA: Let me-- just to clarify that  
8 last comment. Of the three versions that we sent to  
9 you-- that we've shown you today, the original one was  
10 103 units. The one that we revised, pursuant to your  
11 comments in September, is 90 units, and then the most  
12 recent one, in response to the neighbors, is 102. So  
13 they're relatively close, but there is a difference in  
14 each one.  
15 CHAIRMAN FLANAGAN: Jill, do we have more  
16 speakers?  
17 THE SECRETARY: Yes, one more.  
18 CHAIRMAN FLANAGAN: Mr. Leen, did you want to--  
19 MR. LEEN: I would just like to provide an opinion  
20 to the Board but after.  
21 CHAIRMAN FLANAGAN: Thank you.  
22 THE SECRETARY: Rhonda Anderson.  
23 MS. ANDERSON: I have a few brief comments. Aside  
24 from seconding the comments of Mr. Trias and Mr. Savage,  
25 where I don't think we have enough here for the Board



1 to-- even if you're going to provide comments-- to give  
2 comments.

3 In the comments you received, my second point is a  
4 matter of perspective.

5 CHAIRMAN FLANAGAN: I'm sorry. Can we get your  
6 name and address, for the record?

7 MS. ANDERSON: Not a problem. Rhonda Anderson,  
8 2715 Hernando. I live in a single-family home, south of  
9 the project.

10 Perspective is what I wanted to talk to you about,  
11 because the comments that you've been hearing about the  
12 dumbing down of the building, about the height of the  
13 building, have been coming largely, I notice, from folks  
14 that live in large buildings to the north and to the  
15 west and to the east of the project.

16 The folks that I have been speaking with, a large  
17 of who are not here today, because this was very last  
18 minute put on the calendar-- we didn't have a colorized  
19 version of it-- and as far as dumbing down a project, if  
20 you look at the history of pedestrian areas, where you  
21 have lots of foot traffic, such as in New York, by and  
22 large, you don't have buildings from the early era of  
23 New York more than five or six stories tall. We're in  
24 single-family homes. We do not want to be looking at  
25 120-foot tall buildings when you're in your pool in your

1 backyard. There's very, very, very strong opposition  
2 from the folks on Almeria, on Catalonia, on Palermo, and  
3 all of those streets where their back yards are  
4 literally going to be looking up at the face of this old  
5 structure, and that's why this builder met with the  
6 neighborhood and listened to their comments, because you  
7 don't have a colorized version, you're not appreciating  
8 the Mediterranean aspects in that building that are  
9 existing in historical buildings of the Mediterranean  
10 era without having to go up to 120 feet to do so.

11 My second comment has to do with the Overlay  
12 District language, as it's written. The proposed  
13 building is only 90 feet, but now we're going to be  
14 allowing even a city parking lot to be developed later  
15 on in the future with a building of 120-feet.

16 I think we need to look at the perspective of what  
17 we're doing, and what we're allowing in the future, and  
18 not allow these very large buildings to go into areas,  
19 so we don't have the mistakes that occurred when you  
20 preapprove things, such as you did-- not necessarily  
21 you, personally, but the City did with the Aloft Hotel,  
22 and now we have a building that is creating a hazard for  
23 pedestrian traffic.

24 The other comment that I have, that would be, I  
25 think, constructive for you when considering the traffic

1 calming measures that have been proposed, I do walk the  
2 area quite a bit, because I do have two dogs that I take  
3 on long walks, and by and large people do want the  
4 diverters that I speak to, to stop the cut through  
5 traffic in the morning, because it basically comes from  
6 Westchester straight on through, back and forth  
7 everyday.

8 Okay. Thank you.

9 CHAIRMAN FLANAGAN: Thank you. All right. Those  
10 are the cards that we had.

11 Mr. City Attorney wanted to give an opinion.

12 MR. LEEN: Thank you, Mr. Chair. It's a pleasure  
13 to be here. I just wanted to speak a little bit about  
14 your authority as a quasi-judicial Board, as an issue  
15 has been raised regarding whether you can provide, in a  
16 sense, recommendations or advice, advisory opinions on a  
17 matter. And I say this with great respect for Mr.  
18 Savage, who I think highly of as an attorney, and I  
19 understand the issue that he has raised.

20 When you're acting in a quasi-judicial capacity,  
21 it is true, there's a limitation in the sense that you  
22 would not design the project, and you would not  
23 basically tell someone, if you do this, this and this,  
24 at a future meeting, we'll approve it. You don't give  
25 advice-- I agree, you would not tell someone, do it this

1 way and we'll approve it, and if you do it this way, we  
2 won't, and then sort of lock yourself into a future  
3 meeting.

4 That being said, you do have a significant amount  
5 of authority. According to the Zoning Code, you can  
6 approve, approve with conditions, deny, and also you can  
7 continue matters. And you can continue matters with  
8 instructions. So, in my view, you do have an active  
9 application before you. You have several items that you  
10 could vote on. In doing that, you could approve,  
11 approve with conditions, deny or continue with  
12 instructions. And in doing that, you can say, basically  
13 in relation to this application, what you would prefer.  
14 And in that sense you're acting as a quasi-judicial  
15 body, because you do have that active application.

16 So to the extent that the Applicant has come  
17 before you and said, "Well, this is an alternative." In  
18 my view, you could give instructions on that, whether  
19 you believe that that is an appropriate condition of  
20 approval, whether you are denying the application in a  
21 sense, but in a sense deferring it and asking them to  
22 come back with that, whether you're continuing the  
23 matter and asking them to come back with that, but to be  
24 clear, whatever you decide here doesn't bind you at the  
25 next meeting, because you told them to do this, now you

1 have to recommend approval.  
 2 And that's where I believe Mr. Savage is correct.  
 3 You could not say, "if you do this, we will recommend  
 4 approval in the future." You'd have to have another  
 5 public hearing on that at the next meeting, if it's a  
 6 new application. If it's not materially different, you  
 7 may not have to. You know, there's a lot of things you  
 8 would have to look at in that respect.

9 Do you have any questions, any Members of the  
 10 Board?

11 CHAIRMAN FLANAGAN: I don't. Any Members of the  
 12 Board at this point?

13 MR. LEEN: One other thing, you do have-- and I  
 14 should say this, because this has come up in another  
 15 matter. You do have significant authority in granting  
 16 conditions of approval, even after the public hearing.

17 So ultimately, you're advising the Commission as  
 18 to what you believe is in the best interest of the City.

19 CHAIRMAN FLANAGAN: Thank you very much.

20 All right. So there was still-- the public  
 21 hearing is open. The public comments are over.

22 Counselor, you want to wrap up.

23 MR. GARCIA-SERRA: Just a couple of minutes, not  
 24 necessarily rebuttal, but perhaps echoing some comments  
 25 that we heard already.

1 On the issue of, you know, what are we proposing  
 2 right now, what are we doing right now, many of you or  
 3 all of you, really, have been on this Board or similar  
 4 Boards for a while. Quite often, in the development of  
 5 a project, you come across issues where you start  
 6 proposing alternative designs to try to address them,  
 7 and that's what we're doing here. And that's what we're  
 8 doing here and trying to seek that input. We've already  
 9 filed an application actually a very long time ago; have  
 10 gone through numerous reviews, numerous times, even  
 11 before this Board; numerous neighborhood meetings, and we  
 12 are looking-- we're still moving forward with that same  
 13 project. We're looking to see what is the design  
 14 perhaps or the proposal that can reach consensus. If we  
 15 need to, we can go back with whatever design is sort of  
 16 preferred to the Board of Architects or whatever, you  
 17 know, other Boards need to review it, but we're still  
 18 part of this application.

19 Think of the deprivation of due process, the  
 20 unfairness it would be if, after four years, and the  
 21 amount of money that's been spent already to get to this  
 22 point in the process, you were to essentially tell us,  
 23 do over. You know, start again from scratch.

24 It's the same property. Same type of program.  
 25 You know, we're sort of talking about design here.

1 The other thing that I would mention out there is  
 2 to sort of echo Mr. Gelabert's comments, because he  
 3 brought up something very, very important; that quite  
 4 often in the City of Coral Gables to bring about the  
 5 design that you want, you have to incentivise it with  
 6 what we refer to as "Mediterranean Design Bonuses" which  
 7 gives you additional FAR, and density for development.

8 In this case here, we are in the only Zoning  
 9 District in the City of Coral Gables which requires  
 10 Mediterranean design, but then does not give you any  
 11 bonus for the sake of doing Mediterranean design and  
 12 trying to incentivise it. So indeed that perhaps  
 13 explains why the North side of Valencia has seen so  
 14 little redevelopment. Everywhere else in the City, a  
 15 bonus is awarded for that sort of design that you want  
 16 to encourage, but not here.

17 With that said, I'll leave it for what we're  
 18 really here for, your discussion and guidance.

19 CHAIRMAN FLANAGAN: Just so the record's clear, we  
 20 know you're looking for some input. We'll see if the  
 21 Board is willing to give any, but I'm going to assume--  
 22 and if you could confirm, that as part of that, you are  
 23 ultimately looking for a deferral of the three items  
 24 tonight?

25 MR. GARCIA-SERRA: How you want to memorialize

1 your recommendation, I leave up to you and your City  
 2 Attorney. You know, as far as how to-- you know, do you  
 3 do a motion, do you just state comments. You know, the  
 4 more direct and clear direction that you can give us in  
 5 comments, the better, of course, from our point of view.

6 CHAIRMAN FLANAGAN: But at the end of the day, we  
 7 need to dispose of these three items one way or the  
 8 other. So I think, as the City Attorney advised us,  
 9 it's either going to be approval, denial or deferral,  
 10 and I'm assuming, since you have new iterations that you  
 11 are looking to put through the process, ideally with  
 12 some comments from this Board, that you would seek the  
 13 deferral.

14 MR. GARCIA-SERRA: Generally, I would say so. I  
 15 would like to see what the discussion is, because we  
 16 could be at a point, too, where we're being stretched in  
 17 all directions. We're not going to make anybody happy,  
 18 and we might just tell you, you know, move forward with  
 19 the vote with the proposed, you know, design that we had  
 20 originally submitted to you.

21 CHAIRMAN FLANAGAN: Okay. Thank you.

22 MR. LEEN: Mr. Chair, ultimately, no matter what  
 23 they request, it's within your discretion. So if you  
 24 think-- they've certainly raised the possibility that  
 25 you can send it back to them with some instruction.

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1 Those instructions don't bind you when it comes back.  
 2 It's not an Estoppel, it's called. That doesn't mean  
 3 you have to vote in favor of it, but you're giving them  
 4 your thoughts in conjunction with the continuance.  
 5 Likewise, you could approve the actual application. You  
 6 could approve with conditions, and those conditions  
 7 could be some of these changes they've suggested, and  
 8 those are all recommendations to the City Commission.  
 9 You could also recommend denial.  
 10 CHAIRMAN FLANAGAN: Very good. Thank you.  
 11 All right. The public hearing is closed. Any  
 12 Members of the Board-- Marshall.  
 13 MR. BELLIN: Just a point of clarification. You  
 14 do get a bonus for Mediterranean Architecture in the  
 15 MSFA, but it's only with respect to density, not FAR,  
 16 not height.  
 17 MR. GARCIA-SERRA: Right.  
 18 CHAIRMAN FLANAGAN: Anybody else?  
 19 MS. MENENDEZ: I think the hard thing that I'm  
 20 having or the hard part of this whole thing is, I really  
 21 appreciate when Staff reviews applications, and we're  
 22 missing that here. I mean, we just heard from our  
 23 Planning Director that what you're proposing today is  
 24 not something that he would recommend. So, to me,  
 25 that's the component of this whole thing that I really

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1 rely on, and we don't have it today, so I'm not sure--  
 2 I would really have a question to our Architects.  
 3 Can't you achieve both? Can't you achieve, you know,  
 4 some type of a much better design, yet keep the  
 5 intensity lower? I mean, that's the question I have to  
 6 the Architects of the Board. But, again, I would really  
 7 want to have the application reviewed by Staff, whatever  
 8 application that they want to move forward with, but I  
 9 just heard our Planning Director say that that one  
 10 wasn't one that he would support, as far as the design.  
 11 MR. TRIAS: The application has not been reviewed.  
 12 The building has not been presented to the Board of  
 13 Architects. The building is actually-- it has more  
 14 units. It has more units than the last version. So  
 15 it's misleading to think that-- some people had the  
 16 impression-- the misimpression that a building that has  
 17 less height was less dense, not true.  
 18 So all of these issues need to be addressed. Now,  
 19 I want to say that I really appreciate Ms. Anderson's  
 20 comments, because she's actually right, in the sense  
 21 that great cities have a height that is similar to  
 22 what's being proposed.  
 23 Now, having made that comment, the next step is to  
 24 design a building that is done properly, and has the  
 25 quality that the City of Coral Gables requires. That

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1 has not taken place. I mean, that certainly-- that is  
 2 my professional expertise, and I can assure you that  
 3 that has not taken place.  
 4 Now, it would be a good thing to do that. Maybe  
 5 the Applicant is able to do it, but certainly it hasn't  
 6 been done, and you are not ready to take any action at  
 7 this point.  
 8 CHAIRMAN FLANAGAN: Mr. Rodriguez?  
 9 MR. RODRIGUEZ: Yeah. As I understand it, and  
 10 please, Ramon, correct me if I'm wrong, we can't-- even  
 11 if-- I'm not even suggesting remotely that I'd be  
 12 inclined to vote favorably for what's just presented,  
 13 the latest proposal, but we can't even vote for that,  
 14 because it hasn't gone through proper channels, right?  
 15 What Mario, I think, was saying is, we could vote for  
 16 one of the earlier proposals that have gone through the  
 17 proper channels, is that--  
 18 MR. TRIAS: But, in addition, for example, the  
 19 traffic improvements that the Applicant described in  
 20 some detail have not been reviewed. I just verified  
 21 that with our Staff. So I really-- I don't know what is  
 22 being proposed at this point. As your Director of  
 23 Planning and Zoning, I really don't know what the  
 24 proposal is.  
 25 MR. RODRIGUEZ: I think what he's asking for is

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1 guidance from the Board. I mean, it's pretty  
 2 straight-forward.  
 3 MR. LEEN: You do have a pending application.  
 4 They brought this alternate view, which has not been  
 5 fully vetted by Staff. If there's parts of it you want  
 6 to impose as a condition, you're welcome to. If you  
 7 think-- they've invited the possibility of a continuance  
 8 for Staff to look at this alternate proposal, and that  
 9 may be what you instruct. Whatever you do, though, I  
 10 would recommend you do it through a vote--  
 11 CHAIRMAN FLANAGAN: Right.  
 12 MR. LEEN: --Where you're doing one of those  
 13 things, approve, approve with conditions, deny or  
 14 continue.  
 15 CHAIRMAN FLANAGAN: I agree with Maria. I rely on  
 16 Staff's recommendation, opinion, of course, with the  
 17 presentations. At this point, we've had, I'm going to  
 18 call this, two-and-a-half iterations. We've had two, we  
 19 have this one, which is a rough rendering, which is  
 20 tough to discern from our packets, even from what's on  
 21 the screen. It becomes much easier if something is  
 22 brought to us kind of all wrapped up, with a full  
 23 review, so we know exactly which iteration and which  
 24 version we're looking at.  
 25 Anybody have any other comments? Anybody want to

1 make a motion?

2 MR. BEHAR: Let me say something, for the record.

3 I do not-- and I agree with some of the comments-- I

4 don't think like the way the building has been forced to

5 be-- take shape-- I think I remember seeing a more, you

6 know, variety of height incorporated into the project.

7 I think that we should allow the Planning Department and

8 the Board of Architects to have their say. I agree with

9 you guys, but I think that to keep this building at a

10 height that may be more in keeping with the desire of

11 the residents, we're forcing or they're forcing a more

12 fat and lower building.

13 I have for Staff, and whoever, as of today, just

14 for clarification, what is the height permitted in that

15 location?

16 MR. TRIAS: The Site specifically permits 150

17 feet.

18 MR. BEHAR: Okay. What is the density permitted

19 today in that location?

20 MR. TRIAS: It's 40 units per acre with the Med

21 Bonus.

22 MR. BEHAR: The FAR is 2.5?

23 MR. TRIAS: Yeah, right. They're asking for

24 additional FAR or maybe the Applicant can explain more.

25 MR. GARCIA-SERRA: The residential density that is

1 permitted today is 50 units per acre.

2 MR. BEHAR: 60 units per acre?

3 MR. GARCIA-SERRA: No, 50. 40 as a base, and then

4 you get an additional 10 with the Mediterranean bonus.

5 And your other question was FAR?

6 MR. BEHAR: Yeah.

7 MS. MENENDEZ: FAR.

8 MR. GARCIA-SERRA: 2.0.

9 MR. BEHAR: 2.0.

10 MS. MENENDEZ: 2.0.

11 MR. GARCIA-SERRA: That's it.

12 MS. MENENDEZ: And you're at 2.5?

13 MR. GARCIA-SERRA: It depends on which design

14 you're talking about. There is--

15 MS. MENENDEZ: This last design. I don't think

16 this--

17 MR. GARCIA-SERRA: The most recent design is close

18 to 3.0.

19 MS. MENENDEZ: Okay. This most recent design, is

20 this a serious design?

21 MR. GARCIA-SERRA: By all means, definitely. You

22 know, it's something--

23 MS. MENENDEZ: If we were to tell you today, "Go

24 with it," you'd do it?

25 MS. GARCIA-SERRA: Let me turn around. Yes.

1 MS. MENENDEZ: Okay. Well--

2 MR. BEHAR: I would not be ready to tell them, "Go

3 with it." Let's make sure that's--

4 MS. MENENDEZ: No. I'm just commenting, because

5 to me it's such a drastic difference, and-- you know,

6 again, I think it needs to be vetted, but if that's the

7 serious design-- I mean, I'm hearing from the Planning

8 Director that that's not going to be considered.

9 MR. TRIAS: And the request, if I understand it

10 correctly-- and, again, I haven't really reviewed it,

11 it's twice the density, right, that's allowed?

12 MR. GARCIA-SERRA: The increase in density would

13 be, yes, 200 units.

14 MR. TRIAS: So the request is twice the density

15 and additional FAR.

16 MS. MENENDEZ: So I guess the question I have,

17 again, and maybe-- I don't know, maybe nobody can answer

18 it is, can you achieve a less intensity, but yet a much

19 more pleasant design with the heights and variation of

20 the elevation? Can you achieve that?

21 I mean, I think that the comment that I remember

22 from the public is, intensity. The fact that there was

23 more, and there was going to be more vehicles, that

24 there was going to be more activity as a result of the

25 intensity of the development.

1 You know, so-- amenities for the public,

2 fantastic, on board. That's basically what we've been

3 talking about, and I think the public has been talking

4 about. The park, great. But you haven't really

5 addressed, I think, the intensity, you know.

6 MR. GARCIA-SERRA: Well, the traffic issue we've

7 tried to address by those improvements that we've talked

8 about.

9 MS. MENENDEZ: Yes. And I think that's good.

10 We're almost there. You know, I'm not too keen on the

11 little median. I don't know if that's going to do it,

12 but, again, I haven't looked at the report. I really

13 don't know what the traffic engineer has proposed, and

14 why he's proposed that, but you're there-- I mean,

15 you're working toward that. But the design-- I mean, to

16 me it's like-- you're really not achieving less

17 intensity.

18 MR. GARCIA-SERRA: If you are looking at it as--

19 if you're also considering height as part of intensity,

20 we've tried to address that by going down, but--

21 MS. MENENDEZ: No. Again-- you know, I like the

22 variation of the elevations. I don't know if 150 feet

23 is the number, but what you presented us today really

24 doesn't cut it. I mean, as far as design--

25 MR. GARCIA-SERRA: From a design perspective.

1 MS. MENENDEZ: --Because the intensity is still  
2 there.

3 MR. BEHAR: But, you know, Maria, as Mario said,  
4 the intensity is-- my opinion, is the height and the  
5 density, you know, to measure that intensity.

6 I agree with everything you're saying, and I would  
7 not support this project the way it is today. Your  
8 land-- I don't have the package with me, how big is your  
9 site?

10 MR. GARCIA-SERRA: The site is a little over an  
11 acre. It's 1.03 acres.

12 MR. BEHAR: 50,000 square feet.

13 MR. GARCIA-SERRA: 45,000.

14 MR. BEHAR: 45,000.

15 I mean, I don't have-- and I said it before, and  
16 we could go back on the record, and look at the record,  
17 I don't have a problem-- I think my colleague here, who  
18 didn't agree with me today on something, he would go  
19 back and agree, that the density-- because the units  
20 could be a little bit smaller, that's what increased  
21 density.

22 We did-- I did a rough number last time, they  
23 could do it-- with the same FAR, they were able to get--  
24 achieve bigger units. And in my opinion, if you give  
25 the opportunity to do smaller units, not increasing so

1 much the FAR, but smaller units, you could increase the  
2 density, and allow for-- for a more diverse project,  
3 meaning-- and to answer Gelabert's comment, you're able  
4 to get more affordable-- which to Sonia's point, Coral  
5 Gables is not really an affordable community when you  
6 compare it to other communities.

7 But to the point where-- I don't have a big issue  
8 with the density. I am not supportive of the 102, 103  
9 units. I think that whether-- whether it backfires on  
10 you or not, you gave us an example where you had 90  
11 units on that one particular, which is probably, in my  
12 opinion, more in keeping. I-- despite of-- I don't know  
13 where this covered park came from or if this is  
14 something that the neighborhood asked for, I don't see a  
15 lot of value into that covered park. I think I'd much  
16 rather see units, like townhome units, that are on the  
17 streets, instead of a covered park, because that covered  
18 park, unless you proffer a covenant that will stay in  
19 perpetuity, that could be covered, that could be closed,  
20 and then the neighborhood would not benefit.

21 I personally like the images that you had of the  
22 park facing--

23 MR. GARCIA-SERRA: Hernando.

24 MR. BEHAR: --Hernando before.

25 MS. MENENDEZ: A little bigger, though.

1 MR. BEHAR: Well, it could be a little bigger.

2 MS. MENENDEZ: 3,000 square feet doesn't--

3 MR. BEHAR: You're right.

4 MS. MENENDEZ: Two or three dogs, maybe.

5 MR. BEHAR: But you could be-- but the location--  
6 to me, that would be more of an infill park than a  
7 covered--

8 MS. MENENDEZ: No, I agree.

9 MR. BEHAR: Okay. Now, I do think you could have  
10 a-- and to answer your point-- a compromise where you  
11 could do, maybe not such a--

12 MS. MENENDEZ: Boxy--

13 MR. BEHAR: --Boxy building, and have some  
14 elements that go up to get closer to that look. Maybe  
15 you do-- you don't have to go up to 120 feet. I don't  
16 think that's going to be appropriate, but maybe you  
17 could have-- the architect could have a compromise--  
18 come up with a solution that doesn't go up that high,  
19 breaks the box significantly, and you come back with  
20 less number of units. I don't think that the 3.5-- how  
21 much are you asking?

22 MR. GARCIA-SERRA: 3.0 is what the most recent--

23 MR. BEHAR: --3.0 FAR is going to be doable. I  
24 think that's a lot, but I think that maybe sacrificing  
25 some units will decrease the request for the additional

1 FAR.

2 MR. GARCIA-SERRA: Somewhat close to this  
3 proposal, which is 2.5 FAR.

4 MR. PEREZ: That's the first--

5 MR. GARCIA-SERRA: No. That was in response to  
6 your comments in September. No, excuse me, in response  
7 to your comments in January. It's never been-- this is  
8 the first time you've seen it. It hasn't been submitted  
9 to you before.

10 MS. MENENDEZ: This hasn't been submitted to us.

11 MR. GARCIA-SERRA: The City Staff had seen it, you  
12 know, but it had never been brought before you.

13 MS. MENENDEZ: Right.

14 MR. PEREZ: So the first option--

15 MR. GARCIA-SERRA: It was, though, the starting  
16 point with our discussion with the neighbors.

17 MS. MENENDEZ: I see.

18 MR. PEREZ: Mario, the first option was how many  
19 units?

20 MR. GARCIA-SERRA: It was that one, and it was 103  
21 units.

22 MR. PEREZ: So the first option was 103. The  
23 third option was 103 or 102?

24 MR. GARCIA-SERRA: 102.

25 MR. PEREZ: 102, okay. The first option was how

1 high?  
 2 MR. GARCIA-SERRA: 120 feet, 12 stories.  
 3 MR. PEREZ: And my understanding, again, thinking  
 4 back to that first-- to that hearing, that height was as  
 5 of right?  
 6 MR. GARCIA-SERRA: Correct.  
 7 MR. PEREZ: And that first option, was FAR  
 8 requesting a 2.5 or 3?  
 9 MR. GARCIA-SERRA: 3.  
 10 MR. PEREZ: 3.  
 11 MR. GARCIA-SERRA: Uh-huh.  
 12 MS. MENENDEZ: And what's the FAR--  
 13 MR. PEREZ: So to Maria's point, I mean, I-- to go  
 14 back to the first option, it seems to me that the only  
 15 issue that we had as a Board was the FAR issue?  
 16 MS. MENENDEZ: Yeah.  
 17 MR. BELLIN: The distinction between density and  
 18 intensity is, density is the number of units. Intensity  
 19 is the FAR.  
 20 MR. PEREZ: But your issue was intensity.  
 21 MR. BELLIN: My issue was intensity, because  
 22 that's what drives the massing, not the number of units.  
 23 It's the amount of square footage in the building, the  
 24 FAR. So I thought that the-- an FAR of 3.0 was a  
 25 little--

1 MR. PEREZ: But the first option was 2.5, not 3.0.  
 2 MR. BELLIN: No, that one was--  
 3 MR. PEREZ: The first option was--  
 4 MR. GARCIA-SERRA: The first option was 3.0. The  
 5 second one, which is the one that's before you there, is  
 6 2.5.  
 7 MR. BELLIN: And you can drop to 2.5, because you  
 8 dropped the number of units.  
 9 MR. GARCIA-SERRA: Correct.  
 10 MR. BELLIN: So I think what you need to do is  
 11 come up with a way to balance what you really can live  
 12 with, and be within with the parameters, so that when it  
 13 gets to the Commission, they can live with it.  
 14 MR. BEHAR: And that was to the point where I was  
 15 saying you offer 90 units. Maybe 90 units is a magic  
 16 number that you could live with. You could do-- maybe  
 17 have-- not-- definitely not 3.0. Maybe that 2.5. You  
 18 don't have to go 12 stories. You can go maybe-- you  
 19 know, balance it out to have a compromise where you have  
 20 the-- you reach a point where you have some-- a little  
 21 bit more units, little bit more FAR, but you give also  
 22 more--  
 23 MR. GARCIA-SERRA: Public benefit.  
 24 MR. BEHAR: Volumetric to the building-- more  
 25 movement to the building.

1 MS. MENENDEZ: And a bigger park.  
 2 CHAIRMAN FLANAGAN: Julio.  
 3 MR. GRABIEL: I have a lot of problems with this  
 4 project.  
 5 MR. GARCIA-SERRA: With which one? Well--  
 6 MR. GRABIEL: This one.  
 7 MR. GARCIA-SERRA: The most recent design.  
 8 MR. GRABIEL: The most recent design.  
 9 MR. GARCIA-SERRA: Okay.  
 10 MR. GRABIEL: I think there is-- the FAR we talked  
 11 about already of 3 is too much. Closer to 2, I'd be  
 12 happier. The closer to 2 that you get, I think the  
 13 happier that this Board will be. But in addition to  
 14 that, any change to FAR, and intensity and density,  
 15 there's got to be something for the community. And,  
 16 with all due respect to the Developer and the Architect,  
 17 a covered porch and a strip as a dog park, doesn't do it  
 18 for me. That is not community benefit. That's not  
 19 public benefit. That doesn't do anything for the  
 20 street. It doesn't do anything for the neighborhood.  
 21 It doesn't do anything for the public.  
 22 So I think you have to think, also, of what else  
 23 can you do. You know, if you want to get the benefit of  
 24 additional density in a higher FAR, you have to come up  
 25 with something that's serious. And \$100,000 worth of

1 traffic improvements doesn't count for me at all. I  
 2 mean, that's something that is nothing for a project of  
 3 this size. So you have to come up with something that's  
 4 more important and more of a benefit to the community  
 5 than just a 30-foot covered dog park. It doesn't do it.  
 6 MR. GARCIA-SERRA: The open space that was in this  
 7 proposal, the second proposal, let's say, I think would  
 8 be more in keeping with what you're--  
 9 MR. GRABIEL: I think it's a better one. It gives  
 10 green to the street, people see it, it's more  
 11 beneficial, but I'm not going to tell you what to do,  
 12 but I think you have to make a commitment, as a  
 13 Developer and as an Architect, that there's really a  
 14 serious benefit to the City. I don't see it.  
 15 Asking us to go ahead and vote on that kind of an  
 16 increase in FAR, without seeing anything that improves  
 17 the quality of life of that neighborhood, in my book,  
 18 just doesn't cut it.  
 19 MR. GARCIA-SERRA: Well, we're making every effort  
 20 to try and go in that direction. That's why we spent so  
 21 much time, you know, in these meetings and so forth.  
 22 And indeed, you know, I think some of the proposals that  
 23 we've had of open space, traffic improvements,  
 24 pedestrian improvements, you know, are serious. You  
 25 know, they could be enhanced. There could be more, but

1 we also have to remember the scale of the project, too,  
 2 which in deed is not a small project, it also isn't  
 3 Mediterranean Village where, for example, you know, tens  
 4 of millions of dollars are being contributed for the  
 5 building improvements and that sort of thing.  
 6 I think everything has to be proportionate to  
 7 what's being proposed.  
 8 CHAIRMAN FLANAGAN: Thank you. Anybody have any  
 9 additional comments or did somebody want to make a  
 10 motion?  
 11 MR. BELLIN: I'd much prefer this solution than  
 12 the one you proposed today, and I'm not even sure that  
 13 that's a real serious proposal.  
 14 I mean, it's sort of like saying, "Listen fellas,  
 15 here's what you could get if you don't give us that."  
 16 And, for me, the height is not the problem, and the  
 17 density is not the problem, it's the intensity. So  
 18 maybe you need to come with some kind of a combination  
 19 of reducing some of the units closer to maybe 2.4, 2.3,  
 20 because, for us, we just could make recommendations, but  
 21 you've got to take it to the Commission, and --  
 22 CHAIRMAN FLANAGAN: Thank you.  
 23 MR. GARCIA-SERRA: Any possibility I can ask for  
 24 two minutes just to consult with my client?  
 25 CHAIRMAN FLANAGAN: You've heard-- you asked the

1 Board for kind of thoughts and guidance. I think you  
 2 have gotten it. I think it's incumbent upon the  
 3 Applicant now to go back, do what you need to do, work  
 4 with your Staff, and it will eventually get back to us.  
 5 Anybody?  
 6 MR. BEHAR: I don't think this project-- I'm not  
 7 ready to consider the project that they presented today.  
 8 So I don't think there's any other option.  
 9 CHAIRMAN FLANAGAN: Would you like to move to  
 10 defer it?  
 11 MR. BEHAR: I would, but let me--  
 12 MR. GARCIA-SERRA: I need two minutes to talk to  
 13 my client.  
 14 MR. LEEN: I would prefer that, if it's okay Mr.  
 15 Chair, that you give them two minutes to see if they'll  
 16 agree to a continuance, which would be preferable than  
 17 an imposed continuance.  
 18 CHAIRMAN FLANAGAN: Is that what we need to talk  
 19 about?  
 20 MR. LEEN: That's what he wants to talk to his  
 21 client about.  
 22 CHAIRMAN FLANAGAN: Sorry, I thought you were  
 23 trying to talk about an FAR agreement.  
 24 MS. GARCIA-SERRA: No.  
 25 CHAIRMAN FLANAGAN: Oh, okay. Sorry. That's why

1 I said-- my apologies.  
 2 MR. BEHAR: Can we take a--  
 3 MR. COLLIER: Don't anybody leave.  
 4 MS. MENENDEZ: Can we take--  
 5 MR. LEEN: Of course.  
 6 CHAIRMAN FLANAGAN: Should we take--  
 7 MR. LEEN: If you have something easy, you can.  
 8 MR. PEREZ: Let's temporarily pass it.  
 9 CHAIRMAN FLANAGAN: No, Albert, we're moving on to  
 10 a different item.  
 11 MS. MENENDEZ: We're going to take-- for a few  
 12 minutes, and then you can go to the--  
 13 CHAIRMAN FLANAGAN: Yeah. They're out talking.  
 14 We'll put it off to the side. Discussion,  
 15 discussion.  
 16 All right. Everybody okay with taking Number 9,  
 17 the Notice?  
 18 MS. MENENDEZ: Yes.  
 19 CHAIRMAN FLANAGAN: All right. Item Number 9, an  
 20 Ordinance of the City Commission of Coral Gables,  
 21 Florida providing for text amendments to the City of  
 22 Coral Gables Official Zoning Code, Article 3,  
 23 "Development Review," Division 3, "Uniform Notice and  
 24 Procedures for Public Hearing," Section 3-302, "Notice"  
 25 expanding the notice area and revising procedural

1 requirements for public hearing notifications; providing  
 2 for repealer provision, severability clause,  
 3 codification, and providing for an effective date.  
 4 MR. BELLIN: I'll make a motion to approve.  
 5 CHAIRMAN FLANAGAN: Is there a Staff--  
 6 MS. MENENDEZ: I second.  
 7 CHAIRMAN FLANAGAN: Is there a Staff presentation?  
 8 MR. WU: We do not. We'd be glad to answer any  
 9 questions, but, please, this is a public hearing. You  
 10 want to open up the public questions.  
 11 CHAIRMAN FLANAGAN: Right. Okay. So there's no  
 12 presentation by Staff. Public hearing is open if  
 13 there's anybody that would like to speak on this item.  
 14 MR. BEHAR: What's the area we're expanding?  
 15 MS. MENENDEZ: It's from 1,000 to 1,500.  
 16 CHAIRMAN FLANAGAN: Seeing nobody, public hearing  
 17 is closed. Right now it's-- yeah, from 1,000 to 1,500,  
 18 but only for-- it's only 1,500 for items coming to the  
 19 Planning and Zoning Board.  
 20 MR. WU: Yes, sir.  
 21 CHAIRMAN FLANAGAN: Not for anything else. And it  
 22 includes, notice must go to tenants. Although it says,  
 23 it's only if the tenant is indicated in the current tax  
 24 roll.  
 25 MS. MENENDEZ: It doesn't make sense.

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1 CHAIRMAN FLANAGAN: Correct. So it's-- right.  
2 Detailed.  
3 How long have we had the 1,000 foot requirement?  
4 MR. BOLYARD: For the record, Scot Bolyard,  
5 Principal Planner for the City of Coral Gables. For as  
6 long as I can remember, and I've been here for 12 years.  
7 CHAIRMAN FLANAGAN: Okay. What's the impetus to  
8 go to 1,500?  
9 MR. BOLYARD: That's the direction--  
10 MR. WU: It's a request by the Commission. It was  
11 up for discussion, and the Commission directed us to  
12 share some thoughts with you. We thought expanding it  
13 incrementally-- there was some idea of expanding it to  
14 2,500. We thought expanding it from 1,000 to 1,500 is  
15 appropriate.  
16 MR. BELLIN: And we have a motion.  
17 MS. MENENDEZ: And I second it.  
18 CHAIRMAN FLANAGAN: Any further discussion by any  
19 Board Members? All right. We've had 1,000 for so long.  
20 That seems to work.  
21 All right. Jill, call the roll.  
22 THE SECRETARY: Julio Grabiel?  
23 MR. GRABIEL: Yes.  
24 THE SECRETARY: Maria Menendez?  
25 MS. MENENDEZ: Yes.

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1 THE SECRETARY: Alberto Perez?  
2 MR. PEREZ: Yes.  
3 THE SECRETARY: Frank Rodriguez?  
4 MR. RODRIGUEZ: Yes.  
5 THE SECRETARY: Robert Behar?  
6 MR. BEHAR: Yes.  
7 THE SECRETARY: Marshall Bellin?  
8 MR. BELLIN: Yes.  
9 THE SECRETARY: Jeff Flanagan?  
10 CHAIRMAN FLANAGAN: Yes.  
11 They are still talking.  
12 MR. WU: You still have Number 8.  
13 CHAIRMAN FLANAGAN: Well, we're trying to get  
14 through quick ones while they're out there talking. Is  
15 there someone here on Number 8, the day care?  
16 Is the Applicant here? Yes.  
17 Hold on. I'm not calling it up yet, sorry. I'm  
18 just trying-- No, hold on. I'm just trying to see who's  
19 here first.  
20 Anybody in the audience here in favor of Item 8,  
21 which is for the day care, conditional use approval?  
22 Anybody here to object to it?  
23 All right. So let's read in Item Number 8. A  
24 Resolution of the City Commission of Coral Gables,  
25 Florida granting conditional use approval pursuant to

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1 Zoning Code Article 3, "Development Review," Division 4,  
2 "Conditional Uses," for a day care within a mixed-use  
3 development on the property legally described as the  
4 East 12.64 feet of Lot 3, all of Lots 7-45 and the alley  
5 lying between, Block 35, Coral Gables Section, known as  
6 320 Giralda Avenue, Coral Gables, Florida; including  
7 required conditions; providing for a repealer  
8 provision, providing for a severability clause, and  
9 providing for an effective date.  
10 Let's see, we've got the City and Applicant.  
11 MR. ROBERTS: Good evening. Leonard Roberts, the  
12 City of Coral Gables Economic Development Assistant  
13 Director and the City's Real Estate Manager.  
14 This property is located in the Gables Grande,  
15 which the actual land is owned by the City of Coral  
16 Gables, and we lease that out to a company called  
17 Starwood Capital. On my other hat, as the Assistant  
18 Director of Economic Development, I'd like to talk to  
19 you a little bit about the economic benefit of this  
20 project.  
21 When we look at this Site, and we look at the  
22 subject Site and the surrounding area about three miles  
23 out, we have a need for about-- we have about 12,000  
24 children under the age of four in that area. If we use  
25 national averages to apply to the actual 12,000, there's

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1 approximately 50 percent of kids who are in day care.  
2 That leaves a need for about 6,000 kids within the  
3 three-mile area that need day care.  
4 Currently, the City has about-- in the area about  
5 19 day cares that accommodate about 2,000 kids under the  
6 age of four. That leaves a demand for roughly 4,000  
7 additional children. This day care is going to absorb  
8 probably about 150, I think, of those students. So as  
9 the City's Economic Development Team, we urge that you  
10 guys take this seriously into consideration, and we'd  
11 like to recommend it as the Economic Development Board--  
12 sorry Economic Development Department.  
13 CHAIRMAN FLANAGAN: Okay. Thank you. The  
14 Applicant.  
15 MR. DAYAL: Yes. My name is Sarat Dayal. I've  
16 been charged with the responsibility of opening and  
17 managing a preschool, and with me today is Marisa  
18 Plucino. Her family is investing in the project, and  
19 they would be working with me to run their daily  
20 operations.  
21 CHAIRMAN FLANAGAN: Could we just get both your  
22 addresses, for the record, please?  
23 MR. DAYAL: Yes. Go ahead.  
24 MS. PLUCINO: Marisa Plucino, it's--  
25 MR. COLLIER: You need to speak into the



1 microphone.

2 MS. PLUCINO: Oh, yes. 363 Aragon Avenue,  
3 Apartment 612-W, Coral Gables, Florida 33134.

4 MR. DAYAL: Marisa might have the shortest commute  
5 in Coral Gables. She lives in the same building.

6 My address is 19200 S.W. 57th Court in Southwest  
7 Ranches in Broward County.

8 CHAIRMAN FLANAGAN: Okay.

9 MR. DAYAL: I just wanted to add to do what Mr.  
10 Robert's mentioned regarding the need for childcare in  
11 that area. There are only about 30 percent of children  
12 in a three mile radius of this site that are served by  
13 childcare within Coral Gables. The other 70 percent  
14 have to probably be dropped off in other communities.

15 Also, in the CBD, there is only one preschool,  
16 Vanguard, and that's fairly up north on Ponce, and--  
17 quite up north, almost touching Southwest 8th Street.  
18 So we would be the only one open serving the CBD. So  
19 those two really bring a benefit to the community, and  
20 there are a lot of residents there, as well as people  
21 who come to work, who can bring the children with them,  
22 and just walk them over to the child care, and we're  
23 looking forward to that.

24 We have done two projects very similar to this  
25 directly on Brickell Avenue, in the Financial District,

1 and they have been very successful, serving both the  
2 residents, as well as the working population.

3 The ages would be, as you have seen in your  
4 reports, age infant to four years old. We'll provide  
5 employment for 23 child care teachers. And, once open,  
6 we should have a capacity of 174. This capacity is  
7 highly regulated by the Department of Children and  
8 Families, which has complete responsibility for child  
9 care all over the Nation, and they are the ones who  
10 determine capacity with accurate measurements. It's  
11 supposed to be 35 square feet per child, et cetera.

12 We feel we'll be one of the very few preschools in  
13 the CBD area, because of this size, and size is  
14 important. We are not a huge preschool. The optimum  
15 size of preschools is about 100 to 200 children. We  
16 have 174, but we need that scale in order to bring the  
17 resources to the premises. You know, such as enrichment  
18 programs of music, art, et cetera. Those teachers come  
19 in only when there's enough business for them, so we'll  
20 be able to provide that.

21 And, finally, I want to dispel any concerns  
22 anybody may have about creating a long line of cars  
23 during pick up and drop off. That will not be the case.  
24 We're not really a school that starts with the ring of a  
25 bell. We like to call ourselves-- there's an industry

1 insider term, preschool, but preschools do not start at  
2 any definite time. Our drop off period is a three-hour  
3 span. Our pick up period is the same three-hour span,  
4 and this is born out by the fact that all Codes, and  
5 Coral Gables subscribes to Miami-Dade's Code, specify  
6 only five parking spaces for drop off and pick up for a  
7 school of our size. So there's absolutely no chance  
8 that we'll create a long line of traffic.

9 And if there are any questions, I would like to  
10 address them.

11 CHAIRMAN FLANAGAN: Go ahead, Robert.

12 MR. BEHAR: When you say that the drop off-- I  
13 just want to get clarification, is this the drop  
14 off/pick up internally?

15 MR. DAYAL: Yes.

16 MR. BEHAR: It will be inside the building. I  
17 know it's a large development.

18 MR. DAYAL: We have a garage, and they would be  
19 coming inside of the building, and we have designated  
20 spaces.

21 MR. BEHAR: So it will not be done, you know, on  
22 the streets.

23 MR. DAYAL: Absolutely not.

24 MR. BEHAR: It will be done internally.

25 MR. DAYAL: Yes.

1 MR. GRABIEL: I have a lot of experience. I have  
2 six grandchildren, which I am the designated pick upper  
3 most of the afternoons, and you don't drive up to the  
4 door and the kid comes out. You get off the car, you  
5 walk, pick them up from the classroom, you put them in  
6 your car, and you go off, so I don't think we'll have  
7 that problem.

8 MR. BEHAR: And the other question is, are you  
9 required to have green space-- open green space?

10 MR. DAYAL: We are required to have a playground.  
11 Now, in urban areas, DCF has a provision for an indoor  
12 playground in lieu of outdoor, yes.

13 MR. GRABIEL: I think that anything that we can do  
14 to support families, and especially in the CBD--

15 MR. BEHAR: I'm ready to make a motion for  
16 approval.

17 CHAIRMAN FLANAGAN: Hold on. Hold on. Hold on.  
18 It's a public hearing item open to the public. Anybody  
19 wishing to speak on this matter?

20 Hearing none, public item is closed.

21 MR. RODRIGUEZ: I move for recommendation.

22 MR. GRABIEL: I second.

23 CHAIRMAN FLANAGAN: You're moving for approval in  
24 accordance with the Staff's recommendation?

25 MR. RODRIGUEZ: Yes.

1 CHAIRMAN FLANAGAN: Okay. Motion is second.  
 2 Any further comment?  
 3 Jill, would you call the roll?  
 4 THE SECRETARY: Frank Rodriguez?  
 5 MR. RODRIGUEZ: Yes.  
 6 THE SECRETARY: Robert Behar?  
 7 MR. BEHAR: Yes.  
 8 THE SECRETARY: Marshall Bellin?  
 9 MR. BELLIN: Yes.  
 10 THE SECRETARY: Julio Grabiell?  
 11 MR. GRABIEL: Yes.  
 12 THE SECRETARY: Maria Menendez?  
 13 MS. MENENDEZ: Yes.  
 14 THE SECRETARY: Alberto Perez?  
 15 MR. PEREZ: Yes.  
 16 THE SECRETARY: Jeff Flanagan?  
 17 CHAIRMAN FLANAGAN: Yes. Thank you.  
 18 All right. We had tabled Items 5 through 7, and  
 19 we're back on those.  
 20 Mr. Garcia-Serra.  
 21 MR. GARCIA-SERRA: After-- sorry it took more than  
 22 two minutes, and after considerable discussion, I think  
 23 we're back right where we had left it, which the idea  
 24 would be, I think ideally for us a continuance with  
 25 instructions. Let's say, with your-- or the guidance

1 that was provided, which as far as I have understood,  
 2 sort of start at this starting point, find a way perhaps  
 3 to increase the public benefits. Also, perhaps to  
 4 decrease or redistribute the height, to perhaps  
 5 addressed the height issue, but still have variation in  
 6 height.  
 7 MR. GRABIEL: Reduce density, reduce the FAR.  
 8 MR. GARCIA-SERRA: Okay. Well, this is at 2.5.  
 9 MR. GRABIEL: Or less.  
 10 MR. PEREZ: Why does height continue to be an  
 11 issue, if the height is as right?  
 12 CHAIRMAN FLANAGAN: He's saying reduce the FAR.  
 13 MR. PEREZ: Now, I'm saying-- Mario said that  
 14 they're going to play with the height. My thing is,  
 15 their height is as of right. Why is height still an  
 16 issue to us?  
 17 MR. BELLIN: It's an issue with the neighbors, and  
 18 that's the problem, but it is as of right. They can go  
 19 to 150 feet.  
 20 MS. MENENDEZ: But the density-- the FAR is at 2,  
 21 and they're requesting additional. So, because I would  
 22 think--  
 23 MR. PEREZ: But to give them clear direction, us,  
 24 as a Board, I think the consensus is that our main issue  
 25 is FAR. Height is as of right. So is height an issue

1 to us?  
 2 MS. MENENDEZ: Yeah.  
 3 MR. BEHAR: Well, they're seeking density and FAR,  
 4 so if-- and to Marshall's point, the neighbors are  
 5 concerned about some of the height. Without going to  
 6 the eight-story box, if there's an opportunity to  
 7 decrease the 120 in some way, shape or form, I think  
 8 that's what--  
 9 MR. RODRIGUEZ: If I can just chime in, I think--  
 10 I mean, we all have maybe slightly different or maybe  
 11 significantly different views. As a Board, the only way  
 12 we can give them any kind of consensus, if we had a  
 13 vote. I don't think there's a voting matter at this  
 14 point. I think a lot of folks have weighed in, and I'll  
 15 weigh in. I mean, my issue is that-- my inclination  
 16 would be to approve a 50-unit and 2.0 FAR, and whatever  
 17 you want more than that, the analysis that I would do as  
 18 a Board Member would be what's in the best interest of  
 19 the City. Have you made it palatable to the city; is it  
 20 in the best interest of the City; are you offering  
 21 enough? I mean, that's my view. You ask for feedback.  
 22 That's my feedback.  
 23 CHAIRMAN FLANAGAN: Okay. Anybody else? Anybody  
 24 want to make the motion?  
 25 MR. PEREZ: I'll speak for myself. Give them

1 direction. I have no issue with the height. If they  
 2 want to go more toward two-and-a-half or 2.5 FAR or  
 3 thereabouts, I'm okay, but my sticking point is the FAR  
 4 issue, and if we get it to 2.5 or thereabouts, I'm okay  
 5 with it. I have no issues whatsoever with the height.  
 6 MR. GARCIA-SERRA: Thank you.  
 7 MR. COLLIER: So the request is for deferral, is  
 8 that right?  
 9 MS. MENENDEZ: To what date?  
 10 MR. COLLIER: Are we taking it for a date certain?  
 11 MR. LEEN: It's a continuance to a date certain.  
 12 That's what we had agreed to, assuming the Board  
 13 approves it.  
 14 MR. COLLIER: What's the date certain?  
 15 MR. WU: The next meeting is June 8.  
 16 MS. MENENDEZ: But they have to be ready. Don't  
 17 you have to submit that to the Staff.  
 18 CHAIRMAN FLANAGAN: What date is the Applicant  
 19 looking for?  
 20 MR. GARCIA-SERRA: June 8th.  
 21 CHAIRMAN FLANAGAN: June 8?  
 22 MS. MENENDEZ: Okay. If it works, then.  
 23 MR. LEEN: I checked with the Planning and Zoning  
 24 Director, and he said he could do a recommendation by  
 25 that time, if it's submitted quickly. But he did also

1 say, and he's here to speak on his own behalf, that we  
 2 needed work from your side to really make this a  
 3 priority and work hard, not that you haven't, but to  
 4 meet that deadline.  
 5 MR. GARCIA-SERRA: This actual plan was very well  
 6 developed already.  
 7 MR. COLLIER: Today is May 11th.  
 8 MR. TRIAS: I think the City Attorney has  
 9 explained it very well, but what I would like to say is  
 10 that we are under very difficult conditions in terms of  
 11 being able to review a project that has not been fully  
 12 submitted. If the Applicant does an outstanding job  
 13 with the architecture, I'm sure we can be hearing it in  
 14 June with a recommendation, but I haven't seen any  
 15 evidence of that. So until the Applicant does that, and  
 16 we go to the Board of Architects, and there's a  
 17 significant enhancement, I can't tell you what my  
 18 recommendation is going to be.  
 19 CHAIRMAN FLANAGAN: What's the date of our July  
 20 meeting?  
 21 MR. GARCIA-SERRA: I don't want the discussion to  
 22 get to out of this area.  
 23 CHAIRMAN FLANAGAN: Yeah. I don't want to go back  
 24 and forth, no, sorry. What's the date of our July  
 25 meeting?

1 MR. WU: July 13.  
 2 CHAIRMAN FLANAGAN: July 13.  
 3 MR. GARCIA-SERRA: But I would ask, you know,  
 4 considering how long we've been involved in this  
 5 project, if we're ready to go June 8th, that we can go  
 6 June 8th?  
 7 CHAIRMAN FLANAGAN: This has been a monthly--  
 8 MR. GARCIA-SERRA: Correct. And every month we've  
 9 been making an effort, which I think has been  
 10 demonstrated by the presentation this evening.  
 11 MR. COLLIER: Just to clarify, we're doing it for  
 12 June 8th, and that there's no further notice, and notice  
 13 is being given tonight, is that correct, there's no--  
 14 MR. LEEN: Well, that, Staff-- I would ask Mr. Wu,  
 15 would we give notice again? We don't have to legally.  
 16 MR. WU: We do not have to.  
 17 MR. LEEN: Do we, as a matter of course?  
 18 MR. WU: I think we can make a judgment and share  
 19 with Mario, whether we need to do it. I think if we  
 20 feel comfortable with this-- the last version, then--  
 21 MR. COLLIER: I'd like to tell the folks that are  
 22 here on the item whether there's going to be-- I mean,  
 23 typically we announce no further notice. I mean, if you  
 24 give notice, you give notice, but to those people in the  
 25 audience that they should mark their calendar, because

1 there may be no further notice for the June 8th hearing.  
 2 MR. LEEN: That's true. That's true.  
 3 MS. GARCIA-SERRA: I'll point out it's been  
 4 noticed many times. I'm in contact with the  
 5 representatives of each of the groups. You know, the  
 6 ones that are here know, and the ones that aren't here,  
 7 I will advise and disclose to them, of course.  
 8 CHAIRMAN FLANAGAN: Someone want to move the  
 9 continuance to an upcoming meeting?  
 10 MS. MENENDEZ: I move to defer to June 8th, 2016.  
 11 MR. GRABIEL: I'll second it.  
 12 MR. LEEN: Please note, we prefer the word,  
 13 "continue," just because sometimes a deferral--  
 14 MS. MENENDEZ: I move to continue to June 8th,  
 15 2016.  
 16 MR. LEEN: Thank you, Ms. Menendez.  
 17 MR. BEHAR: I'll accept that amendment.  
 18 CHAIRMAN FLANAGAN: The motion is second.  
 19 Any further comment?  
 20 MR. BELLIN: I'd like to be very clear as to what  
 21 we're asking him to do. Are we asking them to lower the  
 22 building? Raise the building?  
 23 MS. MENENDEZ: You know, you're not going to get  
 24 consensus tonight on it.  
 25 CHAIRMAN FLANAGAN: They're just hearing from

1 everybody individually.  
 2 MS. MENENDEZ: Yeah. Everybody gave their  
 3 opinion. You're looking for a consensus, and we haven't  
 4 seen the building.  
 5 CHAIRMAN FLANAGAN: Jill, call the roll, please.  
 6 MR. BELLIN: All right. What I would like to  
 7 recommend--  
 8 THE SECRETARY: Frank Rodriguez?  
 9 MR. RODRIGUEZ: Yes.  
 10 MR. PEREZ: Wait, Wait. Marshall was saying  
 11 something.  
 12 CHAIRMAN FLANAGAN: Yes.  
 13 MR. BELLIN: What I would like to recommend is,  
 14 create a real park.  
 15 MR. GARCIA-SERRA: Say it again, what type of  
 16 park?  
 17 MR. BELLIN: Create a real park.  
 18 MS. MENENDEZ: A real one.  
 19 MR. BELLIN: A real green space that's usable by  
 20 the community, and I think the dog park really doesn't  
 21 serve any purpose.  
 22 MR. BEHAR: I think that message was conveyed  
 23 clearly by multiple Members.  
 24 MR. GARCIA-SERRA: Yeah.  
 25 CHAIRMAN FLANAGAN: Okay. Jill, call the roll,

1 please.  
 2 THE SECRETARY: Frank Rodriguez?  
 3 MR. RODRIGUEZ: Yes. Still, yes.  
 4 THE SECRETARY: Robert Behar?  
 5 MR. BEHAR: Yes.  
 6 THE SECRETARY: Marshall Bellin?  
 7 MR. BELLIN: Yes.  
 8 THE SECRETARY: Julio Grabiell?  
 9 MR. GRABIEL: Yes.  
 10 THE SECRETARY: Maria Menendez?  
 11 MS. MENENDEZ: Yes.  
 12 THE SECRETARY: Alberto Perez?  
 13 MR. PEREZ: Yes.  
 14 THE SECRETARY: Jeff Flanagan?  
 15 CHAIRMAN FLANAGAN: Yes.  
 16 MR. GARCIA-SERRA: We will see you in June. Thank  
 17 you very much.  
 18 CHAIRMAN FLANAGAN: Thank you.  
 19 Item Number 10, Discussion item regarding the  
 20 Community Benefits Program resolution passed by the City  
 21 Commission.  
 22 Is the City Staff making their presentation?  
 23 MR. WU: Yes, sir.  
 24 MS. MENENDEZ: Do you want to defer this one to  
 25 our 17th meeting or is this--

1 MR. BEHAR: I think that's a great idea.  
 2 MS. MENENDEZ: Or if you want to move it to June  
 3 8th, because this has already gone through the  
 4 Commission. It's not as though--  
 5 CHAIRMAN FLANAGAN: Go ahead, make a motion.  
 6 MS. MENENDEZ: I make a motion that Item Number 10  
 7 be deferred to the June 8th meeting.  
 8 MR. BEHAR: I second it.  
 9 MS. MENENDEZ: Thank you, gentlemen.  
 10 CHAIRMAN FLANAGAN: Motion and second. Anybody  
 11 have a comment on that?  
 12 MR. BELLIN: Yeah, I'd like to--  
 13 CHAIRMAN FLANAGAN: Jill, call the roll, please.  
 14 THE SECRETARY: Robert Behar?  
 15 MR. BEHAR: Yes.  
 16 MR. BELLIN: I'd like to know what Item 10 is.  
 17 THE SECRETARY: Marshall Bellin?  
 18 MR. BELLIN: Yes.  
 19 THE SECRETARY: Julio Grabiell?  
 20 MR. GRABIEL: Yes.  
 21 THE SECRETARY: Maria Menendez?  
 22 MS. MENENDEZ: Yes.  
 23 THE SECRETARY: Alberto Perez?  
 24 MR. PEREZ: Yes.  
 25 THE SECRETARY: Frank Rodriguez?

1 MR. RODRIGUEZ: Yes.  
 2 THE SECRETARY: Jeff Flanagan?  
 3 CHAIRMAN FLANAGAN: Yes.  
 4 Item Number 11, Discussion item regarding an  
 5 increase or contribution related to the Art in Public  
 6 Places Program.  
 7 MR. WU: It's also related to Item Number 10.  
 8 MS. MENENDEZ: I make a motion that Item Number 11  
 9 be deferred to June 8, because this has already gone  
 10 before the Commission. It's more of an informational  
 11 piece for us.  
 12 MR. WU: No. They are requesting your full  
 13 feedback. This is not an FYI.  
 14 MS. MENENDEZ: Okay. Is this a pressing issue for  
 15 you?  
 16 MR. WU: If you run out of time, you run out of  
 17 time, so we'll be glad to hear it in the June meeting.  
 18 MS. MENENDEZ: You're okay with that?  
 19 MR. WU: Yes.  
 20 MR. RODRIGUEZ: I second the motion.  
 21 CHAIRMAN FLANAGAN: Moved and second it.  
 22 Any further comment on it?  
 23 Hearing none, Jill call the roll, please.  
 24 THE SECRETARY: Marshall Bellin?  
 25 MR. BELLIN: Yes.

1 THE SECRETARY: Julio Grabiell?  
 2 MR. GRABIEL: Yes.  
 3 THE SECRETARY: Maria Menendez?  
 4 MS. MENENDEZ: Yes.  
 5 THE SECRETARY: Alberto Perez?  
 6 MR. PEREZ: Yes.  
 7 THE SECRETARY: Frank Rodriguez?  
 8 MR. RODRIGUEZ: Yes.  
 9 THE SECRETARY: Robert Behar?  
 10 MR. BEHAR: Yes.  
 11 THE SECRETARY: Jeff Flanagan?  
 12 CHAIRMAN FLANAGAN: Yes.  
 13 Item Number 12, discussion item regarding Board  
 14 Member Menendez attending a meeting of the  
 15 Transportation Advisory Board as a Planning and Zoning  
 16 Board Member.  
 17 MS. MENENDEZ: This is because our Chairman does  
 18 not want to go, so he delegated it to me.  
 19 CHAIRMAN FLANAGAN: Let me-- go ahead.  
 20 MR. GRABIEL: I move to accept.  
 21 MR. BEHAR: Second it.  
 22 CHAIRMAN FLANAGAN: What's the-- wait. What  
 23 happened? There's a discussion item. Are you going or  
 24 have you gone?  
 25 MS. MENENDEZ: No, I haven't gone.

1 CHAIRMAN FLANAGAN: Okay. So--  
 2 MS. MENENDEZ: We're not going to discuss it.  
 3 CHAIRMAN FLANAGAN: All right. Let's discuss it  
 4 briefly. I got an email from-- I forget the lady's  
 5 name.  
 6 MS. MENENDEZ: Jessica.  
 7 CHAIRMAN FLANAGAN: Jessica. Kind of a weird-- no  
 8 offense, Jessica, if you're listening-- email basically  
 9 saying, come to the Transportation Advisory Board,  
 10 because they want to work with the Planning and Zoning  
 11 Board and provide recommendation and have input into the  
 12 applications that we hear. I hesitated for a couple of  
 13 reasons. I thought if they wanted--  
 14 Mr. Russo, thank you.  
 15 If they-- with no idea what they wanted, what  
 16 their thought process was, and I didn't think it was  
 17 appropriate for me, as one Member of this Board, to go  
 18 to them and have some discussion about whatever they  
 19 were seeking or wanting to do, and I thought it would  
 20 have been better, if they were having discussions within  
 21 their Board, which they seemingly have had these  
 22 discussions, that either that Board or somebody-- a  
 23 representative of that Board could come to us to make a  
 24 presentation as to what it is they had been discussing,  
 25 so I held off, and I had suggested to City Staff that

1 somebody from the Board, I think it would be more  
 2 appropriate to come here. Of course, I didn't want  
 3 anybody to get any idea that I was committing this Board  
 4 to anything with that Board. So that was my thought.  
 5 That's why I backed off.  
 6 MS. MENENDEZ: Right. And then my understanding  
 7 is that they told that to the Board, but the Board is  
 8 insisting on sending someone. I know what you know. I  
 9 also followed up with Jessica some more to find out  
 10 what's the issue, and I also talked to Craig to see if  
 11 we can even go there. And they both said-- well, Craig  
 12 said, "Yeah, that was fine."  
 13 My understanding is that the Board is developing  
 14 some type of standards that they would want us to adopt,  
 15 which I'm not sure we can do that, because what I had  
 16 explained to Jessica is, normally, that is something  
 17 that comes from like Staff, no? And then we recommend  
 18 it based on that. So, you know, I'm happy to go on  
 19 behalf of the Board. I'm not going to commit to anyone.  
 20 I can hear them out and report back to you all or we can  
 21 stick to what you'd like to do, to have them come here.  
 22 It's whatever you all want.  
 23 CHAIRMAN FLANAGAN: If you want to go, that's fine  
 24 with me.  
 25 MS. MENENDEZ: No. It's not a wanting to go. I'm

1 trying to be responsive. It's not a matter of wanting  
 2 to go. It's one more evening.  
 3 CHAIRMAN FLANAGAN: And my responsive answer to  
 4 them was, if they're putting this together, come present  
 5 it us so that our whole Board could hear it at the same  
 6 time.  
 7 MR. BELLIN: Id like to make a motion that we're  
 8 requesting them to come to us, so that way we don't have  
 9 to get secondhand information.  
 10 MS. MENENDEZ: That's fine with me.  
 11 MR. BELLIN: Let them come and present what they  
 12 want.  
 13 MR. BEHAR: But we had a motion and a second.  
 14 MR. RODRIGUEZ: I withdraw the second.  
 15 CHAIRMAN FLANAGAN: No, no. Hold on. This is  
 16 only-- this was just a discussion item.  
 17 MR. BEHAR: Yeah, but Frank made a motion.  
 18 CHAIRMAN FLANAGAN: For what?  
 19 MR. BEHAR: To allow Maria to go.  
 20 MR. RODRIGUEZ: I withdraw my motion.  
 21 MR. BELLIN: Okay. I make a motion to request for  
 22 them to come before this Board to present their issue.  
 23 MR. PEREZ: I second it.  
 24 MS. MENENDEZ: Okay. You relay that to them,  
 25 then.

1 CHAIRMAN FLANAGAN: I will.  
 2 MS. MENENDEZ: Yeah. As our Chairman.  
 3 CHAIRMAN FLANAGAN: Yeah, no problem.  
 4 MS. MENENDEZ: It's your duty.  
 5 CHAIRMAN FLANAGAN: Okay.  
 6 MR. RODRIGUEZ: It's a non-voting matter?  
 7 CHAIRMAN FLANAGAN: Yeah, do we need to vote on  
 8 this--  
 9 MS. MENENDEZ: No.  
 10 CHAIRMAN FLANAGAN: --Craig Collier, as a  
 11 discussion item?  
 12 MR. COLLIER: Well, as a discussion item, you  
 13 don't need to vote on it, but you can just-- the sense  
 14 of the Board is they would like them to come here. I  
 15 don't necessarily think you need to vote on it.  
 16 CHAIRMAN FLANAGAN: So we'll relay that message.  
 17 MR. COLLIER: It's just a discussion item.  
 18 CHAIRMAN FLANAGAN: Yeah. We'll relay the message  
 19 to the consensus-- the Transportation Advisory Board.  
 20 Anybody have anything else? That was the last  
 21 item on the agenda.  
 22 I'm sorry?  
 23 MR. HOLMES: There was an item that was on the  
 24 agenda, which I was--  
 25 CHAIRMAN FLANAGAN: You need to come up to the

1 microphone, please.  
 2 MR. COLLIER: Could you state your name and  
 3 address, for the record, please?  
 4 MR. HOLMES: Thank you so much. Jackson Rip  
 5 Holmes. I live at 4848 S.W. 135th Place, Miami, Florida  
 6 33175. I own property at 256 Miracle Mile, Coral  
 7 Gables. I appreciate you're allowing me latitude.  
 8 There was a great item on the agenda. I think it's been  
 9 deferred or removed to expand the notice requirement to  
 10 include tenants in areas where that would be applicable  
 11 or pertinent, and I support it. I hope it will be  
 12 brought back, but I'm actually also glad that it's not  
 13 going to be voted on tonight, because--  
 14 CHAIRMAN FLANAGAN: No. Actually, Mr. Rip Holmes,  
 15 that was voted on. We called it up. We held a public  
 16 hearing on it, and it was approved.  
 17 MR. HOLMES: Well, if you don't mind, I'd like to  
 18 still--  
 19 CHAIRMAN FLANAGAN: I'm sorry, the public hearing  
 20 is over.  
 21 MR. BEHAR: We voted on it.  
 22 CHAIRMAN FLANAGAN: We approved that item. We  
 23 recommended approval of that item already.  
 24 MR. RODRIGUEZ: We approved it.  
 25 MR. HOLMES: My hearing. I'm losing my hearing.

1 CERTIFICATE  
 2  
 3 STATE OF FLORIDA )  
 )  
 4 COUNTY OF MIAMI-DADE )  
 5  
 6 I, ESTELA L. VALLE, Shorthand Reporter, and a Notary  
 7 Public for the State of Florida at Large, do hereby certify  
 8 that I was authorized to, and did stenographically report the  
 9 foregoing proceedings, and that the transcript is a true and  
 10 complete record of my stenographic notes.  
 11 DATED this 23rd of May, 2016.  
 12  
 13 \_\_\_\_\_  
 14 Estela L. Valle  
 15 Shorthand Reporter and Notary Public  
 16  
 17  
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1 CHAIRMAN FLANAGAN: I'm sorry.  
 2 MR. WU: Yes. He did open the public portion.  
 3 MR. HOLMES: You won't allow me to make one  
 4 comment?  
 5 CHAIRMAN FLANAGAN: We've already approved it.  
 6 We're not going to revisit it. There's nothing we're  
 7 going to do at this point. Our recommendation to the  
 8 Commission has been decided.  
 9 MR. HOLMES: Did she call me as a speaker?  
 10 MR. WU: We opened the public hearing for the  
 11 public.  
 12 CHAIRMAN FLANAGAN: Sorry. Thank you.  
 13 MR. WU: But you're welcome to submit your  
 14 comments to Staff.  
 15 MR. HOLMES: I may have been out of the room.  
 16 CHAIRMAN FLANAGAN: Okay. All right. Hearing is  
 17 adjourned. Thank you all. Have a great night.  
 18 (Thereupon, the meeting was concluded at 8:45  
 19 p.m.)  
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 22  
 23  
 24  
 25