	Page 1		Page 2
	CITY OF CORAL GABLES	1	* * * * * *
	LOCAL PLANNING AGENCY (LPA)/	2	CHAIRMAN AIZENSTAT: Let's go ahead and get
	PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT	3	started please. The next item that we have on
	WEDNESDAY, OCTOBER 12, 2022, COMMENCING AT 6:00 P.M.	4	the agenda is Item E-3.
		5	MR. COLLER: Item E-3, a Resolution of the
	Board Members Present: (EXCERPT) Eibi Aizenstat, Chairman	6	City Commission approving receipt of Transfer
	Robert Behar	7	of Development Rights (TDRs) pursuant to Zoning
	Luis Revuelta	8	Code Article 14, "Process," Section 14-204.6,
	Wayne "Chip" Withers Venny Torre	9	"Review and approval of use of TDRs on receiver
	Julio Grabiel	10	sites," for the receipt and use of TDRs for a
		11	Mixed-Use project referred to as "1505 Ponce"
	City Staff and Consultants:	12	on the property legally described as Lots 1
	Suramy Cabrera, Development Services Director	13	through 6 and Lots 17 through 22, Block 36,
	Jill Menendez, Administrative Assistant, Board Secretary	14	"Douglas Section" (1505 Ponce de Leon
	Jennifer Garcia, Principal Planner Arceli Redila, Zoning Administrator	15	Boulevard, 126 and 122 Menores Avenue), Coral
	Craig Coller, Special Counsel	16	Gables, Florida; including required conditions;
	Hermes Diaz, Public Works Director	17	providing for a repeater provision,
	Kevin Kinney, Parking Director	18	severability clause, and providing for an
	Also Participating:	19	effective date.
	Mario Garcia-Serra, Esq., on behalf of Item E-3	20	Item E-3, public hearing.
		21	CHAIRMAN AIZENSTAT: Thank you.
		22	MR. GARCIA-SERRA: Good evening, Mr. Chair,
		23	Members of the Board. Mario Garcia-Serra, with
		24	offices at 600 Brickell Avenue, here today
		25	representing Location Acquisitions, LLC, the
	Page 3		Page 4
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1 properties, which will then help with the maintenance of those historic properties. 2 We have our project architect here. We could potentially go through the plans, if you wanted to again, but you've seen it before, wanted to again, but you've seen it before, wanted to again, but you've seen it before, but here water of this or remember this, but there's a Text Amendment of the with the exception maybe of the new Board for my comments, questions that you may have. Before any comments, questions that you may not be aware of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of the water of this or remember this, but there's a Text Amendment of the water of this or remember this, but there's a Text Amendment of the water of the water of the water of this or possible there. The water of the water	Page 6
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wanted to again, but you've seen it before, with the exception maybe of the new Board Member. And, you know, were available here for any comments, questions that you may have. CHAIRMAN AIZENSTAT: Thank you. Does Staff have a presentation for this or not? MR. BEHAR: No. MR. BEHAR: No. MR. BEHAR: No. MR. GARCIA: I do, but it's very brief. CHAIRMAN AIZENSTAT: Thank you. MS. GARCIA: I do, but it's very brief. CHAIRMAN AIZENSTAT: Thank you. MS. GARCIA: I do, but it's very brief. CHAIRMAN AIZENSTAT: Thank you. MS. GARCIA: I do, but it's very brief. CHAIRMAN AIZENSTAT: Please. Of course, we do. (Simultaneous speaking.) MS. GARCIA: All right. So this was approved back in July of this year, and part of that approval was requiring then to come back within six months with TDRs. So here we are, approving those TDRs. So they're getting them from three different historic properties, including one — Page 7 To mass of the building with the existing context including you, Rober — as well as postings, And Staff recommends approval, with no conditions this time. Page 7 And Staff recommends approval, with no conditions this time. Page 7 LIAMAN AIZENSTAT: Thank you. The SECRETARY: No. THE SECRETARY: No. THE SECRETARY: No. THE SECRETARY: No. The Member available here available here available here available here available here and that was done, I think, back in 2019, that you can get TDRs from a future park. So in a MR. WITHERS: Thave that here. MR. WITHERS: Vou what? MS. GARCIA: From a future park. So in so was can be reported and you take down the house or whatever it you can transfer those development rights to another project and you take down the house or whatever it you can transfer those development rights to another project and you take down the house or whatever it you can transfer those development rights to another project and you take development	•
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19 CHAIRMAN AIZENSTAT: At this time, I'd like 19 MR. BEHAR: 59,000.	
21 MR. BEHAR: I'll make a motion to approve. 21 MR. WITHERS: What?	
22 CHAIRMAN AIZENSTAT: We have 22 MR. BEHAR: About 59,000.	
23 MR. REVUELTA: How about discussion, 23 MS. GARCIA: Yes, 59,405.	
24 Robert? 24 MR. WITHERS: How is that broken down,	lown, do
25 MR. BEHAR: Okay. I'm sorry. 25 you know?	,

	Page 9		Page 10
1	MS. GARCIA: Yes. 24,000 from 235	1	property with a historic building on it and I'm
2	Marjorca, 24,000 and some change; 3,200 from	2	doing a Planned Area Development or however I
3	118 Menores; 30,000 from that park that I	3	do, if I upzone the whole property, including
4	mentioned at 301 Majorca; and then about 1,500	4	the historic building I'm on, then I can sell
5	from 36	5	to myself my own
6	MR. WITHERS: Okay. So we upzoned that	6	MS. GARCIA: I'm sorry, I misunderstood
7	area.	7	your question. You're talking about the
8	MS. GARCIA: We changed the maximum FAR you	8	historic property on their property?
9	can have in that area, yes.	9	MR. WITHERS: Yeah. Yeah.
10	MR. WITHERS: Okay. So are they benefiting	10	MS. GARCIA: Oh, okay. I thought you meant
11	is the historic building that they're	11	the Zoning Code update and how my apologies.
12	getting their TDRs from benefiting from the	12	We're on the same page now.
13	upzoning that we previously did?	13	MR. WITHERS: Okay.
14	MS. GARCIA: Yes. Yeah, because instead of	14	MS. GARCIA: Yes, but they're not really
15	1.9 FAR, now they can have 2.5 like everybody	15	sending the TDRs from that property that's
16	else.	16	already part of their building site
17	MR. WITHERS: But does that give them more	17	MR. WITHERS: Okay.
18	TDRs?	18	MS. GARCIA: but, yes, they did gain
19	MS. GARCIA: Yes, because the potential of	19	some square feet, because it's no longer 2.5,
20	that property of that historic property was	20	it's 3.5, because it was rezoned to Mixed-Use.
21	raised. So instead of 1.9 for a small	21	MR. BEHAR: But this is a PAD. They did a
22	property, it's now 2.5. So it's the same for	22	PAD
23	all of the sizes of they have two	23	MR. WITHERS: I understand. I get it now.
24	properties	24	I understand now. I was confused. I got it.
25	MR. WITHERS: So if I have a piece of	25	I understand it.
23	WIK. WITHERS. 30 II Thave a piece of		
	Page 11		Page 12
1	MR. TORRE: Just to be clear, on a piece of	1	MR. WITHERS: I get it. I get it. I get
2	their assemblage there's a historical property,	2	it. I get it.
3	right?	3	CHAIRMAN AIZENSTAT: Julio, any comment?
4	MS. GARCIA: Uh-huh.	4	MR. GRABIEL: No.
5	MR. TORRE: That piece got changed to	5	MR. COLLER: Did we check if there was
6	higher density. That still has a historical,	6	anybody in the public
7	but they used all of those new	7	CHAIRMAN AIZENSTAT: We yeah, we went
8	MS. GARCIA: Yeah, they incorporated the	8	through that.
9	left over square feet into their building.	9	MR. COLLER: Okay.
10	MR. TORRE: Right. So they still kept	10	MR. BEHAR: So we have a motion. I don't
11	okay	11	think we have a second.
12	(Simultaneous speaking.)	12	CHAIRMAN AIZENSTAT: We have a motion by
13	MR. BEHAR: But that's not a TDR.	13	Robert.
13 14	MR. BEHAR: But that's not a TDR. MS. GARCIA: But it's nothing to do with	13 14	Robert. MR. TORRE: I'll second it.
14	MS. GARCIA: But it's nothing to do with	14	MR. TORRE: I'll second it.
14 15	MS. GARCIA: But it's nothing to do with TDRs.	14 15	MR. TORRE: I'll second it. CHAIRMAN AIZENSTAT: We have a second.
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14 15 16 17	MS. GARCIA: But it's nothing to do with TDRs. MR. BEHAR: Yeah, but that's not a TDR. They're not transferring. They're using that	14 15 16 17	MR. TORRE: I'll second it. CHAIRMAN AIZENSTAT: We have a second. MR. COLLER: This is in accordance with Department recommendations.
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Page 13	Page 14
1 MR. TORRE: Yes.	1 CERTIFICATE
2 THE SECRETARY: Chip Withers?	2
3 MR. WITHERS: Yes.	3 STATE OF FLORIDA:
4 THE SECRETARY: Robert Behar?	4 SS.
5 MR. BEHAR: Yes.	5 COUNTY OF MIAMI-DADE:
6 THE SECRETARY: Julio Grabiel?	6
7 MR. GRABIEL: Yes.	7
8 THE SECRETARY: Eibi Aizenstat?	8
9 CHAIRMAN AIZENSTAT: Yes.	9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
10 MR. GARCIA-SERRA: Thank you very much, Mr.	Public for the State of Florida at Large, do hereby
11 Chair, Members of the Board. Have a very good	11 certify that I was authorized to and did
12 night.	12 stenographically report the foregoing proceedings and
	that the transcript is a true and complete record of my
	14 stenographic notes.
14 for coming.	15
15	16 DATED this 14th day of October, 2022.
16	17
17	18
18	19 SIGNATURE ON FILE 20
19	NIEVES SANCHEZ
20	NIEVES SANCHEZ
21	21 22
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25	