Page 2 Page 1 CITY OF CORAL GABLES 1 THEREUPON: LOCAL PLANNING AGENCY (LPA)/ 2 (The following proceedings were held.) PLANNING AND ZONING BOARD MEETING 3 CHAIRMAN AIZENSTAT: Good afternoon. VERBATIM TRANSCRIPT VIA ZOOM TELECONFERENCE 4 Welcome, everybody. WEDNESDAY, AUGUST 12, 2020, COMMENCING AT 4:04 P.M. 5 This Board is comprised of seven members. Board Members Present: 6 Four Members of the Board shall constitute a Eibi Aizenstat, Chairman 7 quorum and the affirmative vote of four Members Robert Behar Rhonda A. Anderson 8 of the Board present shall be necessary for the Venny Torre 9 adoption of any motion. A tie vote shall Wayne "Chip" Withers Rene Murai 10 result in the automatic continuance of the Maria Velez 11 matter to the next meeting, which shall be 12 continued until a majority vote is achieved. City Staff and Consultants: 13 If only four Members of the Board are present, Ramon Trias, Planning Director 14 an applicant shall be entitled to a Craig Coller, Special Counsel Jill Menendez, Administrative Assistant, Board Secretary 15 postponement to the next regularly scheduled Jennifer Garcia, City Planner 16 Board Meeting. Ana Restrepo, Principal Planner Arceli Redila, Principal Planner 17 Lobbyist Registration and Disclosure. Any 18 person who acts as a lobbyist pursuant to the ALSO PARTICIPATING: Mario Garcia-Serra, Esq., On behalf of Items E-1 - E4 19 City of Coral Gables Ordinance Number 2006-11 Eduardo Vera, Architect 20 must resister with the City Clerk prior to Hector de los Reyes 21 Matthew Martinez engaging in lobbying activities or 22 presentations before City Staff, Boards, 23 Committees and/or City Commission. A copy of 24 the Ordinance is available in the Office of the 25 City Clerk. Failure to register and provide Page 3 Page 4 1 proof of registration shall prohibit your 1 Notice of Ex Parte Communications. Please 2 2 ability to present to the Board. be advised that the Board is a quasi-judicial 3 I now officially call the City of Coral 3 Board, which requires Board Members to disclose 4 4 Gables Planning and Zoning Board Virtual all ex parte communications and site visits. 5 Meeting of August 12th, 2020 to order. Due to 5 An ex parte communication is defined as any COVID-19, Zoom platform is being used, along 6 6 contact, communication, conversation, 7 7 with a dedicated phone line. The time is 4:04 correspondence, memorandum or other written or 8 8 verbal communication that takes place outside a 9 9 Jill, will you please call the roll? public hearing between a member of the public 10 THE SECRETARY: Rhonda Anderson? 10 and a member of the quasi-judicial Board 11 MS. ANDERSON: Here. 11 regarding matters to be heard by the Board. 12 THE SECRETARY: Robert Behar? 12 If anyone made any contacts with a Board 13 13 MR. BEHAR: Here. Member regarding an issue before the Board, the 14 THE SECRETARY: Rene Murai? 14 Board Member must state, on the record, the 15 15 Venny Torre? existence of the ex parte communication and the 16 MR. TORRE: Here. 16 party who originated the communication. Also, 17 17 THE SECRETARY: Maria Velez? if a Board Member conducted a site visit 18 CHAIRMAN AIZENSTAT: Maria, if you can 18 specifically related to the case before the 19 19 unmute yourself, please. Board, the Board Member must also disclose such 2.0 THE SECRETARY: Maria Velez? 20 visit. 21 MS. VELEZ: Yes. Here. 21 In either case, the Board Member must 22 THE SECRETARY: Chip Withers? 22 state, on the record, whether the ex parte 23 23 MR. WITHERS: Here. communication and/or site visit will affect the THE SECRETARY: Eibi Aizenstat? 24 24 Board Member's ability to impartially consider 25 25 CHAIRMAN AIZENSTAT: Here. the evidence to be presented regarding the

matter. The Board Member shall also state that bis or her decision will be based on 2 as substantial competer evidence and testimony presented on the record today. Does any Member of the Board have such a 5 communication and/or site wisit to disclose at this time? MR RFEHAR: Mr. Chairman, I am involved in 1 lems E-1 through E-4, so, probably, at this point, it is good if I recuse myself from the 10 meeting. Item E-5 is one that I could 1 participate for. So I don't know how we want 1 to address that Maybe this is the time to do 30 so. CHAIRMAN AIZENSTAT: Well, since evere this winy a Zoom meeting and we're starting at 1 four o'clock, unless there's a Board Member that sees otherwise, I don't know if we have a going to be speaking on Items I through 4? The EFCRETARY: I haven't received any request to speak, tunless you want to make an announcement. If they want to speak, they could send me a direct message through the chat. Dage 7 To CHAIRMAN AIZENSTAT: That's fine with me. 2 Does any Board Member have an objection? 3 MS. ANDERSON: No. 3 MS. ANDERSON: No. 4 CHAIRMAN AIZENSTAT: No? Having no objection – first, I dike to point out that 5 Rene is with us. 4 CHAIRMAN AIZENSTAT: No? Having no objection – first, I dike to point out that 5 Rene is with us. 5 Por Zoom platform participants. I will ask any persons wishing to speak for testify on 1 make any persons wishing to speak for testify on 1 mine the microphone yourself, I you go to the bottom – there you go about and include your full name. 4 mine your could like to speak in any persons wishing to speak for testify on 1 mine the microphone yourself, I you go to the bottom – there you and an announcement? The point out that 5 For Zoom platform participants. I will ask any persons wishing to speak or testify on 1 mine the microphone yourself, I you go to the bottom – there you 1 mine the microphone yourself, I you go to the bottom – there you 1 mine the microphone yourself, I you go to the bottom – there you 2 mine the problem of the problem in the problem in th		Page 5		Page 6
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23 remarks, please, to three minutes. 23 MR. COLLER: Okay. So, Mr. Chairman, one				
24 People that are on the phone platform 24 slight modification from your remarks, and I				
25 participants, after the Zoom platform 25 know I think you were using your remarks and				
parto-pains, area are 200m partorm 20 Know I tillik you were using your remarks and		parterpane, area the 200m platform		Anow I time you were using your remains and

	Page 9		Page 10
1	you actually had modified them, and I know	1	MS. ANDERSON: Second.
2	you're not at your home, but with a tie vote,	2	CHAIRMAN AIZENSTAT: We have a motion. We
3	it doesn't automatically go to the next	3	have a second by Rhonda.
4	meeting. That's what it used to be. It goes	4	Any comments? No?
5	without a recommendation. However, there's an	5	Having heard none, call the roll, please.
6	opportunity for the applicant to request a	6	THE SECRETARY: Robert Behar?
7	continuance to the next meeting to try to get a	7	MR. BEHAR: Yes.
8	recommendation. So it's just a minor	8	THE SECRETARY: Rene Murai?
9	amendment. I only mention it now, because	9	MR. MURAI: Yes.
10	we're going to be shortly at an even number of	10	THE SECRETARY: Venny Torre?
11	members. So just a minor	11	MR. TORRE: Yes.
12	CHAIRMAN AIZENSTAT: Thank you very much.	12	THE SECRETARY: Maria Velez?
13	MR. COLLER: comment on your	13	MS. VELEZ: Yes.
14	introductory remarks.	14	THE SECRETARY: Chip Withers?
15	CHAIRMAN AIZENSTAT: Thank you.	15	MR. WITHERS: Yes.
16	MR. COLLER: And, also, since this is not a	16	THE SECRETARY: Rhonda Anderson?
17	quasi-judicial item, Item E-5 is a legislative	17	MS. ANDERSON: Yes.
18	item, we don't have to be concerned about	18	THE SECRETARY: Eibi Aizenstat?
19	swearing in witnesses for this particular item.	19	CHAIRMAN AIZENSTAT: Yes.
20	CHAIRMAN AIZENSTAT: Understood.	20	A little bit about the procedure tonight
21	Understood. Thank you.	21	before we begin, please. The identification of
22	What I'd like to do first thing is the	22	an item will be read by Mr. Coller. The
23	approval of the minutes. Do I have a motion?	23	presentation will then be made by Staff. Then
24	Has everybody had a chance to read the minutes?	24	we will have, on Item E-1 through Item E-4, the
25	MR. BEHAR: I make a motion for approval.	25	presentation will be made by Applicant. We'll
	When BLITTING I make a motion for approval.		резенцион ин ве наше ву прричин. Мен
	Page 11		Page 12
	1490 11		Page 12
1	have brief questions or discussion by the	1	Future Land Use Map of the City of Coral Gables
1 2		1 2	J
	have brief questions or discussion by the		Future Land Use Map of the City of Coral Gables
2	have brief questions or discussion by the Board, and then I'll go ahead and open it to the public for comment. Once again, first I'll open it to Zoom	2	Future Land Use Map of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures Section 163.3184, Florida Statutes, and Zoning Code Article 3, Division
2 3	have brief questions or discussion by the Board, and then I'll go ahead and open it to the public for comment.	2 3	Future Land Use Map of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures Section 163.3184, Florida
2 3 4	have brief questions or discussion by the Board, and then I'll go ahead and open it to the public for comment. Once again, first I'll open it to Zoom participants. I ask you to please send a chat to Jill with your name and the item you want to	2 3 4	Future Land Use Map of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures Section 163.3184, Florida Statutes, and Zoning Code Article 3, Division 15 (Proposed reorganization ordinance: Article 14, "Process," Section 14-213), "Comprehensive
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	have brief questions or discussion by the Board, and then I'll go ahead and open it to the public for comment. Once again, first I'll open it to Zoom participants. I ask you to please send a chat to Jill with your name and the item you want to speak about. And then the phone line platform, and, again, it's *9, if you would like to comment. We will also go ahead and read any e-comments or e-mail into the record, and we'll go ahead and close the public comment for Board discussion. Then we'll have a motion, any discussion further with the Board, and if we have a second, and a motion, if so, we'll take a vote. Mr. Coller, if you'd please read the first item into the record. MR. COLLER: Sure. Mr. Chairman, for the record, Craig Coller, Special Land Use Counsel for the City of Coral Gables. Item E-5, an Ordinance of the City Commission of Coral Gables, Florida granting	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	Future Land Use Map of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures Section 163.3184, Florida Statutes, and Zoning Code Article 3, Division 15 (Proposed reorganization ordinance: Article 14, "Process," Section 14-213), "Comprehensive Plan and Text Amendments;" to clarify density and height in certain land use classifications in the Future Land Use Element, and to change the name of the "Mixed Use Overlay District" in the Future Land Use Map to the "Design/Industrial District," and adjust the boundary of such district, providing for a repealer provision, providing for a severability clause, and providing for an effective date. Item E-5, public hearing. CHAIRMAN AIZENSTAT: Thank you very much. Mr. Trias, would you like to start? MR. TRIAS: Yes, sir. May I have the PowerPoint, please? We're all familiar with the Industrial District or the area that historically has been called the Industrial District, and this is the
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	have brief questions or discussion by the Board, and then I'll go ahead and open it to the public for comment. Once again, first I'll open it to Zoom participants. I ask you to please send a chat to Jill with your name and the item you want to speak about. And then the phone line platform, and, again, it's *9, if you would like to comment. We will also go ahead and read any e-comments or e-mail into the record, and we'll go ahead and close the public comment for Board discussion. Then we'll have a motion, any discussion further with the Board, and if we have a second, and a motion, if so, we'll take a vote. Mr. Coller, if you'd please read the first item into the record. MR. COLLER: Sure. Mr. Chairman, for the record, Craig Coller, Special Land Use Counsel for the City of Coral Gables. Item E-5, an Ordinance of the City	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Future Land Use Map of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures Section 163.3184, Florida Statutes, and Zoning Code Article 3, Division 15 (Proposed reorganization ordinance: Article 14, "Process," Section 14-213), "Comprehensive Plan and Text Amendments;" to clarify density and height in certain land use classifications in the Future Land Use Element, and to change the name of the "Mixed Use Overlay District" in the Future Land Use Map to the "Design/Industrial District," and adjust the boundary of such district, providing for a repealer provision, providing for a severability clause, and providing for an effective date. Item E-5, public hearing. CHAIRMAN AIZENSTAT: Thank you very much. Mr. Trias, would you like to start? MR. TRIAS: Yes, sir. May I have the PowerPoint, please? We're all familiar with the Industrial District or the area that historically has been

	Page 13		Page 14
1	back in the '20s, and it has changed a lot.	1	You can see many, many projects have been
2	And through the years, we have had some	2	built there recently. In fact, one of the
3	discussions about changing the focus of the	3	projects the we are the only project that
4	area, and I think that Mr. Torre, for example,	4	we're dealing with tonight is also in this
5	at some point, suggested calling it the Design	5	area, in this area that we are dealing with.
6	District.	6	Next.
7	So I think that now that we're going	7	The Zoning and the Land Use are going to
8	through all of these updates of the Zoning	8	probably change as a result of the update to
9	Code, we think it's a good idea to also make	9	Mixed-Use, but right now they are Commercial
10	some minor changes to the Map and the name of	10	and Industrial.
11	the area, and then also correct some things	11	Next.
12	that are already in the Zoning Code, and that	12	And what we are suggesting is an amendment
13	probably should be in the Comp Plan in the same	13	to the Map and also some minor Text Amendments
14	exact way, so there's no confusion.	14	to the Comprehensive Plan.
15	So that is what we're doing tonight. We're	15	Next.
16	making some changes to the Comp Plan. The only	16	So the Map basically changes the name.
17	change of substance is the name. The other	17	Next.
18	changes are simply cleanup, for consistency	18	And we call this area, Design and
19	with some other regulations that we have in the	19	Innovation District. That's the final name
20	Zoning Code.	20	that we finally decided that probably expresses
21	Next, please.	21	the idea.
22	The area, as you can see, is no longer	22	Next.
23	industrial, and I think it should be best	23	And the Text Amendment will create the
24	described as a Mixed-Use District.	24	District, with some objectives and some
25	Next.	25	policies, and, like I said, correct the height
	Page 15		Page 16
1	to 120 feet, and also allow the 125 units per	1	owners. We've also posted the request on the
2	acre which is currently the regulations that we	2	website, and we also have had newspaper
3	have in place. We're simply making everything	3	advertisement.
4	consistent.	4	Next.
5	Next.	5	And Staff recommends approval to the
6	And the policy, as you can see, is a very	6	amendment to the Map and also the Text
7	simple policy. It simply creates the	7	Amendments, as they do follow the standards of
8	opportunity to have some Zoning regulations.	8	review in the Comprehensive Plan.
9	Next.	9	And that's the end of my presentation, and
10	But, more importantly, some economic	10	if you have any questions, I'll be happy to
11	development strategies that will promote the	11	answer them.
12	retail activities, such as galleries and design	12	MR. BEHAR: Mr. Chairman, can we start
13	uses, and some other innovative uses, such as	13	or you're muted.
14	financial services, biomedical, pharmaceutical,	14	MS. ANDERSON: You're muted.
15	the kind of things that economic development	15	MR. BEHAR: Okay. There we go. Sorry, I
16	strategies could really help with, particularly	16	was not able to unmute myself.
17	at the ground level, which is focused on the	17	THE SECRETARY: Excuse we.
18	pedestrian quality and Mixed-Use compatibility	18	We're allowed to have ten hosts and I think
19	with the rest of the District.	19	someone is on two devices; therefore, I cannot
20	In addition, we may have some design	20	make the Chair cohost.
21	standards for signs and so on, and some	21	CHAIRMAN AIZENSTAT: Has anybody signed in
22	branding strategies that try to promote the	22	from the Board on their phone and their iPad or
23	overall idea for the area.	23	maybe their computer and their iPad?
24	Next, please.	24	MR. MURAI: Possibly.
25	We have sent letters to the property	25	CHAIRMAN AIZENSTAT: Is it possible to take
23	1 1 2		

	Page 17		Page 18
1	one off?	1	speak on this item?
2	MR. MURAI: If I could find out whether	2	THE SECRETARY: No. No. No one.
3	THE SECRETARY: Mr. Murai, you're on your	3	CHAIRMAN AIZENSTAT: Okay. Nobody on the
4	iPad right now. Can I disconnect your other	4	phone platform, either?
5	one?	5	THE SECRETARY: None.
6	MR. MURAI: I am in another one?	6	CHAIRMAN AIZENSTAT: Okay. At this time,
7	THE SECRETARY: Yes. You have two	7	I'm going to go ahead and close this item for
8	connections.	8	public comment.
9	MR. MURAI: I think somebody is hacking me.	9	Board discussion. Robert.
10	I'm being hacked.	10	MR. BEHAR: Yes.
11	MR. BEHAR: So long you don't get on the	11	MS. ANDERSON: Did you say, Robert or
12	bicycle yet.	12	Rhonda?
13	MR. MURAI: Okay. Agreed.	13	MR. BEHAR: Go for it.
14	CHAIRMAN AIZENSTAT: Let's continue.	14	MR. MURAI: It could be Rene, too.
15	Robert, you wanted to say something?	15	MR. BEHAR: You guys go first.
16	MR. BEHAR: Do we need to open it up to the	16	CHAIRMAN AIZENSTAT: Okay. Rene, why don't
17	public before we speak or	17	you start?
18	CHAIRMAN AIZENSTAT: That's what I was	18	MR. MURAI: Okay. If I understand what
19	going to go ahead and do	19	we're doing, we're changing the name of the
20	MR. BEHAR: Okay. Go ahead. Then I'll	20	district and changing text, without substance,
21	wait for that.	21	just to conform to existing regulations or
22	CHAIRMAN AIZENSTAT: because it's a	22	Ordinances?
23	straight-forward item.	23	MR. TRIAS: Yes. And the only additional
24	Jill, do you have any members of the public	24	thing is that we do have a category now called
25	that have contacted you that would like to	25	the Design District in the Comp Plan, that may
		23	the Design District in the Comp I fair, that may
	Page 19		Page 20
1	be developed further in the future, with	1	Rene, I'm sorry, are you done? Was your
2	economic development strategies and those kinds	2	question answered?
3	of things.	3	MR. MURAI: You know, sort of. I guess so.
4	MR. MURAI: Okay. I still don't understand	4	Maybe. I don't know.
5	your response to my question. We're changing	5	MR. TRIAS: If I can explain it better, I
6	the name of this district, and we're conforming	6	will, but really there's nothing more of any
7	some I guess, the regulations in this	7	substance that I can speak of. We're creating
8	District, to existing regulations? We're not	8	the district. We're changing the emphasis, but
9	changing anything?	9	we're not changing any of the development
10	MR. TRIAS: We're not changing anything	10	standards. The same uses apply. The same
11	that regulates development. We're not changing	11	Zoning regulations apply, et cetera.
12	height. We're not changing density. We're not	12	MR. MURAI: Okay.
1.0		1 12	
13	changing those things. Even though they're	13	CHAIRMAN AIZENSTAT: Thank you.
13	changing those things. Even though they're included in the item, they are the same as the	14	CHAIRMAN AIZENSTAT: Thank you. Rhonda.
			•
14	included in the item, they are the same as the	14	Rhonda.
14 15	included in the item, they are the same as the regulations we have in the Zoning Code.	14 15	Rhonda. MS. ANDERSON: Ramon, the only comment I
14 15 16	included in the item, they are the same as the regulations we have in the Zoning Code. MR. MURAI: But you said, we're not	14 15 16	Rhonda. MS. ANDERSON: Ramon, the only comment I have, and it really dovetails in with 250 Bird
14 15 16 17	included in the item, they are the same as the regulations we have in the Zoning Code. MR. MURAI: But you said, we're not changing development. What is it that we're	14 15 16 17	Rhonda. MS. ANDERSON: Ramon, the only comment I have, and it really dovetails in with 250 Bird that we're going to consider next, the maximum
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1 ever since Ive been working with the City, 2 it's been 100 feet. And then it changed to 2 MR. TRIAS: Yes. Yes. 3 120. So those changes were made some time ago, 4 years ago — some years ago, and it is better 5 if that is reflected in the same exact way in 5 a maximum of two additional. But, then, if it's developed pursuant to the Design 16 the Comp Plan. 6 it's developed pursuant to the Design 16 maximum of two additional. But, then, if it's developed pursuant to the Design 17 maximum of two additional. But, then, if it's developed pursuant to the Design 18 maximum of two additional. But, then, if it's developed pursuant to the Design 18 maximum of two additionals, there is a limitation of ten floors. So if the project that were going to be discussing later would have come up under this, they still would have to come in with a PAD application? MR. TRIAS: Yes, but then edge of the Design 16 discussing later would have come up under this, they still would have to come in with a PAD application? MR. TRIAS: Yes, but then edge of the Design 16 discussing later would have come up under this, they still would have to come in with a PAD application? MR. TRIAS: Yes, but then edge of the Design 16 discussing later would have come up under this, they still would have to come in with a PAD MR. TRIAS: Yes, but the edge of the Design 16 discussing later would have come in with a PAD MR. TRIAS: Yes, but the edge of the Design 16 discussing later would have come in with a PAD MR. TRIAS: Yes, but the edge of the Design 16 discussing later would have to come in with a PAD MR. TRIAS: Yes, but the edge of the Design 16 discussing later would have come in with a PAD MR. TRIAS: Yes, but the defender of the Passing 17 discussing later would have come in with a PAD MR. TRIAS: Yes, but the Passing MR. TRIAS: Yes, but the difference between, for finature, in Commercial 18 discussing later would have to come in the		Page 21		Page 22
2	1	ever since I've been working with the City.	1	using.
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with no limitation on stories or up to 07 with a maximum of two additional. But, then, if if that is reflected in the same exact way in 6 the Comp Plan. MS. ANDERSON: Okay, I have no other questions on this item. GHAIRMAN AIZENSTAT: Thank you. MS. VELEZ: I have a question. MS. VELEZ: I have a question. MS. VELEZ: So, right now, the way it is, 12 more and Mid-Rise, we have a limitation of ten locor. MS. VELEZ: So, right now, the way it is, 14 more 150 feet maximum and in the Low-Rise and Mid-Rise, we have a limitation of ten locor. MS. VELEZ: So, the median of ten locor is with a PAD application? MS. VELEZ: So, the the edge of the Design of the MR. TRIAS: Yes, but the edge of the Design of the Initiation of the number of stories on 17 more invident of the Very and the very sold of the Initiation of the number of stories on 18 minutation of the number of stories on 19 more invident of the stories on 19 more				
if that is reflected in the same exact way in the Comp Plan. Merrick Park Willage, the other by The Collection, Ferguson for on one side from Plan. In the Comp Plan. Merrick Park Village, the other by The Collection, Ferguson is an exact way in place, this is really already a destination for pronce for the smaller retailers, and to be, like Mi. Trias said, an economic driver for the ground floor place, this is really already a destination for pronce for the smaller retailers to come in and place and offen a and each of the first and the complexity, and the complexity is place, this is really already a destination for place, this is really already a destination of the proper that we're possing to the discussing later would have to come in with a PAD discussing later would have come up under this, they still would have to come in with a PAD discussing later would have come up under this, they still would have to come in with a PAD discussing later would have come up under this, they still would have to come in with a PAD discussing later would have come up under this, they still would have to come in with a PAD discussing later would have come up under this, they still would have to come in with a PAD discussing later would have come up under this, they still would have to come in with a PAD discussing later would have to come in under this, they still would have to come in with a PAD discussing later would have to come in with a PAD discussing later would have to come in what a PAD discussing later would have to pome in with a PAD discussing later would have to come in with a PAD discussing later would have to come in what a PAD dis	4	_		
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8 questions on this item. 8 questions on this item. 9 CHAIRMAN AIZENSTAT: Thank you. 10 MS. VELEZ: I have a question. 11 CHAIRMAN AIZENSTAT: Yes, go ahead. 12 MS. VELEZ: So, right now, the way it is, 13 we have 120 feet maximum and in the Low-Rise 14 and Mid-Rise, we have a limitation of ten 15 floors, but then – in the Design District. 16 MR. TRIAS: Yes, but the edge of the Design 17 District, along Bird Road, et cettera, there's a 18 further limitation of the 45 feet. So there's 18 further limitation already in place. 19 we're not changing any of that. 20 We're not changing any of that. 21 MS. VELEZ: I don't understand the 22 difference between, for instance, in Commercial 23 Mid-Rise, we have up to 70 feet maximum with no 24 limitation on floors. So I guess that should 25 be stories now with the new language that we're 26 MR. TRIAS: Yeah, that's the way it exists now? 27 MR. TRIAS: Yeah, that's the way it exists now? 28 MR. TRIAS: Yeah, that's the way it exists now? 29 MR. TORRE: Okay. I support this item. I 20 GHARMAN AIZENSTAT: Venny. 21 MR. TORRE: Okay. I support this item. I 22 Green it earlier. I have been supporting 23 MR. TORRE: Okay. I support this item. I 24 good and it earlier. I have been supporting 25 this from a long time. If you think about this 26 district, which is anchored on one side from 27 place, this is really already a destination for 28 place, this is really already a destination for 29 place, this is really already a destination for 29 place, this is really already a destination for 20 practialers. There's a lot more opportunities on 21 ponce for the smaller retailers to come in and 22 put their standalone buildings. This kind of 23 the retailers, and to have an area that we can call 24 and define as our Design District, as far as I 25 and define as our Design District, as far as I 26 cHAIRMAN AIZENSTAT: Okay. Thank you. 27 Eagle 27 CHAIRMAN AIZENSTAT: Okay. Thank you. 28 CHAIRMAN AIZENSTAT: Okay. Thank you. 29 So I support it under that premise, and I 30 define as our Design District				
guestions on this item. GHAIRMAN AIZENSTAT: Thank you. MS. VELEZ: I have a question. GHAIRMAN AIZENSTAT: Yes, go ahead. MS. VELEZ: So, right now, the way it is, we have 120 feet maximum and in the Low-Rise MR. TRIAS: Yes. MR. TRIAS: Yesh, when the Commission allows or approves the 120 feet, the Commission allows or approved by the Commission allows or approved by the Commission allows or approved by the Commis	7		7	
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	Page 25		Page 26
1	had to clarify the height, the 120, and the	1	a boutique hotel up there, and so that leads to
2	density, so it would be very clear in the Comp	2	my next question. Have we reviewed the Merrick
3	Plan, as it is in the Zoning Code. That was	3	Park agreement, how many more square feet they
4	it.	4	can build, that they're allowed to do in the
5	MR. BEHAR: And, Ramon, I think what you're	5	existing parcels they have? So will this
6	doing, I support it. I think you're absolutely	6	conflict with any of their parcels in the
7	correct. It makes it a lot cleaner, clearer,	7	City's agreement with Merrick Park?
8	for everybody to understand. So I also support	8	MR. TRIAS: I haven't reviewed the
9	it.	9	agreement recently, but, like I said, we're not
10	You know, with that in mind, if there are	10	changing any of the regulations. So there's no
11	no other any other Board Members that are	11	conflict. All we're doing is, we're changing
12	going to speak, I'll make a motion to approve.	12	maybe the emphasis of merchandising and
13	CHAIRMAN AIZENSTAT: Well, I wanted Chip	13	marketing and economic development toward the
14	Chip hasn't gone yet. If you don't mind, I'd	14	Design and Innovative District, which I think
15	like to go ahead and hear Chip's comments.	15	is compatible with the existing development
16	MR. WITHERS: What's the strategy for	16	there.
17	hospitality in that area?	17	MR. WITHERS: So there's no Land Use
18	MR. TRIAS: I don't know of any strategy at	18	change?
19	this point, but certainly economic development	19	MR. TRIAS: No.
20	could focus on that, also, if you believe that	20	MR. WITHERS: You know, if you can have
21	•	21	this as a destination, and, you know,
22	is an important issue. MP_W/THERS: I guess my port question	22	hospitality is important, you know, we should
	MR. WITHERS: I guess my next question	23	encourage the City to look at that direction.
23	would be, you know, the whole Merrick Park	24	But I guess my other question, which is, you
24 25	concept came into play, there's a vacant lot	25	know, it seems the whole area now should be
45	across from Nordstrom, and (unintelligible) put		
	Page 27		Page 28
1	called the Apartment District, and not	1	apartment building. So the ground level is
2	seriously. I mean, you look at it's just	2	always going to be Retail or Commercial.
3	amazing what's happened between behind, I	3	MR. WITHERS: I mean, instead of just a
4	think, is Villagio whatever the restaurant	4	ten-story high ceiling on the ground floor, you
5	is across from Gables High School, Villagio,	5	know, Venny you know, you architects chime
6	all of the way to The Collection, it's just	6	in here, I mean, I think if you really want to
7	nothing but a mass of apartments in there or	7	try to develop some nice retail looks, you
8	condos.	8	know, you need to have, you know, taller
9	Has there been any effort to try to expand	9	ceilings on the ground floor.
10	retail into that area as far as the first	10	I mean, to me, you're going to get the nail
11	floor?	11	salon, you know, you're going to get the yogurt
12	MR. TRIAS: This is the effort, and that's	12	company. You're going to get when you start
1 2	exactly the issue. The issue is that the	13	going with the apartment buildings, you don't
13	•		
14	ground level, even though it's designed nicely,	14	get the five and ten thousand beautiful spaces
	•	14 15	
14	ground level, even though it's designed nicely,		get the five and ten thousand beautiful spaces
14 15	ground level, even though it's designed nicely, it's not that successful. So our thinking was,	15	get the five and ten thousand beautiful spaces bringing in, you know, high end retailers.
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	Page 29		Page 30
1	to do Mixed-Used under the guidelines that we	1	successful, if we all work together and come up
2	want them to. And, again, it's not, this is	2	with effective rules.
3	retail and this is what you have to do	3	MR. WITHERS: So what's the vision on both
4	MR. TRIAS: No, it's a requirement. You	4	sides of Ponce? What's the vision on the east
5	have to go Mixed-Use. It's not that it's an	5	side of Ponce? What would you like to see
6	option. You have to do Mixed-Use if you want	6	there?
7	to do any kind of residential.	7	MR. TRIAS: What I would like to see there
8	MR. WITHERS: But the design requirements	8	is, ground level retail, that is consistent
9	for the Mixed-Use is, what?	9	with Design and Innovation, and then two or
10	MR. TRIAS: The design requirements for the	10	three stories of apartments or office space
11	Mixed-Use, as they relate to the ground	11	above.
12	level	12	MR. WITHERS: So you don't want to see
13	MR. WITHERS: Yes.	13	eight stories on Ponce?
14	MR. TRIAS: are included in the update	14	MR. TRIAS: That would be my preference.
15	that we're working on. They're not in the Code	15	Now, if you're able to assemble 20,000 square
16	yet, but we are including 17 feet for the	16	feet, the development regulations allow more
17	height, which we need to discuss, and we're	17	than four stories.
18	also requiring 80 percent transparency,	18	MR. WITHERS: So do we, as a Board, want to
19	meaning, glass, at the ground level. So those	19	look at a visioning along the Ponce corridor
20	are the things that a Zoning Code can do.	20	and develop it? I mean, now is the chance to
21	Okay, great. In addition, we can do some	21	do this. If we have concurrency that we don't
22	economic development strategies and branding	22	want more than three stories or we want a step
23	and other things, such as signage, et cetera.	23	back, like it is on Miracle Mile, then we ought
24	So the idea is that all of those things	24	do that now.
25	eventually will make the place much more	25	MR. TRIAS: That's a very good suggestion,
	Page 31		Page 32
1	Mr. Withers, and what I'm doing here today,	1	at visioning both sides of the street, east and
2			at visioning coursiacs of the street, east and
	simply, I'm creating the opportunity. In other	2	west.
3	words, we're creating that Design/Innovation	2 3	west. You know, the east side the west side,
3 4			west.
	words, we're creating that Design/Innovation	3	west. You know, the east side the west side,
4	words, we're creating that Design/Innovation District in the Comp Plan, so the vision can be	3 4	west. You know, the east side the west side, with The Collection, we don't have a lot of,
4 5	words, we're creating that Design/Innovation District in the Comp Plan, so the vision can be implemented as it's developed.	3 4 5	west. You know, the east side the west side, with The Collection, we don't have a lot of, you know, opportunity there, but on the other
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	Page 33		Page 34
1	at today, it's 8.4 percent retail. So it seems	1	them.
2	to be a reasonable number.	2	And I think, Ramon, you will agree with me
3	CHAIRMAN AIZENSTAT: Okay.	3	there, that's why you see a lot more
4	MR. TRIAS: If we need to look at anything	4	apartments, you know, whether it's condo or
5	in more detail, we certainly could.	5	rental apartment, in this area.
6	CHAIRMAN AIZENSTAT: Okay. I basically	6	MR. TRIAS: I agree. I think that the
7	echo the same sentiments that were expressed by	7	issues that we're talking about, qualitative
8	my fellow Board Members. The points were well	8	issues, is how well can we do this, but I think
9	made.	9	the big idea is very sound.
10	Are there any other comments anybody would	10	MR. TORRE: Another point. Can you all
11	like to make?	11	hear me?
12	MR. BEHAR: Let me address Chip's comment a	12	CHAIRMAN AIZENSTAT: Yes.
13	second, because in every successful community	13	MR. TORRE: The point that you just made,
14	that incorporates Mixed-Use, and for the	14	Robert, is exactly correct. I mean, I went to
15	retail, whether it's galleries or restaurants,	15	Midtown two or three weeks ago, just to see how
16	you need to have Residential support in order	16	they were faring compared to Miracle Mile, this
17	for it to be successful. And that's why I'm	17	is measure of the BID's performance, and they
18	in this area. I am actually walking distance	18	were busy as could be. And the reason is, for
19	from Merrick Park. And what's great about, now	19	those apartments above, Midtown was busy, and
20	you see, the restaurants are being more	20	there's a lot of people downstairs and those
21	successful, maybe not the last four months,	21	retailers were actually active.
22	-	22	
	five months, but prior to that. When you start	23	The idea is, again, not to bring in the
23	putting Residential in an area like this,		hair salons and the nail shops and the, you
24	that's when you have successful restaurants and	24	know, Subway shops or Subway sandwiches. It's
25	shops, because you need to bring people to	25	to bring in better retailers, and then the
	Page 35		Page 36
1	Design District name is meant there to be able	1	second.
2	to be promoted as such, to bring in high end	2	Any comments?
3	designers, to bring in high end furniture	3	THE COLLER: That would be done in
4	stores, to bring in high end architects and	4	accordance with Department recommendations?
5	interior designers to sell high end fabrics.	5	CHAIRMAN AIZENSTAT: Is that correct,
6	So the idea is to, yes, promote it as such,	6	gentlemen?
7	and try to get the designs to follow that, with	7	MR. BEHAR: Yes.
8	the high ceilings and the better storefront	8	CHAIRMAN AIZENSTAT: Okay. That is
9	designs. So how we do that in the future, how	9	correct, Mr. Coller.
10	do we qualify that the designs are better,	10	Having heard no comments, call the roll,
11	that's something I'm not sure we can do in the	11	please.
12	new Code changes, but that's something we	12	THE SECRETARY: Rene Murai?
13	should be exploring, how to improve that	13	MR. MURAI: Yes.
14	streetscapes.	14	THE SECRETARY: Venny Torre?
15	CHAIRMAN AIZENSTAT: Thank you, Venny.	15	MR. TORRE: Yes. Here.
16	Would anybody like to make a motion?	16	THE SECRETARY: Maria Velez?
17	MR. BEHAR: I'll make a motion to approve.	17	MS. VELEZ: Yes.
18	MR. TORRE: I'll second it.	18	THE SECRETARY: Chip Withers?
19	MS. ANDERSON: I'll second.	19	MR. WITHERS: Yes.
20	CHAIRMAN AIZENSTAT: Who said, second,	20	THE SECRETARY: Rhonda Anderson?
21	please?	21	MS. ANDERSON: Yes.
	MR. TORRE: I did, but I think somebody	22	THE SECRETARY: Robert Behar?
1.1	•		MR. BEHAR: Yes.
22 23	else did as well	1 ') 2	
23	else did, as well. MS_ANDERSON: It doesn't matter	23	
	else did, as well. MS. ANDERSON: It doesn't matter. CHAIRMAN AIZENSTAT: We have a motion and a	23 24 25	THE SECRETARY: Eibi Aizenstat? CHAIRMAN AIZENSTAT: Yes.

	Page 37		Page 38
1	At this point, let it be noted for the	1	Commission of Coral Gables, Florida approving
2	record that Robert is going to sign off.	2	receipt of Transfer of Development Rights
3	MR. BEHAR: Thank you, folks.	3	(TDRs) pursuant to Zoning Code Article 3,
4	CHAIRMAN AIZENSTAT: Say that again,	4	"Development Review", Division 10, "Transfer of
5	please, Robert.	5	Development Rights", Section 3-1006 "Review and
6	MR. BEHAR: Thank you, and I'll leave. You	6	approval of use of TDRs on receiver sites", for
7	all have a good evening. Thank you.	7	the receipt and use of TDRs for a Mixed-Use
8	CHAIRMAN AIZENSTAT: Thank you, Robert.	8	project referred to as "Merrick 250" on the
9	So, for the record, Robert signed off at	9	property legally described as lots 1 through
10	4:41 p.m.	10	11, inclusive, less the south 7.5 feet thereof,
11	MR. COLLER: Mr. Chairman, as he previously	11	and lots 32 through 42, inclusive, less the
12	noted, that he had indicated a conflict on this	12	south 7.5 feet thereof, Block 3 "Coral Gables
13	item and he's unable to participate.	13	Industrial Section," together with that portion
14	CHAIRMAN AIZENSTAT: That is correct.	14	of the 30 foot platted alley lying north of the
15	Mr. Coller, since we're taking on E-1	15	north line of the south 7.5 feet of said lot 11
		16	projected westerly and south of the north line
16 17	through E-4 at this time, would you like for	17	of said Block 3, 250 Bird Road, Coral Gables,
	the comment, the e-comment, to be read into the	18	Florida; including required conditions;
18	record?	19	providing for a repealer provision,
19	MR. COLLER: Why don't we read everything	20	severability clause, and providing for an
20	in and then we'll read the comment into the	21	effective date.
21	record.	22	Item E-2, an Ordinance of the City
22	CHAIRMAN AIZENSTAT: Okay. Please proceed.	23	Commission of Coral Gables, Florida granting
23	MR. COLLER: Okay. So all of these are	24	approval of a Planned Area Development (PAD)
24	connected, so I'm reading all items in.	25	pursuant to Zoning Code Article 3, "Development
25	Items E-1, an Ordinance of the City		1
	Page 39		Page 40
1	Review," Division 5, "Planned Area Development	1	"Mixed-Use District (MXD)" for a proposed
2	(PAD)" for a proposed mixed-use project	2	Mixed-Use project referred to as "Merrick 250",
3	referred to as "Merrick 250" on the property	3	legal description previously announced;
4	legally described as lots 1 through 11,	4	including required conditions; providing for a
5	inclusive, less the south 7.5 feet thereof, and	5	repealer provision, severability clause and
6	lots 32 through 42, inclusive, less the south	6	providing for an effective date. Mixed-Use
7	7.5 feet thereof, Block 3, "Coral Gables	7	site plan. Legal description on file.
8	Industrial Section," together with that portion	8	Item E-4, a Resolution of the City
9	of the 30 foot platted alley lying north of the	9	Commission of Coral Gables, Florida approving
10	north line of the south 7.5 feet of said lot 11	10	the Tentative Plat entitled "Alta Strategic
11	projected westerly and south of the north line	11	Gables" pursuant to Zoning Code Article 3,
12	of said block 3, 250 Bird Road, Coral Gables,	12	Division 9, "Platting/Subdivision", being a
13	Florida; including required conditions;	13	re-plat of 61,548 square feet (1.41 acres) into
14	providing for a repealer provision,	14	two tracts of land on the property legally
15	severability clause, and providing for an	15	described as lots 1 through 11, inclusive, less
16	effective date.	16	7.5 less the south 7.5 feet thereof, and
17	I think I'm going to refer to this as the	17	lots 32 through 42, inclusive, less the south
18	legal description, since we are repeating it	18	7.5 feet thereof, Block 3, "Coral Gables
19	multiple times and it may shorten this.	19	Industrial Section," together with that portion
20	Item E-3, a Resolution of the City	20	of the 30 foot platted alley lying north of the
21	Commission of Coral Gables, Florida providing	21	north line of said block 3 (250 Bird Road)
22	the Mixed-Use Site Plan and Conditional Use	22	Coral Gables, Florida; including required
	review pursuant to Zoning Code Article 4,	23	conditions; providing for a repealer provision,
23	review pursuant to Zoning Code Article 4,		
23 24	"Zoning Districts" Division 2, "Overlay and	24	severability clause, and providing for an

	Page 41		Page 42
1	Items E-1, E-2, E-3 and E-4 public hearing.	1	being decimated. We do not need another
2	CHAIRMAN AIZENSTAT: Thank you, Mr. Coller.	2	high-rise in Coral Gables. Merrick Manor, the
3	Before I ask Jill to read the e-comment	3	Henry, Laguna Place and Gables Ponce are
4	into the record, I'd like to remind everybody	4	already too much. They make driving more
5	again, anybody that wishes to speak on any of	5	complicated. They make driving more congested.
6	these four agenda items, if you're on Zoom, to	6	The proposed projects do not include an
7	please go ahead and send a chat to Jill, and if	7	increase in utilities or traffic capacity and
8	you are on the phone platform, it is *9.	8	this is especially problematic when school is
9	Jill, would you please read the e-comment	9	in session with Coral Gables High School pickup
10	into the record?	10	and dropoff and busses. Also, there are no
11	THE SECRETARY: "Hello, I would like to	11	parks or green spaces in this part of Coral
12	submit the following questions and comments.	12	Gables which further demeans our title as the
13	"(1) Isn't Coral Gables supposed to be the	13	City Beautiful. Future buildings in this area
14	City Beautiful and not"	14	should be capped at three stories to prevent
15	CHAIRMAN AIZENSTAT: Jill, could you state	15	the destruction of communities, sight lines,
16	the individual who sent that header?	16	property values, and a truly beautiful city
17	THE SECRETARY: Sure. Andrew Porter,	17	instead of an ordinary one.
18	received today, August 12, 2020, at 2:49 p.m.	18	"(2) The proposed buildings are far too
19	CHAIRMAN AIZENSTAT: Thank you.	19	close together. Instead of being the City
20	THE SECRETARY: I will start over.	20	Beautiful, we're looking like a grungy
	"Hello, I would like to submit the	21	Manhattan/Brickell building scape. If these
21		22	are built as planned, there will be dark alleys
22	following questions and comments.	23	and traffic congestion, which will lead to
23	"(1) Isn't Coral Gables supposed to be the	24	decreased property values.
24	City Beautiful and not the City Skyscraper?	25	"(3) There needs to be an increase in
25	Views are being obstructed. Communities are		
	Page 43		Page 44
	tun CC: : tu /: - C tun - tun - C C tun - C		
1	traffic capacity/infrastructure for any future	1	THE SECRETARY: The address is 5053 (sic)
1 2	buildings in this area. There are already a	1 2	THE SECRETARY: The address is 5053 (sic) Brunson Drive, Coral Gables, Florida 33146.
	* *		· ·
2	buildings in this area. There are already a	2	Brunson Drive, Coral Gables, Florida 33146.
2	buildings in this area. There are already a plethora" I'm not sure if I'm pronouncing	2 3	Brunson Drive, Coral Gables, Florida 33146. CHAIRMAN AIZENSTAT: Thank you, Jill.
2 3 4	buildings in this area. There are already a plethora" I'm not sure if I'm pronouncing that correctly "of delivery trucks that	2 3 4	Brunson Drive, Coral Gables, Florida 33146. CHAIRMAN AIZENSTAT: Thank you, Jill. At this time, I'd like to ask the
2 3 4 5	buildings in this area. There are already a plethora" I'm not sure if I'm pronouncing that correctly "of delivery trucks that block entrances, exits, and intersections on a	2 3 4 5	Brunson Drive, Coral Gables, Florida 33146. CHAIRMAN AIZENSTAT: Thank you, Jill. At this time, I'd like to ask the applicant
2 3 4 5 6	buildings in this area. There are already a plethora" I'm not sure if I'm pronouncing that correctly "of delivery trucks that block entrances, exits, and intersections on a daily basis.	2 3 4 5 6	Brunson Drive, Coral Gables, Florida 33146. CHAIRMAN AIZENSTAT: Thank you, Jill. At this time, I'd like to ask the applicant MR. TRIAS: Mr. Chairman
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	Page 45		Page 46
1	straight-forward. They're very typical of	1	meeting, there are many large projects that are
2	projects in the area. And the only unique	2	Mixed-Use all around, and the ground level
3	thing is, maybe that the TDRs are those special	3	ideally should be a much more pedestrian
4	TDRs that resulted from a settlement some time	4	oriented retail and innovation environment.
5	ago, and that's about 4,900 square feet of	5	Next.
6	additional square footage, beyond the 3.5 FAR	6	Some time ago, last May, was the last
7	that is allowed. That's what the settlement	7	hearing. We reviewed and the Commission
8	allowed. And the rest of it is a way to	8	adopted the Belmont ALF, which was also
9	maximize the benefit, the public benefit, and	9	Mixed-Use. The ground level, you may recall,
10	the quality of the pedestrian areas at the	10	was retail and the sidewalks and public spaces,
11	ground level, and that's done through the PAD	11	and that's the southern half of this block.
12	and the Conditional Use Site Plan.	12	Now we're dealing with the northern half.
13	The plat allows for a more clear division	13	Next.
14	of land. As of today, all of the existing	14	The Land Use and the Zoning remain. So
15	buildings, that were one and two stories, are	15	that's not being changed today. It's the
16	demolished, except for one, so what happens is	16	existing conditions.
17	that the block is going to be developed in a	17	Next.
18	more unified fashion.	18	And the Request Number 1, as I said, has to
19	Next.	19	do with the special settlement that was made
20	That is the area of the block, and you may	20	with some of the TDRs, which allow additional
21	remember that some time ago you looked at the	21	FAR.
22	southern half of that block. So the current	22	Number 2 next.
23	project faces Bird Road, Aurora and Salzedo.	23	Number 2, the second request is the PAD,
24	Next.	24	which, when one has one acre of land, and some
25	And as has been mentioned in today's	25	other requirements, it's possible to do some
	·		
	Page 47		Page 48
1	special requirements. The PAD is significant,	1	into some detail about the scope of the
2	as I mentioned before today, because the	2	project, but basically it's 215 units, about
3	project has more than ten stories. That's only	3	
4	The transfer of the state of th		8.4 percent of ground level Commercial or 8.4
-	possible because there's a PAD, and there's an	4	8.4 percent of ground level Commercial or 8.4 percent of the total project. So, as you can
5	opinion from the attorney that explains that,	4 5	2 -
	-		percent of the total project. So, as you can
5	opinion from the attorney that explains that,	5	percent of the total project. So, as you can see, that is consistent with the regulations we
5 6	opinion from the attorney that explains that, but it is within the 120 feet, the maximum	5 6	percent of the total project. So, as you can see, that is consistent with the regulations we have. And the landscaped open space, the
5 6 7	opinion from the attorney that explains that, but it is within the 120 feet, the maximum height that we discussed earlier in the meeting	5 6 7	percent of the total project. So, as you can see, that is consistent with the regulations we have. And the landscaped open space, the minimum for a PAD is 20 percent. They are
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1	been demolished, except for the one in the	1	October, the neighborhood meeting also in
2	front.	2	October, and then today at Planning & Zoning
3	Next.	3	Board.
4	And this is the proposal. The proposal has	4	Next.
5	the Belmont building in white and the proposed	5	Letters to property owners were sent within
6	building in gray. As you can see, the	6	a thousand feet, as required.
7	regulations along Bird Road cap the height and	7	Next.
8	then the height is allowed 100 feet back from	8	Public notice was sent twice, in the form
9	that point.	9	of letters. The posting of the property was
10	Next.	10	done three times, three times in the website,
11	This is the facade from Bird Road, the	11	and one newspaper advertisement for tonight's
12	front of the building, and the building on the	12	meeting.
13	right is the remodeled three-story building or	13	Next.
14	the remodeled existing building, and then on	14	Staff recommends approval with conditions
15	the left is the brand new construction.	15	that are listed in the Staff report.
16	Next.	16	And now I would encourage you to listen to
17	The last request, the Tentative Plat, has	17	the applicant's presentation. Thank you.
18	two tracts, because the Zoning is different.	18	CHAIRMAN AIZENSTAT: Thank you, Mr. Trias.
19	It's just a technicality. But basically it	19	The applicant, Mario if we please unmute
20	allows for the development to make more sense,	20	Mario.
21	in a consistency point of view, with the	21	MR. GARCIA-SERRA: Okay. Good afternoon,
22	plating of the block.	22	Mr. Chairman, Members of the Board, Mario
23	Next.	23	Garcia-Serra. Am I coming through on the
24	The project has been reviewed by DRC last	24	audio?
25	year in August, the Board of Architects in	25	CHAIRMAN AIZENSTAT: Yes. Thank you. Yes.
		23	CHARACTEVIALE ASTAT. 163. Hank you. 163.
	Page 51		Page 52
1	MR. GARCIA-SERRA: Okay. For the record,	1	within the City's Mixed-Used District.
2	again, my name, Mario Garcia-Serra, with	2	If you could go to the next slide now.
3	offices at 600 Brickell Avenue, and I am here	3	What I would like to talk about here on
4	today representing the property owner and	4	this slide a little bit more is the vision plan
5	co-applicant on this application. The property	5	and the existing context for this area. The
6	owner is Baptist Health of South Florida, and	6	transformation of this area from the
7	the co-applicant, which is also the contract	7	semi-industrial almost forgotten area, which it
8	purchaser for this property, is Alta	8	was previously, to the vibrant Mixed-Use area
9	Developers, LLC. Alta Developers is	9	which is developing today, is one of the City's
10	represented today also by one of their	10	great lining successes.
11	executive team, Mr. Juan Carlos Freyre, who is	11	The development of the Shops at Merrick
12	with us, joined us in the meeting, also, and	12	Park was the first step in that direction. The
13	we're also joined by one of our project	13	site, of course, within all of our memories,
14	architects, Mr. Eddy Vera, and our traffic	14	used to be the City's Public Works yard, and
15	consultant, Juan Espinoza, and my colleague	15	now it's a vibrant Mixed-Use area anchored by
16	here from my law firm, Lauren Kahn.	16	significant and high end retail.
17	Okay. Arceli, I think, is controlling the	17	An equally big test along this process of
18	slides. If we could go to the first slide of	18	realizing what's in the process of being built
19	our presentation. There we go. Just stay	19	today in this area, was the adoption of a goal
20	there for now.	20	in the Comprehensive Plan in the late 1990s to
21	Ramon did an excellent job of providing you	21	have a Mixed-Use Village in this area. In
22	with some background information on the site,	22	other words, the area surrounding the Village
23	with the basics being that it is a 1.4 acre	23	of Merrick Park has, for a long time now, been
	site, consisting of the north half of Block 3,	24	envisioned to be a Mixed-Use village, with
24	site, consisting of the north han of block 5,		envisioned to be a trimed one thinge, with
24 25	in the Industrial Section, and it is located	25	people living, working, shopping and

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1	entertaining all within a walking distance in	1	building, 215 rental apartment units, 33,500
2	this area of the City.	2	square feet of Commercial and Retail space,
3	Twenty years later, we're now realizing the	3	with much of that office space coming from the
4	results and benefits of that planning effort.	4	existing 250 Bird Road office building, which
5	As you can see from this exhibit in particular,	5	is located in the northwest corner of the site,
6	going from left to right, Merrick Manor, The	6	and you can see it on this aerial photograph.
7	Henry and One Village Place are all projects	7	That existing office building is proposed to
8	which were built pursuant to the Mixed-Use	8	remain, be modified, and continue to be used as
9	regulations. Belmont Village, which we	9	office with ground floor retail.
10	reviewed or the Board reviewed back in	10	This, I consider very significant, because
11	February, and is going through the permitting	11	as opposed to some of the other recent
12	process now, is the project that is on the	12	Mixed-Use projects in this area, the office
13	south half of the block that we are discussing	13	component of this project is very significant.
14	today, with the project under consideration,	14	It's about 33,000 square feet, and it is higher
15	250 Merrick, being the north half. The	15	in proportion, as compared to other projects.
16	Collection, then, office building and car	16	So it really has more of an emphasis on the
17	dealership, on the far east, sort of anchors	17	work component of the live, work, play, as
18	this particular area of the City with	18	compared to other projects in the area.
19	relatively new development.	19	The next slide please.
20	The one missing piece to complete the plan	20	This image here basically has the existing
21	in this area of the City is the site which we	21	built projects in the area, and also adds in a
22	are discussing tonight, which is the north half	22	rendering of Belmont Village, as well as the
23	of the same block as Belmont Village, Block 3	23	proposed 250 Merrick project, and as you can
24	of the Industrial Section.	24	see from this slide, as far as height and
25	Merrick 250 would be a 12-story Mixed-Use	25	massing, 250 Merrick will fit in very well in
23	Withick 250 would be a 12-story winded-ose	23	massing, 250 Metrick will lit in very well in
	Page 55		Page 56
1	comparison to the other buildings in the area,	1	passageway between the two buildings, at mid
2	at pretty much the same height and the same FAR	2	block, which is very unique for a new
3	and the same general sort of building form as	3	development in this City, and I think could be
4	is already provided for with the other	4	an example of future development, when you have
5	buildings that were either recently constructed	5	two projects side by side on the same block.
6	or recently approved.	6	With that said, I'll hand over the sort of
7	Another significant factor of this project,	7	presentation of the more architectural features
8	and one that we touched upon previously when	8	of the proposal to Eddy Vera, who will then go
9	reviewing the Belmont Village project, is that	9	through a few more slides.
10	both projects are combining their crossblock	10	MR. VERA: Thank you, Mario.
11	passages to create a uniform paseo.	11	Can everybody hear me okay?
12	If you can go to the next slide, it will be	12	CHAIRMAN AIZENSTAT: Yes, thank you. And
13	a Site Plan, which is going to show how that	13	just, before we take you, Mario, I assume you
14	paseo would work. So you can see here, here is	14	want to reserve some time for rebuttal and so
15	the ground floor Site Plan for the building.	15	forth after?
16	You'll see that it has an arcade on its south	16	MR. GARCIA-SERRA: Correct. Once Eddy is
17	end, and that arcade, plus about five feet of	17	finished, I'll still have a few more comments
18	additional width of open space paseo, connects	18	to make, and then I reserve some time to
19	with the other paseo that is being proposed by	19	rebutt, and even when Eddy is making his
20	Belmont Village, to the south, on the north	20	presentation, I might chime in on a few things.
21	side of that building.	21	CHAIRMAN AIZENSTAT: Thank you.
22	This unified paseo, which at its narrowest	22	MR. COLLER: Mr. Chairman
23	would be 37 feet in width, and at its widest,	23	CHAIRMAN AIZENSTAT: Yes, sir.
24	would be about 50 feet in width, will bring	24	MR. COLLER: before the architect
25	about an almost sort of landscaped park like	25	speaks, because he is viewed as a witness,
l		1	

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1		1	
1	we're going to need to get him sworn in.	1	streets, and a Residential use along the paseo,
2	CHAIRMAN AIZENSTAT: Okay. Could you	2	on the south side. We've intentionally placed
3	please raise your right hand?	3	our curb cuts on Aurora, across from the
4	(Thereupon, the participant was sworn.)	4	loading and service areas for The Collection,
5	CHAIRMAN AIZENSTAT: Thank you. Please	5	to maximize the pedestrian realm.
6	continue.	6	With that, we internalized all back of
7	MR. VERA: So, for the record, my name is	7	house areas to hide them from the street as
8	Eddy Vera. I'm representing Behar Font and	8	best we can. All of this, Bird Road and
9	Partners. Our address is 4533 Ponce de Leon	9	Salzedo is a continuous pedestrian experience,
10	Boulevard. And, first, I'd like to thank the	10	with an L-shaped paseo that wraps around the
11	Board, again, for taking the time to listen to	11	existing office building. We've lined the
12	our presentation today.	12	paseo, on the south side, with residential
13	As we've stated before, Merrick 250 is a	13	amenities and the lobby, to activate that
14	true Mixed-Use project, consisting of	14	entire side.
15	Residential apartments, Commercial retail and	15	We worked closely with Belmont, the project
16	office space. And I kind of want to take a	16	on the south side, to really incorporate their
17	moment to talk about how relevant the project	17	paseo with our covered paseo, and so we did
18	is to today's discussion with the Design	18	that from the design of the paver pattern, to
19	District and everything.	19	the design of the landscape, in conjunction
20	Our site is very centrally located, and we	20	with a covered walkway, bringing the entire
21	wanted to make sure that this project fully	21	block together as a continuous pedestrian
22	addressed the pedestrian realm by activating	22	experience.
23	all four sides of the building, basically	23	If you could go to the next slide please.
24	having no rear to the building, and we did that	24	MR. GARCIA-SERRA: Before you leave that
25	by having Commercial spaces on all three	25	slide, if you can go back to the last one, one
	, , ,		
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1	important factor to point out here is, you'll	1	the service. We've actually internalized all
2	see that there's a blue dotted line that runs	2	of our service on the inside. So all of the
3	maybe a third of the way into the property	3	trash pick up, everything is done inside.
4	through the property. That blue line is	4	There would be no service done on the street.
5	indicating the 100-foot setback point at which	5	The other comment we got before the
6	the project, since it's located on the south	6	presentation from Ms. Anderson, about the
7	side of Bird Road, across from Duplex Zoning,	7	handicap parking space, and we looked at it.
8	cannot be any higher than three stories or 45	8	Our plan is to add another handicap space
9	feet in height.	9	across from the existing handicap space, so we
10	It's a unique constraint to this site,	10	can cross it and just you go out that door into
11	compared to others, such as the Belmont Village	11	the L-shaped paseo.
12	project, where they did not have that height	12	Okay. We can go to the next slide now.
13	constraint or any of the other projects in this	13	So here we see the typical parking on
14	area, which ran the whole length of the block,	14	Levels 2 to 4. Basically it's a typical
15		15	* **
	which were able to have more area, that they		parking layout. What we've done here, though,
16 17	could go to the maximum height of the 100 or	16	is we've lined we've put liner units along
17	120 feet. So that's something that might be	17	Bird Road, to hide the parking from the street.
18	relevant to the discussion later on. I just	18	So it's perceived as three stories, instead of
19	wanted to point out that sort of constraint,	19	four.
20	which I think the design team has successfully	20	We've also separated the garage from the
21	designed around, but I wanted to point it out.	21	existing building, from the existing office
22	MR. VERA: Yeah. And, actually, let me	22	building, so that that L-shaped paseo can be
	just add something, just to take this	23	open to the sky all of the way through.
23			
	opportunity to address two comments. One was from the e-mailed in comment about	24 25	Next slide, please. On the fifth level, in the residential

Page 61 Page 62 1 amenity deck, here's where we had to set back 1 MR. GARCIA-SERRA: Let me add to that, that 2 that hundred feet, that required a hundred foot 2 the only encroachment in this project is that 3 3 setback, from the Residential Zoning across condition. In other words, the existing sort 4 4 Bird Road, and as far as the deck, what we did of architectural features of the existing 5 is, we separated it into two components. We 5 building that encroach over the right-of-way on 6 6 put the pool above the garage and liner units, the second and third stories of that building, 7 7 to get maximum sun exposure in that area and to are the only right-of-way encroachments that 8 8 have an interior courtyard on the other side. are part of the project, and they are part of 9 9 an existing condition, which we're trying to Next slide, please. 10 10 The typical floor designed in a U-shape to improve, but nonetheless remain and encroach, 11 11 open up the building and lessen the impact of and will be part of our request to the City 12 the massing of the building fronting Bird Road. 12 Commission of the approval of those 13 13 encroachments. Next slide, please. 14 14 So this is the existing office building as MR. VERA: So, the renderings we're going 15 15 it is today. Originally, its design was to see are a little bit -- they're a little bit 16 16 limited to no transparency to the outside, and updated, in comparison to what we saw earlier. 17 17 it has a three-foot encroachment to the public This rendering is a view from Bird Road, 18 18 right-of-way right now. Our proposal maintains looking down Aurora. Here you see the liner 19 19 units facing Bird Road, above the office space. the existing encroachment, but it completely 20 opens up the street, as well as removes the 20 Again, now we've activated both streets, by 21 21 solid walls on the ground floor, to replace it opening up the ground floor completely with 22 with storefronts. That is meant to incorporate 22 storefronts. You also see that we further 23 23 it into the new design to activate and enhance refined the screening of the garage, to really 24 the pedestrian experience. 24 incorporate like a three dimensional artistic 25 25 Next slide, please. screening, that enhances the facade completely. Page 63 Page 64 1 1 Next slide, please. how we introduce and integrate the crossblock 2 So this view is from Bird Road, similar to 2 paseo. 3 the view that Ramon had shown earlier. Here 3 4 4 So you can see how we were working with the you see the retail office space on the 5 5 left-hand side, with the liner units above, and Belmont project on the south. We've integrated 6 6 I think this is kind of interesting, because the design of the paver pattern and the 7 7 this is the entrance to that L-shaped paseo, landscape to work with our covered paseo. 8 8 Go to the next slide, please. and the L-shaped paseo is really activated on 9 9 both sides of it, with the existing office And, you know, we kind of went down to like 10 10 building on the right. the very specific details, where the lines of 11 11 the paver pattern, the lines of the planters, Next slide, please. 12 12 So this is the view from Bird, looking down kind of meet with our colonnade and go up. So 13 13 Salzedo. This is a good view of how we've sort it's very intentional. 14 14 of readapted the facade of the existing office Next slide. 15 15 building. We used what was existing and Here I kind of wanted to show how, if 16 incorporated it, so that it would look like it 16 you've noticed, on all of the other slides, our 17 17 entire paseo was storefront. So there we have was intentional in the incorporation of our 18 design to our new building. We removed the 18 uses like the fitness center, the lobby, things 19 19 like that, that can complete activate the paseo decorative screen completely, and we removed 20 20 the solid walls on the ground floor and really on our side. 21 opened up the facade, making this building look 21 Next slide. 22 like a real Class A office building. 22 So this is the entrance of the paseo from 23 23 Next slide, please. Aurora Street, and here you can see how, even 24 24 So here we're looking at the entrance to on Aurora, we've activated the sidewalk with 25 25 the residential lobby on Salzedo, as well as habitable space to really create a continuous

	Page 65		Page 66
1	pedestrian friendly experience throughout the	1	on the left, One Village Place on the right,
2	entire site, all of the way around.	2	and then The Henry to the right of that.
3	Next slide.	3	Next slide.
4	So this is a view just from above, and it's	4	And, then, finally, in this image, we also
5	just another view, just to show how we	5	include the aerial of the massing of the
6	incorporated both designs into one, so it feels	6	Belmont project, and how the scale of the
7	like one continuous paseo.	7	massing of our project is compatible to the
8	Next slide.	8	surrounding area and fits right in.
9	Okay. So the next few images are going to	9	Thank you.
10	show further the relationship, with the	10	And, Mario, if you have anything else, you
11	massing, with the existing building with the	11	can
12	existing buildings in the area. Obviously,	12	MR. GARCIA-SERRA: Thank you, Eddy.
13	this is our building in the front. You can see	13	The project has been very well received by
14	a little bit of the Belmont building in the	14	the previous City Committees and Boards that
15	back, and then you can see all of the way down	15	have reviewed it. Staff is recommending
16	to Merrick Manor on Le Jeune.	16	approval, as Ramon mentioned during his
17	Next slide, please.	17	presentation, approval with certain conditions.
18	So this is from across Bird Road. Here, it	18	Those conditions are acceptable to us. And so
19	shows that, you know, the 120-foot height that	19	we would ask that you follow that
20	we're proposing of the building, it fits	20	recommendation and vote to recommend approval
21	seamlessly into the existing landscape of the	21	of this project with those conditions.
22	surrounding buildings, and that 120-foot height	22	With that said, that's the conclusion of
23	is, you know, 100 feet back from Bird Road. So	23	our main presentation. We do reserve time, of
24	it's set pretty far back.	24	course, to rebutt anything that might come up
25	So here you see, The Collection Residences	25	as part of the Board discussion or as part of
	Page 67		Dama (0
			Page 68
1	the public comment, and, if necessary, we have	1	again, just state your name and address, for
1 2		1 2	
	the public comment, and, if necessary, we have		again, just state your name and address, for
2	the public comment, and, if necessary, we have other plans and exhibits which we can show you	2	again, just state your name and address, for the record.
2	the public comment, and, if necessary, we have other plans and exhibits which we can show you to address particular questions or respond to	2	again, just state your name and address, for the record. MR. DE LOS REYES: Yes. My name is Hector
2 3 4	the public comment, and, if necessary, we have other plans and exhibits which we can show you to address particular questions or respond to particular comments or objections.	2 3 4	again, just state your name and address, for the record. MR. DE LOS REYES: Yes. My name is Hector de los Reyes. My wife, Ana, and I live at 611
2 3 4 5	the public comment, and, if necessary, we have other plans and exhibits which we can show you to address particular questions or respond to particular comments or objections. CHAIRMAN AIZENSTAT: Thank you.	2 3 4 5	again, just state your name and address, for the record. MR. DE LOS REYES: Yes. My name is Hector de los Reyes. My wife, Ana, and I live at 611 Andora Avenue. We're a few blocks from this
2 3 4 5 6	the public comment, and, if necessary, we have other plans and exhibits which we can show you to address particular questions or respond to particular comments or objections. CHAIRMAN AIZENSTAT: Thank you. Jill, do we have speakers for this item?	2 3 4 5 6	again, just state your name and address, for the record. MR. DE LOS REYES: Yes. My name is Hector de los Reyes. My wife, Ana, and I live at 611 Andora Avenue. We're a few blocks from this proposed project. We support this project.
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	Page 69		Page 70
1	meeting. We can accept his testimony, but it's	1	and architecturally I think it's a sound
2	not sworn testimony, and it can be considered	2	project. I think it's aesthetically very
3	in light of other admissible testimony, but it	3	pleasing.
4	can't stand on its own.	4	I think the you know, a lot of people
5	CHAIRMAN AIZENSTAT: Understood. Matthew	5	talk about parking issues. I think the parking
6	you're okay with that?	6	ratio is like three to one thousand, which is
7	MR. MARTINEZ: I'm okay.	7	ample parking, and I look forward to the
8	CHAIRMAN AIZENSTAT: Okay. Go ahead and	8	project being built. I'm very supportive of
9	proceed, please.	9	it.
10	MR. MARTINEZ: Hi. I am a trustee at One	10	CHAIRMAN AIZENSTAT: Thank you very much.
11	Village Place. I own also an office space in	11	Jill, do we have any other speakers at all?
12	the building at 4100 Salzedo Street, that looks	12	THE SECRETARY: No one else.
13	directly at 250 Bird.	13	CHAIRMAN AIZENSTAT: No one else.
14	CHAIRMAN AIZENSTAT: Okay. Are you still	14	At this time, I'd like to go ahead and
15	there, Matthew?	15	close the floor.
16	MR. MARTINEZ: Yes, I'm here.	16	I'd like to ask a question to Mario, if I
17	You know, I'm definitely in favor of this	17	may, please.
18	project. I've analyzed it in great depth and I	18	Mario, I noticed that you were talking
19	know the Belmont people, who are building to	19	about the encroachment, and I understand that
20	the south. I think it would be a tremendous	20	the whole area has the encroachment, and you're
21	addition to the area. I think it would	21	going to do the same design for the new area
22		22	that goes along Bird Road. As such, do you
23	activate certainly an area right now that's been you know, hasn't had a lot of attention	23	need to go before the Board of Adjustments or
	-	24	
24 25	for a number years, really, since I've owned,	25	any venue for that encroachment? I'm not sure how that works.
25	which is sort of dating back to four years now,	25	now that works.
	Page 71		Page 72
1	MR. GARCIA-SERRA: Right-of-way	1	City, which we were talking about earlier. In
2	encroachments, there is a process for them to	2	other words, there's objections raised alleging
3	be approved, but they go straight to City	3	that this is a sort the skyscraper, that it's
4	Commission. So, when this project moves	4	just too big of a building, that the right
5	forwarded to the City Commission, aside from	5	height here would be three stories, 45 feet,
6	the request that you guys are reviewing	6	and that's just not consistent with what's
7	tonight, there will be one more request, that	7	permitted by the Code today, and indeed what
8	will be for these right-of-way encroachments.	8	the City's vision has been for this area for
9	CHAIRMAN AIZENSTAT: Okay. Thank you on	9	some time and what they've been wanting to
10	that answer.	10	implement.
11	Let me go ahead and start with Rene.	11	Similarly, objections to traffic. The City
12	Rene, if you can unmute yourself, please.	12	traffic engineer reviewed this project, and
13	MR. GARCIA-SERRA: Mr. Chair, I don't know	13	confirmed compliance with the relevant levels
14	if you want me to maybe just do the brief	14	of service for traffic, I believe. He's
15	rebuttal. There was only one	15	available if you want to hear further from him.
16	CHAIRMAN AIZENSTAT: If you'd like to, go	16	And each of these projects, inclusive of this
17	ahead, please.	17	one, and, in particular, this one, I think
18	Sorry, Rene.	18	they're doing their part to try to provide
19	MR. GARCIA-SERRA: There was only one brief	19	appropriate open spaces and public spaces in
20	e-mail that was received earlier this	20	this somewhat urban area.
21	afternoon, at 2:49, and was read into the	21	And, remember, there's also the overall
22	record earlier today.	22	effort being done by other projects in the City
22	And it appears that the objector's concerns	23	to improve the underlying area around the
23	rind it appears that the objector's concerns	1 -	to improve the underlying their thousand the
	really have more to do with sort of what the	24	area under the Metrorail as a bike, pedestrian

	Page 73		Page 74
1	So I think, really, the City's vision is	1	uses right now in the Mixed-Use District
2	being realized here. Their plan is being	2	include both, retail and office. It should be
3	realized. It's a step in the right direction	3	labeled something to the effect of
4	to fulfilling that vision and consistent with	4	commercial/office.
5	what has been stated is City policy for a while	5	MR. TORRE: It has such a great storefront
6	and even the as-built condition of this part of	6	design, that I just felt it should definitely
7	the City.	7	be selling something from that passer by type
8	CHAIRMAN AIZENSTAT: Thank you, Mario.	8	of opportunity. But I have a positive response
9	Rene, would you like to start?	9	to this project and I'm in favor of it.
10	MR. MURAI: No comments.	10	CHAIRMAN AIZENSTAT: Thank you very much.
11	CHAIRMAN AIZENSTAT: No comments from Rene.	11	Rhonda.
12	Venny.	12	MS. ANDERSON: Hi. A few questions. I
13	MR. TORRE: I really like the project. I	13	have some comments, as well.
14	think it's really, really nice. I like the way	14	I'm pleased that you're reusing the
15	the back of house is really hiding most of	15	existing building. That's kudos to you all for
16	what's going in that realm, and I really have	16	the way you've incorporated that.
17	just one question, which may have been	17	One of the questions I have is, you know,
18	answered. If it was, I apologize.	18	how much covered area do we have underneath
19	In the small office building on Salzedo and	19	that what appears to be somewhat of an overhang
20	Bird, the first floor is being called office.	20	that exists?
21	Is there a particular reason why that wouldn't	21	MR. VERA: Are you referring to the
22	be retail? If it was answered, I'm sorry, I	22	existing office building or to the new
23	missed it.	23	retail Commercial retail space?
24	MR. GARCIA-SERRA: It could potentially be	24	MS. ANDERSON: Both of them, the ones that
25	retail. You know, the permitted ground floor	25	are facing Bird Road. And my concern is for,
	Page 75		Page 76
1	you know, encouraging pedestrian traffic and	1	that are along the side near the road, helps
2	activity there. You know, it is South Florida.	2	with that, because it stops that splash back
3	It rains. It's hot. What do we have in the	3	from hitting the pedestrians.
4	way of covered space for people to walk?	4	Do we have some space to put in a minimal
5	MR. VERA: So we have five feet underneath	5	amount, at least along that side, to help out
6	the office the existing office, and we have	6	with the pedestrian traffic?
7	a little bit more I want to say we have ten	7	MR. VERA: Right now we have about 20 feet
8	feet under the new retail, close to it.	8	of sidewalk in front of the new Commercial
9	MS. ANDERSON: Okay. And on that side,	9	space, and I mean, there's room. I think
10	I've seen some differing variations of the	10	that's something we can look into.
11	drawings, some of them with no trees, some of	11	MS. ANDERSON: Oh, I think Condition 13 on
12	them with palm trees, some of them with leafy	12	the package, I think it's Page 87, requires
13	trees that provide some shade. What is the	13	planting a strip of shrubs along Bird Road with the width
14 15	plan? MP VEPA: Veeb Se the plan is provide	15	the width CHAIRMAN AIZENSTAT: Rhonda, if I may, is
16	MR. VERA: Yeah. So the plan is provide shade trees all along there. Unfortunately,	16	it possible to go ahead and put that slide up,
17	you know, in front of the existing office	17	so everybody can take a look at it, that Rhonda
18	building, there's no room, but in front of the	18	is talking about, that area?
19	retail space, it's going to be all shade trees.	19	But go ahead. While they do, Rhonda,
20	MS. ANDERSON: Okay. Now, in front of the	20	please proceed.
21	this area is bordering Bird, and I have done	21	MS. ANDERSON: Yeah. I see that there's a
22	my share of walking along Le Jeune Road after	22	requirement in the package. It's Page 4 of 6
23	it rains, and you will get a cloud of moisture	23	of Resolution 2015-86, that requires a strip of
24	there splash back on pedestrians. The design	24	planting material. Maybe that little ficus
25	that we have on Ponce, with these little hedges	25	MR. TRIAS: Ms. Anderson, that was done
		1	

	Page 77		Page 78
1	recently in the paseo and on US-1 very	1	spaces to be tandem spaces or lifts, with the
2	successfully.	2	requirement that those tandem spaces be
3	MS. ANDERSON: Correct.	3	assigned either to the same Residential unit
4	MR. TRIAS: Those are very it's a hedge	4	and/or Commercial unit. In other words, it
5	that DOT approved. So I think it's a great	5	can't be two separate owners of two separate
6	idea and a very good suggestion.	6	units that have to rely on each other for the
7	MS. ANDERSON: Correct.	7	use of those spaces. There has to be some
8	MR. TRIAS: I think that that's there's	8	commom unit that's using those spaces, so that
9	enough room to do it and there's a precedent	9	presumably there's coordination between husband
10	that it has been done in a State road, so we	10	and wife or whoever it is that's living
11	can probably follow up very easily.	11	together as to who gets what space or, in the
12	MR. GARCIA-SERRA: That is acceptable to	12	case of a, you know, Commercial unit
13	the Applicant, also.	13	•
14	MS. ANDERSON: Okay. On the parking, can		MR. TRIAS: Ms. Anderson, that's Condition 11. It says it exactly
15	you explain to us, Mario, how that tandem	14	, , ,
16	parking is going to work? I mean, one of the	15	CHAIRMAN AIZENSTAT: Can we mute whoever is
17	pictures showed this lift that had a car at an	16	talking in the background?
18	angle and it looks precarious to me. Is this	17	MR. TRIAS: Condition 11 of tandem parking
19	one, is it just for the Residential units? How	18	spaces also says exactly the same thing that
20	does this operate?	19	the attorney has explained.
21	MR. GARCIA-SERRA: I'll tell you what the	20	MR. VERA: And that's exactly correct. Our
22	Code permits and requires and then Eddy will	21	plan is to assign those spaces to two-bedroom
23	tell you how they are thinking of actually	22	units and specifically to the Residential.
24	doing the project.	23	MS. ANDERSON: Okay. And how do they work?
25	The Code permits a certain percentage of	24	Is it electric? Is there a switch? Is it
23	The Code permits a certain percentage of	25	really at an angle as it is shown?
	Page 79		Page 80
			rage ou
1	MR. VERA: Yeah. The lift, it's a product	1	how wide?
1 2	MR. VERA: Yeah. The lift, it's a product by Klaus, that exists, and it's basically a	1 2	
	_		how wide?
2	by Klaus, that exists, and it's basically a	2	how wide? MR. VERA: I think the shortest arcade is,
2	by Klaus, that exists, and it's basically a button that you press, that lifts the car and	2	how wide? MR. VERA: I think the shortest arcade is, I think, 12 feet wide.
2 3 4	by Klaus, that exists, and it's basically a button that you press, that lifts the car and then drops it a little bit, but it locks in	2 3 4	how wide? MR. VERA: I think the shortest arcade is, I think, 12 feet wide. MS. ANDERSON: Okay. And the landscaping
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	Page 81		Page 82
1	the things that you would like to see.	1	space, with multiple park opportunities.
2	MS. ANDERSON: Okay. Well, while we're	2	MS. ANDERSON: I think you need to vision
3	still on landscaping, one of my concerns is, we	3	something a bit closer. You know, I mean, I'm
4	have Residential units and we have people that,	4	not talking about, you know, a huge park to
5	you know, want to walk dogs, and naturally the	5	play in, maybe just a corner area where the
6	dogs need to be able to be taken fairly close	6	dogs can go relieve themselves quickly and
7	by, especially if you're talking about late at	7	people can pick it up, as opposed to being
8	night. You don't want to have to go all of the	8	dropped on the sidewalks, in these paseos.
9	way down to US-1 to find a patch of grass.	9	You're asking a lot of these animals to make it
10	What is the City's vision here for having	10	all of the way down to US-1, and of people, you
11	some sort of little park or area for these	11	know, trying to do that last walk before they
12	units these Residential units to be able to	12	go to bed to relieve their dogs.
13	go to, to relieve their dogs?	13	So I think we need some sort of park
14	MR. TRIAS: At this point, there's a dog	14	facility within walking distance of a block of
15	park that is being planned relatively close by	15	all of these Residential units that we're
16	at the in front of the Gables Station	16	putting in. So that's my thought on that.
17	project, the Underline. I think that's	17	I see you have a green that's to the
18	that's the one	18	southeast of the building. Is there an
19	MS. ANDERSON: That's blocks away. People	19	opportunity there to add some more green space,
20	are not going to go	20	because, I mean, we're barely squeaking through
21	MR. TRIAS: That's a couple of blocks away.	21	here on the landscaping requirements and the
22	Yeah, that's the only one that I can think of	22	public space requirements? It's a significant
23	immediately that deals specifically with that.	23	building, it's a beautiful piece of
24	Beyond that, I think that the Underline is not	24	architecture, but I think we need to do a
25	that far away, and it's a significant public	25	little bit more for the community.
	Page 83		- 04
			Page 84
1	MR. VERA: Yes, that's something we'll	1	up, all that is dedicated to service area. So
1 2		1 2	
	MR. VERA: Yes, that's something we'll		up, all that is dedicated to service area. So
2	MR. VERA: Yes, that's something we'll definitely I think we can look into.	2	up, all that is dedicated to service area. So we have a trash chute, but we have plenty of
2	MR. VERA: Yes, that's something we'll definitely I think we can look into. MR. TRIAS: Well, within the context of the PAD approval, you could make that recommendation as a condition, if the Board	2 3	up, all that is dedicated to service area. So we have a trash chute, but we have plenty of space to put recycle bins, stuff that can
2 3 4	MR. VERA: Yes, that's something we'll definitely I think we can look into. MR. TRIAS: Well, within the context of the PAD approval, you could make that	2 3 4	up, all that is dedicated to service area. So we have a trash chute, but we have plenty of space to put recycle bins, stuff that can either be managed by the building or brought
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	Page 85		Page 86
1	Oh, tremendously better.	1	They'll be blocking the street.
2	MR. WITHERS: Where do the trucks back in?	2	MR. VERA: Well, a trash truck, I mean, is
3	MR. VERA: So the trucks actually wouldn't	3	35 feet long. You know, the space is 12 feet
4	back in. What will happen is, the truck will	4	by 35, which is what we're accommodating for,
5	go on through the two lane drive. They'll turn	5	which is typical of all of the moving trucks
6	into the loading area, and then just exit out	6	and things like that.
7	straight. So they never actually have to	7	When you say, "Tractor-trailer," I think
8	maneuver. They never have to turn into a	8	eighteen wheeler, you know.
9	parking space and turn out. So it's actually a	9	MR. WITHERS: Correct.
10	lot easier for the trucks to go through.	10	MS. ANDERSON: Yeah, for people moving
11	MS. ANDERSON: Okay.	11	in
12	MR. WITHERS: But not a tractor-trailer?	12	MR. VERA: People are usually, you know,
13	MR. VERA: Well, I mean, no. But this does	13	• • • • • • • • • • • • • • • • • • • •
14		14	using moving trucks, which require a 12 by 35
	accommodate the turning radius for a trash truck, for example. So where you see, in the	15	foot space, which is what we've accommodated for.
15	•		
16	loading area, where you see that 12-foot	16	MS. ANDERSON: Where is that space?
17	dimension, there's a dash line there. What	17	MR. VERA: Right there. If you zoom in a
18	that is, is actually a hole in the slab, so	18	little bit more, you see 12 by 35 loading bay,
19	that the trash trucks can do all of their	19	and then there's another one above, here, which
20	maneuvering to get the bins and put them	20	has access directly to the elevators for
21	overhead all within that space.	21	moving. So we never have to go through the
22	MS. ANDERSON: The tractor-trailer is a	22	lobby or anything like that.
23	good point, Chip. I mean, for people moving	23	MS. ANDERSON: So they can make that
24	in, moving out.	24	radius?
25	MR. WITHERS: They'll be in the street.	25	MR. VERA: Yeah. Yeah. Yeah, we've
	Page 87		Page 88
1	already done that study.	1	within that loading area or service area, and
2	MR. WITHERS: So where is the service	2	then we give them access right, we give them
3	elevator? Sorry, Rhonda.	3	access to the lobby and straight into the mail
4	MS. ANDERSON: No, go ahead.	4	room which
5	MR. WITHERS: Where is the service	5	MR. WITHERS: Okay.
6	elevator?	6	MR. VERA: So all of that service will be
7	MR. VERA: Zoom out a little bit. Go up in	7	all hidden within internalized within that
8	the drive	8	area.
9	CHAIRMAN AIZENSTAT: Rhonda, are you done	9	MS. ANDERSON: Which I assume has great
10	or	10	valve ventilation.
11	MS. ANDERSON: No. No. But Chip is	11	MR. VERA: Yeah, of course.
12	bringing up some good points. We're on topic.	12	MS. ANDERSON: Okay. All right.
13	CHAIRMAN AIZENSTAT: Okay.	13	Chip, are you done with the trucks, since
14	MR. VERA: The moving truck would drive	14	you're the expert on trucks?
15	into this loading area. You would unload. And	15	MR. WITHERS: Yeah. Thank you.
16	then there's a little service corridor here to	16	MS. ANDERSON: Okay. Van accessible spots,
17	the service elevator that takes you up to all	17	let's assume that there is a resident that
18	of the floors.	18	needs a van accessible spot. Is there a way
19	MR. WITHERS: So the egress of that is at	19	for them to have it reserved?
20	the bottom of the screen?	20	MR. VERA: We have more than eight feet
I	MR. VERA: Correct.	21	four clear on all of our parking levels. So
21		1	
21 22		22	all of our handican spaces will be van
22	MR. WITHERS: So where are your FedEx and	22	all of our handicap spaces will be van
	MR. WITHERS: So where are your FedEx and UPS and folks like that going to do their pick	22 23 24	accessible.
22 23	MR. WITHERS: So where are your FedEx and	23	

	Page 89		Page 90
1	you plan on doing with that?	1	appreciate planters on the other side. But
2	MR. VERA: Okay. So do you mean like the	2	it's something that we'll discuss, and the
3	elevator override and all of that stuff?	3	feasibility of it was a little bit difficult,
4	MS. ANDERSON: Yeah, on top of the	4	because of the existing structure that's there
5	building. You know, you have a nice, big,	5	now.
6	flat, wide space there.	6	MS. ANDERSON: Yeah, but grasses don't take
7	MR. VERA: Yeah. So we plan on doing a	7	that much depth.
8	screened in enclosure, so that it's not such a	8	MR. VERA: No, I'm talking about a planter,
9	sore thumb, you know, so it's more appealing	9	but
10	aesthetically.	10	MS. ANDERSON: Wild flowers, okay. There's
11	MS. ANDERSON: Okay. Any thoughts of	11	all kinds of stuff that would grow up there
12	putting some green space up there to help	12	with minimal soil depth.
13	reduce this heat island that we get in the	13	MR. VERA: Okay. We'll talk to the
14	great South Florida sunshine? We have a great	14	developer and see what we can work out.
15	spot here for solar panels, too. It's	15	MS. ANDERSON: I highly recommend it,
16	fantastic. But it might not look as pretty	16	because it's amazing what you can do with a
17	from the pool. So, you know, that's why I'm	17	little bit of soil and ground cover that can be
18	talking green space, which would be lovely.	18	heat tolerant and make something nice looking
19	I've seen it when I've gone to some hotels	19	instead of having to look at another rooftop
20	in Chicago and it's just kind of delightful.	20	from your pool while you go swimming, and this
21	They put some kind of flowers growing out there	21	is a great opportunity.
22	or some beautiful yellow grasses.	22	MR. TRIAS: Ms. Anderson, as you know, they
23	MR. VERA: What we did is, we added a	23	have to get LEED certification or something
24	planter on the pool deck access is at the	24	similar, and that is one of the points that
25	same level, as well. I don't know if you would	25	perhaps they could get through that process.
	Page 91		Page 92
1	Page 91 MS. ANDERSON: Yeah. No, it definitely	1	Page 92 Single-Family.
1 2		1 2	
	MS. ANDERSON: Yeah. No, it definitely could get them points and I think it would be a great statement here. I'm not saying, put		Single-Family.
2	MS. ANDERSON: Yeah. No, it definitely could get them points and I think it would be a	2	Single-Family. MR. WITHERS: Right.
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2 3 4	MS. ANDERSON: Yeah. No, it definitely could get them points and I think it would be a great statement here. I'm not saying, put trees up there. I'm saying, you know, some low	2 3 4	Single-Family. MR. WITHERS: Right. MR. GARCIA-SERRA: They were in a very environmentally sensitive area, and so the
2 3 4 5	MS. ANDERSON: Yeah. No, it definitely could get them points and I think it would be a great statement here. I'm not saying, put trees up there. I'm saying, you know, some low growing stuff.	2 3 4 5	Single-Family. MR. WITHERS: Right. MR. GARCIA-SERRA: They were in a very environmentally sensitive area, and so the permitting and potential development of that
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	Page 93		Page 94
1	So these could be utilized outside of the	1	It's a settlement agreement that was done to
2	Central Business District, as long as it wasn't	2	avoid litigation, pursuant to Article 3 of the
3	fronting South Dixie Highway and as long as	3	Zoning Code.
4	it's not abutting Single-Family or Duplex. So	4	MR. WITHERS: Okay. Got it.
5	those 50,000 square feet, about 4,000 and some	5	Okay. And then I guess my next question
6	are being utilized here as part of this	6	is, explain to me what were the restrictions of
7	project, and then about 3,000 and some are	7	why we had to go with a Planned Area
8	being utilized for the Belmont Village project	8	Development on this.
9	to the south, and then, the balance, which is	9	MR. GARCIA-SERRA: Well, the Planned Area
10	around 40,000, is right under contract to be	10	Development, those regulations are there so
11	sold to another developer for another project	11	that you have some flexibility when you have
12	in another part of town.	12	what are considered larger sites in Coral
13	MR. WITHERS: And the City still has	13	Gables, over an acre. This is over an acre.
14	another 19 acres for keep	14	And so the PAD most often is used for
15	MR. GARCIA-SERRA: The City's got the 20	15	relaxation
16	acres to do what they think is appropriate.	16	MR. WITHERS: I'm sorry. I understand what
17	I've heard different possibilities for that	17	they are. On this site specifically, what
18	property, including potentially some sort of	18	changes did you make, that you were allowed to
19	deal with the County, whereby it's conveyed to	19	make, as being able to move mass around on the
20	the County in exchange for something else.	20	PAD
21	MR. WITHERS: So, you know, the sending	21	MR. GARCIA-SERRA: Number One, the uniform
22	site is approved, and it's not being used in	22	step back that's typically permitted at 45
23	the CBD, so was that allowed through a	23	feet, we have variations there. And, then,
24	Resolution or how did they allow the	24	Number Two, within the 120 feet height that we
25	MR. GARCIA-SERRA: A settlement agreement.	25	are permitted, subject to City Commission
	Page 95		Page 96
1	Page 95 approval, you're typically limited to ten	1	Page 96 MR. VERA: Correct.
1 2	approval, you're typically limited to ten stories. Here we have twelve. But I think	1 2	MR. VERA: Correct. MR. WITHERS: And I do want to echo what
	approval, you're typically limited to ten stories. Here we have twelve. But I think it's important to point out that, of those		MR. VERA: Correct. MR. WITHERS: And I do want to echo what Venny said. You know, the City seems to be,
2	approval, you're typically limited to ten stories. Here we have twelve. But I think it's important to point out that, of those twelve, one is a sort of Mezzanine parking	2	MR. VERA: Correct. MR. WITHERS: And I do want to echo what Venny said. You know, the City seems to be, earlier from a conversation, requiring that 14,
2 3 4 5	approval, you're typically limited to ten stories. Here we have twelve. But I think it's important to point out that, of those twelve, one is a sort of Mezzanine parking level and the other one is an actual floor that	2 3	MR. VERA: Correct. MR. WITHERS: And I do want to echo what Venny said. You know, the City seems to be, earlier from a conversation, requiring that 14, 16 foot height on the ground floor, primarily,
2 3 4 5 6	approval, you're typically limited to ten stories. Here we have twelve. But I think it's important to point out that, of those twelve, one is a sort of Mezzanine parking level and the other one is an actual floor that is being used for units, but still staying	2 3 4 5 6	MR. VERA: Correct. MR. WITHERS: And I do want to echo what Venny said. You know, the City seems to be, earlier from a conversation, requiring that 14, 16 foot height on the ground floor, primarily, I think, for nice retail spaces. You know,
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Page 97 Page 98 1 not exactly at that decision yet. 1 CHAIRMAN AIZENSTAT: Thanks, Chip. 2 MR. WITHERS: You know, again, if we're 2 3 3 trying to make a signature area of the City, MS. VELEZ: I really like the idea of the 4 4 and this is supposed to be a destination, I art in public spaces -- public places. I think 5 mean, I really think that public art is a way 5 that would be a wonderful addition to the 6 6 to really, you know, make it really pop. You neighborhood and really make it different. 7 7 know what I mean? I mean, I know it's easier That's very good. Thank you, Chip. 8 8 just to write a check to the City, but, boy, if I also like the idea of incorporating some 9 there could be something that we could really 9 things for dogs. I'm presently in Hoboken, New 10 10 do, really cool, on Bird Road or on that deck, Jersey, where there are dog parks just about on 11 11 every corner and it's fantastic. And it's very that swimming pool deck, that would be a center 12 12 piece, I just think that also adds, you know, well received by all of the residents. 13 13 A couple of comments. I noticed that the pizzazz to the area. 14 14 MS. ANDERSON: Or in a park that they're plat and the traffic studies and the opinions 15 15 going -from our City Attorney all dealt with eleven 16 16 MR. WITHERS: Or in the dog park. Maybe we stories. I think initially maybe this was 17 17 can get a full size statute of the most famous presented as eleven stories. I just want to 18 18 dog in history and put him right there in the make sure -- it did say, 215 units, so I don't 19 19 think there was any difference there. Does 20 MR. VERA: Maybe something might be 20 that make any difference in what we are 2.1 21 incorporated into the paseo, since it's such a discussing now? 22 big feature between the two projects. 22 MR. TRIAS: Ms. Velez, it doesn't make any 23 23 MR. WITHERS: You know, I think it would be difference, and it was eleven or twelve, 24 cool. You know, I think it would be cool. 24 depending on where you looked at the building. 25 25 So there was some disagreement, because of the Thanks. Nice project. Page 99 Page 100 1 Mezzanine. It's not material. I don't think 1 I like the project. I think it's a 2 2 it matters. beautiful structure. The only other comment I 3 MR. COLLER: I had the opportunity to speak 3 had is, removal of on-street parking. In some 4 4 to the City Attorney regarding the opinion, and of the material that I was reading, it said 5 5 did mention that this was indeed going to be that there were 13 spaces, but they were going 6 twelve stories, where her opinion was eleven, 6 to be losing seven spaces. My concern is all 7 7 and she agreed that the rationale was the same, of the retail that -- we're pushing for retail 8 8 as far as the PAD being allowed to deviate as at the ground level, and I find that our 9 9 mindset is that you drive up and you get out of long as it stayed within the 120 feet. 10 MS. VELEZ: I figured as much. With 120 10 your car and you're there. That's the mindset 11 feet and the 215-unit for the traffic study, I 11 in South Florida, unfortunately. People don't 12 12 didn't think that was going to be of any like to park their car a couple of blocks away 13 13 matter, but I just wanted to clarify that. and walk to the location where they're going. 14 Thank you. 14 So my concern is, I don't want to hamper 15 15 MR. TRIAS: And if I could, we're going to the viability of these retail spaces that we 16 clarify the definition of story in the update 16 want to succeed. I do walk in that 17 for the Zoning Code, and also make a 17 neighborhood and I've noticed a lot of empty 18 distinction between the parking and the actual 18 storefronts in the existing buildings that are 19 stories of the building that are definitely not 19 there now, and so I don't know how we can 2.0 parking, because those are really the issues 20 encourage that, those storefronts to be 21 when you deal with a large Mixed-Use building 21 successful, if we're not providing places for 22 that interferes with a quality discussion. 22 people to park. 23 23 So, anyway, hopefully we'll have more What's the situation here? Are we actually 24 24 better regulations. removing spaces? I know we removed some in the 25 25 MS. VELEZ: Thank you. Belmont, and it looks like we're doing the same

thing here. MR. GARCIA SERRA: Correct. The plan that has been submitted has a net loss of seven on-street parking spaces. And on the issue of on-street parking spaces, it's sort of a yin of and yang situation. because there's two interests. Number One, of course, is having the appropriate of the streets parking spaces, is having the appropriate of the streets parking to the streets. Number One, of course, is having the appropriate of the streets parking to the streets parking to the streets parking to the streets and the parking space is basically the the tree and the parking space is basically the the tree and the parking space is basically the the tree and the parking space is basically the the tree and the parking space is basically the the tree and the parking is being provided also in the parking is being provided also in the parking is being provided also in the parking is there. There may be a loss of a few purking spaces, where you plant a tree to study the probability of the or street parking town of the parking and the parking and park of that are what it is a proportial to the parking and		Page 101		Page 102
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1	the parking, and, then, ideally, it's used for	1	waste.
2	creating parking in the future.	2	CHAIRMAN AIZENSTAT: Bulk waste, okay.
3	CHAIRMAN AIZENSTAT: So it's earmarked	3	MR. GARCIA-SERRA: It would definitely have
4	specific?	4	to be within the waste room that is part of
5	MR. TRIAS: You're asking me questions that	5	the, you know, building, and, of course,
6	I have no control over. The Commission decides	6	shielded from the public view.
7	what to do with the money.	7	CHAIRMAN AIZENSTAT: Okay. So there is
8	CHAIRMAN AIZENSTAT: Okay. Because it	8	ample room, which I saw it was a large area, so
9	would be good if it could be used for you	9	there's ample room?
10	know, specifically if it's for parking.	10	MR. GARCIA-SERRA: Right.
11	MR. TRIAS: That certainly is the goal and	11	CHAIRMAN AIZENSTAT: Okay. For myself, I
12	we have a Parking Director who cares about that	12	actually I like the project very much. I
13	and makes sure that that happens.	13	like the look of it. I specifically like the
14	CHAIRMAN AIZENSTAT: Perfect.	14	way that you've incorporated that existing
15	And the other thing that was mentioned	15	building and modernized it. I think it's
16	about mattresses and so forth, where they're	16	great.
17	thrown out, Mario, I think that would be	17	One thing that I would just ask you to just
18	handled in the governing documents with the	18	take a look at, in the paseo, where you have
19	association, and also with the rules and	19	the planters that are going up, that becomes a
20	regulations as to what is permitted and how	20	nice area for skateboarders, kids to hang out.
21	it's disposed of. Am I incorrect or am I	21	So, seeing that you're going to have the other
22	MR. GARCIA-SERRA: Definitely. That would	22	property on the other side, you just may want
23	be part of the condominium or, in this case,	23	to look at that, as to how to discourage kids
24	apartment building rules and regulations, as	24	coming in with skateboards and using that as a
25	far as how you dispose of sort of your bulk	25	ramp. You know, just a comment.
23	fai as now you dispose of sort of your bulk	23	ramp. Tou know, just a comment.
	Page 107		Page 108
1	MR. VERA: Yeah, that's something that we	1	just to clarify, for the record, with counsel
2	have to discuss with the architects from the	2	for the applicant. Counsel to represent that
3	south side, because that's mainly on their	3	they're in agreement with all conditions that
4	side.	4	has been stated by the Department; is that
5	CHAIRMAN AIZENSTAT: Understood.	5	correct?
6	Understood. But once you create that paseo,	6	MR. GARCIA-SERRA: Correct.
7	you're creating that specific area for that.	7	MR. COLLER: And with respect to the
8	MR. VERA: Right.	8	\$100,000 contribution for public realm and
9	CHAIRMAN AIZENSTAT: So just a comment.	9	public open space improvements, that's separate
10	But I like the project very much. I really	10	and apart from any impact fees; is that
11	like the design. I really do.	11	correct?
12	MR. VERA: Thank you.	12	MR. GARCIA-SERRA: Agreed.
13	CHAIRMAN AIZENSTAT: Any other comments?	13	MR. COLLER: Okay.
14	MR. WITHERS: I just have one, and I wrote	14	MR. GARCIA-SERRA: Yes.
15	it down. I forgot to ask. So there's really	15	CHAIRMAN AIZENSTAT: Thank you.
16	no plans for an outdoor dining area from a	16	MR. COLLER: Yes, so we can take them
17	restaurant perspective?	17	individually. I guess we should start with
18	MR. VERA: So, within the L-shaped paseo,	18	E-1.
19	that's wide enough to create spaces for that,	19	CHAIRMAN AIZENSTAT: Correct. E-1 is the
20	and we did think about that, but we don't know	20	TDRs. Would anybody like to make a motion?
21	exactly what was going in those spaces yet.	21	MR. WITHERS: I'll move that.
22	CHAIRMAN AIZENSTAT: Craig, you want to	22	CHAIRMAN AIZENSTAT: Chip moves for the
23	take each motion each agenda item	23	TDRs. Is there a second?
24	independently, am I correct?	24	MR. TORRE: I'll second it.
25	MR. COLLER: Yes. I do have one question,	25	MR. WITHERS: Venny seconds.
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1	Any discussion?	1	see it used. That's just my thoughts. I don't
2	MR. WITHERS: Yeah, one discussion, you	2	know how the Commission would to take it.
3	know. The reason I asked about the TDRs, that	3	The reason they're building this is because
4	was something we had discussed, I guess, what,	4	of that or are able to build this. Do you have
5	a couple of meetings ago, and we were all	5	a problem with that, Ramon?
6	pretty excited about it, and if the money is	6	MR. TRIAS: I mean, that could be one of
7	not going to be used if it's just going to	7	the proffered contributions by a developer. If
8	be donated into a fund, I don't know what the	8	they get some of those TDRs, in return they
9	City's intention is for those twenty acres	9	could say, okay, we're proffering "X" amount of
10	do you have any idea, Ramon, what the City's	10	money for maintenance, perhaps.
11	intention is? Is it going to be a park? Is it	11	MR. GARCIA-SERRA: If I may, Mr. Withers,
12	going to be an open air	12	let me point out something important here.
13	MR. TRIAS: It's a nature preserve next to	13	MR. WITHERS: Okay.
14	other nature preserves owned by the County. So	14	MR. GARCIA-SERRA: The TDRs at stake here
15	I don't think it's going to be an active park,	15	are not being sold by the City. They're being
16	but certainly it's a preserve.	16	sold by the previous owner of that property
17	MR. WITHERS: It's going to require	17	MR. WITHERS: I thought they donated the
18	maintenance.	18	land to the City I see what they're saying.
19	MR. TRIAS: Yes.	19	They're paying for the City's donation by
20	MR. WITHERS: So maybe, you know, we say	20	getting the TDR receipts.
21	so that there is an option, that the	21	MR. GARCIA-SERRA: Basically, the
22	development could maybe apply some of that	22	consideration for the property being conveyed
23	money to maintenance of the nature preserve or	23	to the City were the TDRs being conveyed to the
24	something. I just don't want it to sit in a	24	property owner.
25	fund somewhere and accumulate. I'd like to	25	MR. WITHERS: But you still have to pay
	Page 111		
	Page III		Page 112
1	\$100,000 in, and he still has that piece of	1	Page 112 MR. TRIAS: Okay.
1 2		1 2	
	\$100,000 in, and he still has that piece of		MR. TRIAS: Okay.
2	\$100,000 in, and he still has that piece of property.	2	MR. TRIAS: Okay. CHAIRMAN AIZENSTAT: Okay. We have a
2 3	\$100,000 in, and he still has that piece of property. MR. GARCIA-SERRA: That 100,000 is being	2 3	MR. TRIAS: Okay. CHAIRMAN AIZENSTAT: Okay. We have a motion by Chip. We have a second by Venny.
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	Page 113		Page 114
1	CHAIRMAN AIZENSTAT: Okay. Any other	1	of shrubs with perhaps some solitaire palms and
2	discussion? Having heard none, Jill, please	2	other trees added to it for aesthetic purposes.
3	call the roll.	3	Number Three, that the we talked about the
4	THE SECRETARY: Venny Torre?	4	trees, but I wanted in there a specific
5	MR. TORRE: Yes.	5	condition that we have more decoduous trees,
6	THE SECRETARY: Maria Velez?	6	such as the Bridalveil, which is appropriate
7	MS. VELEZ: Yes.	7	for the size of the location, to provide shade.
8	THE SECRETARY: Chip Withers?	8	And, Four, request for the rooftop on the
9	MR. WITHERS: Yes.	9	northwest corner to be planted.
10	THE SECRETARY: Rhonda Anderson?	10	MR. COLLER: The dog park, the Applicant
11	MS. ANDERSON: Yes.	11	controls his site. Are we providing that the
12	THE SECRETARY: Rene Murai?	12	dog park be provided on site? Is that the
13	CHAIRMAN AIZENSTAT: Rene, you're muted.	13	proposal?
14	MR. MURAI: Yes.	14	MS. ANDERSON: No. No, that some money be
15	THE SECRETARY: Eibi Aizenstat?	15	put into getting a green space within walking
16	CHAIRMAN AIZENSTAT: Yes.	16	distance of these buildings, particular you
17	The next item is E-2, which is the PAD. Is	17	know, that we have one open space there
18	there a motion?	18	already, and they've said that they were going
19	MS. ANDERSON: I'll move it, with some	19	to think about it. I'd like it to be more than
20	conditions.	20	think about it. I'd like for it to happen,
21	CHAIRMAN AIZENSTAT: Rhonda is moving.	21	because otherwise we're going to have a
22	What conditions, please?	22	concrete area there, that is not going to be a
23	MS. ANDERSON: One, that there be a nearby	23	reasonable area to go relieve your pets, and
24	dog park within preferably a one block radius.	24	we're going to end up with dog waste on the
25	Number Two, that on Bird Road, we have a strip	25	sidewalks.
	Page 115		Page 116
1	CHAIRMAN AIZENSTAT: But, Craig, how do we	1	the Director can clarify, because of the
2	have control of this development to have a dog	2	computer limitations of the computer
3	park in the area? Wouldn't that be a	3	program the computer program apparently
4	recommendation maybe that the Board would make	4	cannot be updated to show the additional park
5	to the Commission, to look into a dog area	5	space that has been acquired, and so, actually,
6	within a certain boundary?	6	this project does meet concurrency for purposes
7	MR. COLLER: I think that would be a better	7	of parks. It's really a technical problem, and
8	recommendation. I think it's a little	8	I think it was noted in the application.
9	problematic. First of all, we don't know what	9	Ramon, do you want to clarify that?
	the cost would be. We don't have the amounts.	10	MR. TRIAS: No. That's correct. But I do
10			MIK. IKM IS. 140. Illat's collect. Dut I do
10 11	I'm not sure how we you know, conditions	11	think that there's a way that you can use the
		11 12	
11	I'm not sure how we you know, conditions kind of have to be kind of concrete, as far as		think that there's a way that you can use the concurrency analysis to make the development do something. However, you could recommend that
11 12	I'm not sure how we you know, conditions kind of have to be kind of concrete, as far	12	think that there's a way that you can use the concurrency analysis to make the development do
11 12 13	I'm not sure how we you know, conditions kind of have to be kind of concrete, as far as	12 13	think that there's a way that you can use the concurrency analysis to make the development do something. However, you could recommend that
11 12 13 14	I'm not sure how we you know, conditions kind of have to be kind of concrete, as far as MR. TRIAS: Yeah. The architect, in the	12 13 14	think that there's a way that you can use the concurrency analysis to make the development do something. However, you could recommend that they find the location and study a place and
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	Page 117		Page 118
1	will review it and approve it or not approve	1	it's amazing the kind of space two greyhounds
2	it, in terms of design. Some condition similar	2	can use to relieve themselves.
3	to the conditions that we have for landscaping,	3	MR. WITHERS: And how green your grass is.
4	which is, you explain the goal and then the	4	CHAIRMAN AIZENSTAT: Rhonda, let me ask you
5	details are worked out in the next few weeks.	5	a question, by stating they have to require a
6	MR. GARCIA-SERRA: If I could just	6	space within the property, that doesn't solve
7	contribute one thing. When you say, "Park," it	7	the issue of the neighborhood or that area that
8	denotes, I think, a rather large space. I	8	we're talking about. For me, I would rather
9	think what you're really looking for, as far as	9	have a recommendation come from us to the
10	the site is concerned, is perhaps better	10	Commission that they look at a green space or
11	described as sort of a pet service area perhaps	11	an area that could be done within that zone.
12	or sort of a phrase	12	MS. ANDERSON: No, I agree with you. We do
13	MR. TRIAS: Yes. And I'm thinking I	13	need more green space within that zone, much
14	think, wasn't The Henry, that the same	14	closer than going down to the rails.
15	architect worked on I seem to recall that	15	MR. TRIAS: Mr. Chairman, as I said before,
16	there was some area.	16	there's a dog park being planned. There's the
17	MR. GARCIA-SERRA: I remember 100 Alhambra,	17	Underline. The big picture parks are being
18	we had an elevated area on the pool deck that	18	planned. I believe, if you ask the architect,
19	was a sort of pet service area, sort of area	19	that they probably will tell you that they are
20	where dogs could go.	20	able to find some space in their property for
21	MS. ANDERSON: Right. I mean, it doesn't	21	their own needs, and between the small project
22	take a huge area. We do lack green space in	22	and the big project, I think we'll end up with
23	that section, which, you know, made that other	23	that high quality infrastructure for the dogs
24	place look opportuned to use, but, you know,	24	and activities and such.
25	behind my property, I have a small yard and	25	CHAIRMAN AIZENSTAT: Okay. Mario, any
	Page 119		7 100
1		1	Page 120
1	comment?	1	MR. VELEZ: Rene is trying to talk.
2	comment? MR. GARCIA-SERRA: You know, with regards	2	MR. VELEZ: Rene is trying to talk. CHAIRMAN AIZENSTAT: Oh, you've got to
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	MR. GARCIA-SERRA: You know, with regards to the pet service area, I think, if we describe it in those terms, we will do our best to try to accommodate it on the site. With the rooftop green space, I think we basically need to study it. I don't know if we can commit to it right now. CHAIRMAN AIZENSTAT: Understood. MR. GARCIA-SERRA: Just because of engineering, you know, what is going to be needed to actually incorporate that improvement. CHAIRMAN AIZENSTAT: I understand that. Rhonda, you're making a motion? MS. ANDERSON: Yes. I made a motion. MR. TRIAS: And those are in addition to the Staff recommendations, I assume? MS. ANDERSON: Yes. Yes. Those are in addition to the Staff recommendations. CHAIRMAN AIZENSTAT: Is there a second? MS. VELEZ: I'll second. MR. WITHERS: I'll second.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	MR. VELEZ: Rene is trying to talk. CHAIRMAN AIZENSTAT: Oh, you've got to unmute yourself, Rene. Sorry about that. Okay. Rene. CHAIRMAN AIZENSTAT: He's muted. MR. MURAI: Unmuted. Okay. Rhonda's motion included the requirement that the developer provide a dog park or whatever that's called. Is that still part of the motion? MS. ANDERSON: It's a recommendation. We need an area to relieve the pets, and it's also a recommendation to the Commission that we need additional green space in the area. CHAIRMAN AIZENSTAT: It's not a condition. MS. ANDERSON: Yeah. We can have little pocket parks in there that are tiny and provide some relief to the asphalt jungle. MR. MURAI: Okay. But it's not a condition, no. MR. ANDERSON: It's not a condition, no. MR. MURAI: Okay. Number One. Number Two, is the roof cover a condition,

	Page 121		Page 122
1	condition?	1	conditions that Rhonda stated, regarding, I
2	MS. ANDERSON: Well, I think it's feasible.	2	don't know, trees or whatever?
3	I'd like them to strongly study it, because I	3	MS. ANDERSON: The position on that is,
4	haven't seen anybody really moving forward on	4	it's a requirement. We've already discussed
5	doing these types of roofs that I see being	5	it, and I just want to make sure it's in there.
6	installed even in hotel areas that are	6	MR. MURAI: And has the developer agreed to
7	historic. So I think it's feasible to do	7	it, Mario?
8	something, even with the minimal planting of	8	MR. GARCIA-SERRA: Rhonda, if I remember
9	decorative grasses and some flowers.	9	correctly, it was as far as quality of
10	CHAIRMAN AIZENSTAT: Rhonda, is it possible	10	landscaping, type of tree and height of tree
11	to just do a recommendation as part of their	11	and size of tree at the time of planting.
12	certification for LEED, that the Board would	12	MS. ANDERSON: Correct.
13	like for them to look at it, if it is feasible?	13	MR. GARCIA-SERRA: That is acceptable.
14	MS. ANDERSON: If it's feasible, I'd like	14	And was there another condition?
		15	
15	them to do it.		MS. ANDERSON: I specifically mentioned the
16	MR. MURAI: Okay.	16	strip of shrubs along Bird Road.
17	CHAIRMAN AIZENSTAT: So it's a	17	MR. GARCIA-SERRA: Oh, yeah. Similar to
18	recommendation.	18	what has been done to the Paseo project, which
19	MS. ANDERSON: It's a recommendation. If	19	is also subject to that would be acceptable,
20	it's feasible, I'd like them to do it.	20	yes.
21	CHAIRMAN AIZENSTAT: So it's a	21	MS. ANDERSON: Okay.
22	recommendation from the Board to take a look.	22	MR. MURAI: So there are two conditions and
23	Mario, would you be okay with that?	23	two recommendations? If that is the case, I'll
24	MR. GARCIA-SERRA: Yeah, that will be fine.	24	second the motion.
25	MR. MURAI: Okay. What about the other two	25	CHAIRMAN AIZENSTAT: We have a second. Any
	Page 123		Page 124
1	further discussion?	1	Maria that made the motion, and Rhonda second
2	MR. COLLER: And Mr. Chairman, that would	2	it, with the same conditions, including Staff
3	be in accordance with the Department	3	recommendations. Any discussion? No?
4	recommendation.	4	Having heard none, call the roll, please.
5	CHAIRMAN AIZENSTAT: That is correct.	5	THE SECRETARY: Chip Withers?
6	Okay. Jill go ahead and call the roll, please.	6	MR. WITHERS: Yes.
7	THE SECRETARY: Maria Velez?	7	THE SECRETARY: Rhonda Anderson?
8	MS. VELEZ: Yes.	8	MS. ANDERSON: Yes.
9	THE SECRETARY: Rhonda Anderson?	9	THE SECRETARY: Rene Murai?
10	MS. ANDERSON: Yes.	10	MR. MURAI: Yes.
11	THE SECRETARY: Rene Murai?	11	THE SECRETARY: Venny Torre?
12	MR. MURAI: Yes.	12	MR. TORRE: Yes. Here.
13	THE SECRETARY: Venny Torre?	13	THE SECRETARY: Maria Velez?
14	MR. TORRE: Yes.	14	MS. VELEZ: Yes.
15	THE SECRETARY: Chip Withers?	15	THE SECRETARY: Eibi Aizenstat?
16	MR. WITHERS: Yes.	16	CHAIRMAN AIZENSTAT: Yes.
17	THE SECRETARY: Eibi Aizenstat?	17	Okay. So I think
18	CHAIRMAN AIZENSTAT: Yes.	18	MS. VELEZ: The plat.
19	Okay. Item E-3, that has to do with the	19	CHAIRMAN AIZENSTAT: that was Number 3.
20	MXD. Is there a motion?	20	Number 4, E-4, which would be the
21	MS. VELEZ: I'll move it.	21	MR. COLLER: The tentative plat.
22	MS. ANDERSON: I'll second it.	22	CHAIRMAN AIZENSTAT: plat. Is there a
22	MR. TRIAS: The motion should include all	23	motion?
23	MIX. LIXIAS. THE INCHOIL SHOULD INCHUC AII	₁ 43	mouon:
23	of the same conditions as the DAD	24	MS ANDERSON: I'll move it
23 24 25	of the same conditions as the PAD. CHAIRMAN AIZENSTAT: Understood. We have	24 25	MS. ANDERSON: I'll move it. CHAIRMAN AIZENSTAT: Rhonda moves it. Is

Ī	Page 125		Page 126
1	there a second?	1	MR. TRIAS: The recommendation is approval.
2	MR. TORRE: Second.	2	That's the only recommendation.
3	MS. ANDERSON: Do we need the same	3	CHAIRMAN AIZENSTAT: Okay. Any discussion?
4	conditions in there?	4	No?
5	MR. TRIAS: Not for the plat.	5	Call the roll, please.
6	MS. ANDERSON: I didn't think so.	6	THE SECRETARY: Rhonda Anderson?
7	MS. VELEZ: On the plat, make sure that it	7	MS. ANDERSON: Yes.
8	says 10 stories, because it does the	8	THE SECRETARY: Rene Murai?
9	tentative plat that we received said 11	9	MR. MURAI: Yes.
10	stories, so everything should coordinate and be	-	
11	the same.	10	THE SECRETARY: Venny Torre?
12		11	MR. TORRE: Yes.
	MR. TRIAS: Thank you.	12	THE SECRETARY: Maria Velez?
13	CHAIRMAN AIZENSTAT: You'll take a look at	13	MS. VELEZ: Yes.
14	that?	14	THE SECRETARY: Chip Withers?
15	MS. ANDERSON: Good point.	15	MR. WITHERS: Yes.
16	CHAIRMAN AIZENSTAT: So, Maria; Rhonda	16	THE SECRETARY: Eibi Aizenstat?
17	moved and you second, Maria?	17	CHAIRMAN AIZENSTAT: Yes.
18	MS. VELEZ: No, someone else did.	18	This, I think, is going to conclude our
19	MR. TORRE: I did.	19	meeting. I want to thank everybody for
20	CHAIRMAN AIZENSTAT: Sorry, Venny. I	20	attending, and I also want to thank, as always,
21	apologize.	21	the Staff for all of their hard work and
22	MS. VELEZ: And then I interjected.	22	dedication that they have put in. I wish
23	CHAIRMAN AIZENSTAT: Okay. And with the	23	everybody to be safe, and we have our next
24	Staff recommendations that are there; is that	24	meeting on the 19th, Ramon?
25	correct?	25	MR. TRIAS: Yes, sir, Thursday, at four
			<u> </u>
	Page 127		Page 128
1	o'clock.	1	CERTIFICATE
2	THE SECRETARY: The 20th.	2	
3	MR. TRIAS: The 20th, on Thursday, yes.	3	STATE OF FLORIDA:
4	CHAIRMAN AIZENSTAT: The 20th. Sorry, we	4	SS.
5	moved the date.	5	COUNTY OF MIAMI-DADE:
6	MR. TRIAS: Yes, that's correct. It's	1	
	1.11.1.11.13.1.103, 11.11.5.101.11.5	6	
7	Thursday at four o'clock, Zoom meeting.	6 7	
7 8	•		
	Thursday at four o'clock, Zoom meeting.	7 8 9	I, NIEVES SANCHEZ, Court Reporter, and a Notary
8	Thursday at four o'clock, Zoom meeting. Hopefully we will have all of the issues	7 8 9 10	Public for the State of Florida at Large, do hereby
8 9	Thursday at four o'clock, Zoom meeting. Hopefully we will have all of the issues resolved by then that were brought up last	7 8 9 10 11	Public for the State of Florida at Large, do hereby certify that I was authorized to and did
8 9 10	Thursday at four o'clock, Zoom meeting. Hopefully we will have all of the issues resolved by then that were brought up last time. So I'm looking forward to your comments.	7 8 9 10 11 12	Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and
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