Exhibit C Excerpt of 12 09 15 PZB Meeting Minutes 1 MR. RODRIGUEZ: Yes. 2 THE SECRETARY: Marshall Bellin? 3 MR. BELLIN: Yes. 4 THE SECRETARY: Julio Grad iel? 5 MR. GRABIEL: Yes THE SECRETARY. Maria Menendez? 6 MS. MENENDEZ: 7 Yes. THE SECRETARY: Jeff Flanagan? 8 9 CHAIRMAN FLANAGAN: Yes. 10 All right. Next item on the agenda, Item 11 Number 7, an Ordinance of the City Commission 12 of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official 13 14 Zoning Code, by amending Appendix A, "Site 15 Specific Zoning Regulations," Section A-36, "Crafts Section," by removing provisions 16 17 restricting height for the property legally 18 described as Lots 18-21, Block 36, Crafts Sections, with an address of 311 and 315 19 20 Santander Avenue, Coral Gables, Florida; 21 providing for codification, and providing for 2.2 an effective date. 23 Mr. Serra. 24 MR. GARCIA-SERRA: Good evening, 25 Mr. Chairman, Members of the Board. Mario

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1 Garcia-Serra, with offices at 600 Brickell 2 Avenue, representing Bullrock U.S.A., LLC, 3 which is the owner of the properties at 311 and 315 Santander Avenue, indicated here in the 4 5 aerial photograph. I'm joined today by Eduardo Gutierrez, our 6 7 principal of Bullrock U.S.A., LLC, ZW Jarosz, 8 our project architect. 9 Mr. Gutierrez started out developing real 10 estate in his native Spain, and has expanded to 11 South America. This would be his first project 12 in the United States. And like so many others, 13 really appreciates the beauty and high quality 14 of life which we have here in Coral Gables. 15 He has acquired these two existing duplexes 16 on Santander, which are nice quaint buildings, 17 but buildings which are past their prime and 18 not really representative of the higher 19 quality, Mediterranean design to which the City 20 has always aspired. 21 Eduardo, instead, is proposing to demolish 2.2 these existing buildings and to re-develop two 23 new two-story townhome type duplexes, which are 24 a considerable improvement in both, 25 architectural style and quality of living unit

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over the existing buildings.

This style of the building has been very popular in Coral Gables, and this particular proposal has been well received by the neighbors, but there is a Site Specific Regulation which complicates that proposal.

As you can see here, in the Site Specific Regulations, there is a requirement that all buildings along the south side of the 300 Block of Santander and in Block 38 and Block 39 of the Crafts Section be developed as one story Bungalows. No one knows the origins or motivations for the Site Specific restrictions, and, it, in reality, has never been enforced.

If you were to look at this drawing, the restriction is applicable along the southern part of this block of Santander, on the entirety of this block, and along the north side of Block 39 here in the Crafts Section.

20 And, indeed, there has already been a 21 duplex, two-story duplex, built to the 22 immediate east of this property, another 23 two-story duplex built here, and another 24 two-story duplex over there. And this 25 property, in particular, my client's property,

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1 as I mentioned, has two stories to the east, 2 Single-Family Residential Zoning north and to 3 the west, which permits two stories, also, and across the street, on the south side of 4 5 Santander, the four-story San Sebastian 6 Apartments. 7 Additionally, no building in this area has 8 ever been required to be built in a Bungalow 9 style, which is listed in the Staff 10 recommendation. The Bungalow style is a style 11 which actually originated in Bengal, India. 12 It's characterized by wide verandas and a relatively small scale. I have some pictures 13 14 that are sort of samples of the Bungalow style. 15 As you can see here, Bungalow style is 16 characterized by a relatively small scale, wide 17 verandas, and not a style which has ever been 18 recreated in this area, nor, for that matter, 19 really in any area of the City of Coral 20 Gables. 21 So we have a situation where the property 2.2 is surrounded on all sides by either existing 23 or permitted heights which are two stories or 24 higher, and subject to an architectural style 25 restriction which has never been enforced and

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1 really is not compatible with this area or 2 City, and also goes against the wishes of the 3 neighboring residents, who want to see Coral Gables Mediterranean style and quality of new 4 5 homes in their neighborhood. Accordingly, we would ask that these 6 7 restrictions be deleted from the Site Specific 8 Regulations for the property, so that the 9 proposed development could be built. 10 Our architect is here and he could give a 11 presentation on the plans, if you would like, 12 but I know it's a later hour. 13 We do have a petition signed by seventeen 14 neighboring residents and property owners in 15 support of the request. I believe some of them 16 are also in attendance here to speak in 17 support. 18 With that said, Staff is recommending 19 approval and I would ask that you follow that 20 recommendation. 21 CHAIRMAN FLANAGAN: Ramon, did you have a 2.2 presentation you wanted to give? 23 MR. TRIAS: No. 24 CHAIRMAN FLANAGAN: No? Okay. 25 CHAIRMAN FLANAGAN: Jill, do we have any

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1	speakers for this item? We'll open up the
2	public hearing.
3	THE SECRETARY: We have four.
4	CHAIRMAN FLANAGAN: Four speakers, okay.
5	Is there anybody in the audience who is
6	here in opposition to this application?
7	I'm seeing none.
8	I think procedurally we have to open it to
9	the public and let them speak.
10	MR. COLLER: I think we need to let those
11	that signed up if they wish to waive their
12	time
13	CHAIRMAN FLANAGAN: Right. And that's
14	exactly what we're going to do.
15	MR. COLLER: Okay.
16	CHAIRMAN FLANAGAN: Yeah.
17	So, Jill, let's go ahead and call the
18	names. Seeing there's no opposition here, if
19	you are here and wish to speak, it's your right
20	to do so. You also have the ability to waive
21	your time.
22	THE SECRETARY: Julio Webel.
23	MR. WEBEL: I just support it.
24	THE SECRETARY: Maria Ason.
25	MS. ASON: I'm all for it.

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THE SECRETARY: Alain Yanes. 1 Support it. 2 MR. YANES: 3 THE SECRETARY: Kirk Menendez. 4 MR. MENENDEZ: Support. Waive. 5 CHAIRMAN FLANAGAN: Anybody else? 6 All right. Thank you. Public hearing is 7 closed. 8 MS. MENENDEZ: I'll make a motion, that we 9 accept or that we approve the request. 10 MR. RODRIGUEZ: With the conditions? 11 MS. MENENDEZ: With whatever conditions 12 Staff imposed. 13 MR. GARCIA-SERRA: There were no conditions 14 on this one. It was just a Code Text 15 Amendment. 16 MS. MENENDEZ: Okay. 17 CHAIRMAN FLANAGAN: Could we just be clear, 18 is the height, because it abuts, and it's 19 within 50 feet of Single-Family, that the 20 height of both, any principal or accessory 21 structure is limited to, I think it's to 29 2.2 feet? 23 MR. GARCIA-SERRA: Let me ask what's 24 actually proposed. 25 CHAIRMAN FLANAGAN: Because in the Code, I

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think, if there are accessory structures, they 1 2 can actually go higher. 3 MR. COLLER: I'm sorry. 4 MR. JAROSZ: Yes --5 CHAIRMAN FLANAGAN: Your address please? MR. JAROSZ: ZW Jarosz, the architect. 6 7 CHAIRMAN FLANAGAN: Your address, too, 8 please. 9 MR. JAROSZ: 3326 Mary Street, in Coconut 10 Grove. 11 Yes, I can attest to the fact that they're 12 in compliance with all of the height 13 requirements and setbacks, et cetera. 14 CHAIRMAN FLANAGAN: Okay. 15 MR. RODRIGUEZ: Excuse me. The height 16 would be the same as if it were a Single-Family 17 residence? 18 MR. JAROSZ: Yes, sir, 29 feet. MR. GRABIEL: I second the motion. 19 20 CHAIRMAN FLANAGAN: Okay. We have a motion 21 and a second. Anybody have any other questions 2.2 or discussion? 23 Seeing none, Jill, if you would call the 24 roll, please. 25 THE SECRETARY: Alberto Perez?

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1 MR. PEREZ: Yes. THE SECRETARY: Frank Rodriguez? 2 3 MR. RODRIGUEZ: Yes. 4 THE SECRETARY: Marshall Bellin? 5 MR. BELLIN: Yes. THE SECRETARY: Julio Grabiel? 6 7 MR. GRABIEL: Yes. 8 THE SECRETARY: Maria Menendez? 9 MS. MENENDEZ: Yes. 10 THE SECRETARY: Jeff Flanagan? 11 CHAIRMAN FLANAGAN: Yes. 12 MR. GARCIA-SERRA: Thank you very much, Mr. Chair, Members of the Board, and I wish all of 13 14 you a very Happy Holidays. It's the final 15 meeting of 2015. And hope you get some rest 16 and looking forward to a productive 2016. 17 CHAIRMAN FLANAGAN: Same to you. 18 No further items on the agenda. Just before nine o'clock. 19 20 Charles. 21 MR. WU: I just have one update. That the 2.2 Commission approved the Sign Code. This is 23 based on the Supreme Court ruling, that we have 24 since submitted our City Code to conform with 25 the First Amendment rights. Thank you.

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