

VIA ELECTRONIC MAIL

June 9, 2016

Mr. Walter Foeman City Clerk City of Coral Gables 405 Biltmore Way, First Floor Coral Gables, Florida 33134 wfoeman@coralgables.com cityclerk@coralgables.com

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

Dear Mr. Foeman,

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

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



cc: Mr. Craig E. Leen, Esq., <u>cleen@coralgables.com</u> Mr. Ramon Trias, <u>rtrias@coralgables.com</u>

Page 1		Page 3
1	1 THERE	UPON:
CITY OF CORAL GABLES 2 LOCAL PLANNING AGENCY (LPA)/		The following proceedings were held.)
2 LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING	(CHAIRMAN FLANAGAN: Everybody's here.
3 VERBATIM TRANSCRIPT		fill, if you could call the roll, please.
4 CORAL GABLES CITY HALL 4 405 BILTMORE WAY, COMMISSION CHAMBERS		THE SECRETARY: Robert Behar?
CORAL GABLES, FLORIDA		MR. BEHAR: Here.
5 WEDNESDAY, MAY 11, 2016, COMMENCING AT 6:03 P.M.	-	THE SECRETARY: Marshall Bellin?
7 Board Members Present:		MR. BELLIN: Here.
8 Jeffrey Flanagan, Chairman Maria Alberro Menendez		THE SECRETARY: Julio Grabiel?
9 Marshall Bellin		MR. GRABIEL: Here.
Frank Rodriguez 10 Robert Behar		ΓΗΕ SECRETARY: Maria Menendez?
Alberto Perez		MS. MENENDEZ: Here.
11 12 City Staff and Consultant:		THE SECRETARY: Alberto Perez?
13 Ramon Trias, Planning Director		MR. PEREZ: Here.
Craig E. Leen, City Attorney 14 Scot Bolyard, Principal Planner		THE SECRETARY: Frank Rodriguez?
Jill Menendez, Administrative Assistant		MR. RODRIGUEZ: Here.
15 Leonard Roberts, Economic Development Assistant Director Keving Kinney, Parking Director	-	THE SECRETARY: Jeff Flanagan?
16 Yamilet Senespleda, Public Works City Engineer		CHAIRMAN FLANAGAN: Here.
 Also Participating: Mario Garcia-Serra, Esq., on behalf of Items 5-7 		Dkay. The second item on the agenda is the
Paul Savage, Esq., on behalf of Valencia Grande		oval of the Minutes.
19 Hamed Rodriguez, Project Architect, on behalf of Items 5-7 Sarat Dayal, on behalf of Item Number 8	11	MR. BEHAR: Make a motion for approval.
20 Marisa Plucino, on behalf of Item Number 8	-	CHAIRMAN FLANAGAN: Motion and a second.
21 22		MR. RODRIGUEZ: Second.
23		CHAIRMAN FLANAGAN: Motion is second. Anybody
24 25		comments or changes to the Minutes from the last
		-
Page 2		Page 4
1 Public Speakers: 2 Magda Granda		eting?
Ana Hernandez-Bravo		All right. Hearing none, Jill, if you could call
3 Rita Gross		roll, please?
J. Rip Holmes		THE SECRETARY: Marshall Bellin?
4 Kenneth Garcia Jose Gelabert-Navia		For the Minutes.
5 Rolando Iglesias		MR. BELLIN: The Minutes?
Sonia Blair		THE SECRETARY: The Minutes.
6 Juan Castro Lopez		CHAIRMAN FLANAGAN: Marshall, we're on the
Robert Parseley 7 Rhonda Anderson		nutes.
Jackson Rip Holmes		MR. BELLIN: Okay.
8		THE SECRETARY: Julio Grabiel?
9 10		MR. GRABIEL: Yes.
11		THE SECRETARY: Maria Menendez?
12		MS. MENENDEZ: Yes.
13		THE SECRETARY: Alberto Perez?
14 15		MR. PEREZ: Yes.
16		THE SECRETARY: Frank Rodriguez?
17		MR. RODRIGUEZ: Yes.
18		THE SECRETARY: Robert Behar?
19 20		MR. BEHAR: Yes.
21		THE SECRETARY: Jeff Flanagan?
22		CHAIRMAN FLANAGAN: Yes.
23		The next item is, any changes to the agenda. I
24 25		't know of any. Okay. I don't have my sheet in front of me.
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1 (Pages 1 to 4)

	Page 5		Page 7
1	Charles, if you want to read all that in, that's	1	don't have a problem.
2	fine.	2	CHAIRMAN FLANAGAN: That's where I was going to
3	Oh, sorry, Mr. Trias?	3	start with.
4	MR. TRIAS: If we have a lot of speakers that want	4	Okay. So resetting the agenda, it sounds like we
5	to speak on the North Ponce, we may want to move that	5	will do the North Ponce discussion first, and then we'll
6	ahead on the agenda, which right now is the last item.	6	go back to the regular order of the agenda, with the
7	CHAIRMAN FLANAGAN: Okay.	7	Villa Valencia next, and the balance of the items to
8	MR. TRIAS: But I think that we may have citizens	8	follow.
9	that are here for that.	9	MR. RODRIGUEZ: Can I bring up an issue before the
10	CHAIRMAN FLANAGAN: Okay. Let's maybe by a	10	Board, before we start?
11	raise of hands, how many citizens are here on the North	11	CHAIRMAN FLANAGAN: Sure.
12	Ponce discussion?	12	MR. RODRIGUEZ: Very briefly. We there's a
13	Raise of hands.	13	special meeting that was set for May 17th, apparently,
14	Okay. And how many citizens are here on the Villa	14	at the request of the Developer, based on timeframes
15	Valencia Project?	15	that are involved. I am going to be out of town for ten
16	Okay. Does anybody have any objection to then	16	days you know, I take my commitment to the Board and
17	moving the Ponce discussion to the top of the agenda?	17	the City seriously, and I'd like to be here for that
18	MS. MENENDEZ: My only concern is that we've	18	discussion, so I'd like to move that the meeting be
19	deferred the first three items a couple of times. We	19	rescheduled.
20	would take them second. I mean, unless what are we	20	I understand that what they're shooting for is
21	going to do with the study? Are we just blessing it	21	some time in May, so they can make the June Commission
22	or	22	meeting, which I respect, but like I'm back on the
23	MR. TRIAS: Yes.	23	22nd. We have from the 22nd to the I don't know if
24	Mr. Chairman, I think that the Villa Valencia	24	there's 30 days in May or 31 days, but those days. So I
25	should be relatively brief as a discussion. My	25	make a motion to be rescheduled for a point in time in
	Page 6		Page 8
1	recommendation would be to take the North Ponce	1	May, after the 22nd.
2	immediately afterward for the benefit of the citizens	2	MR. WU: Mr. Chairman, if I may? We have
3	who are here.	3	committed with the Applicant to that timeframe, and we
4	CHAIRMAN FLANAGAN: Okay. So you're suggesting we	4	do have a quorum.
5	do Villa Valencia first, then the Ponce?	5	CHAIRMAN FLANAGAN: Okay. Let me ask the City
6	MS. MENENDEZ: Okay. We have no problem with	6	Attorney. I live within the notice area, and I received
7	that.	7	a Notice that said the hearing was going forward on the
8	CHAIRMAN FLANAGAN: All right. We'll do that.	8	17th.
9	Anybody on the Board have an issue with that?	9	Is there an issue with the fact that it's been
10	MR. GRABIEL: No.	10	noticed? Has it been advertised? What happens let's
11	CHAIRMAN Flanagan: All right. So we'll do that.	11	assume the Board
12	MR. GARCIA-SERRA: Which one are we going on	12	MR. COLLIER: It would have to be renoticed and
13	first?	13	readvertised if you're going to do a different date. So
14	MR. MENENDEZ: We're going to go with	14	they'll have to send out a Notice and an advertisement,
15	CHAIRMAN FLANAGAN: Villa Valencia and Ponce	15	saying, basically, cancelled for the 17th, rescheduled
16	second.	16	for whatever date there is.
17	MR. BEHAR: No. Villa Valencia	17	So, I mean, there's certainly an expense
18	CHAIRMAN FLANAGAN: Mr. Trias just thought that we	18	associated with it, but that's you know, it will need
19	should do Villa Valencia, and then Ponce second, is what	19	to be done.
20	I heard.	20	CHAIRMAN FLANAGAN: But if there's if a hearing
21	MS. MENENDEZ: Right. But the Applicant has no	21	has been noticed
1			
22	problem with us taking Ponce first, if that's okay with	22	MR. COLLIER: Uh-huh.
23	problem with us taking Ponce first, if that's okay with you all. I don't have a problem.	23	CHAIRMAN FLANAGAN: Do we have to be here to
	problem with us taking Ponce first, if that's okay with		

2 (Pages 5 to 8)

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1	MR. COLLIER: Well, you could do it that way. I	1	that's it.
2	mean, you could leave the hearing as scheduled, and open	2	CHAIRMAN FLANAGAN: Right.
3	the hearing, but there's a possibility that the hearing	3	MS. MENENDEZ: Let me ask you, would we have a
4	might be held, depending on the Members of the Board	4	quorum if because Robert's news is new, so would we
5	that are here.	5	have a quorum on the 17th?
6	MR. RODRIGUEZ: Right. I wouldn't ask that	6	MR. TRIAS: I think we could ask the Board.
7	everybody convene and then reschedule. I wouldn't ask	7	You're all here. We have five people confirmed. Now we
8	that. So, I mean, if that's the only way we can do it,	8	have four.
9	I withdraw the motion. But if it's and I don't really	9	MR. GRABIEL: I'll be here.
10	know what I'm asking, because I don't really know what	10	MR. TRIAS: You'll be here.
11	the expense is, you know. But, again, I take my	11	MS. MENENDEZ: I'll be here.
12	commitment to the City and the citizenry seriously, and	12	CHAIRMAN FLANAGAN: Two.
13	I'd like to be here for that discussion.	13	I'll be here, three.
14	MR. COLLIER: Well, I think you'd have to if you	14	MR. BELLIN: I'll be here.
15	weren't going to do basically a people come, open it up,	15	CHAIRMAN FLANAGAN: Okay. Four, five.
16	and then announce or schedule it to another date	16	MR. TRIAS: So it appears that we will have a
17	certain, which wouldn't require readvertisement, if	17	quorum.
18	you're going to say it tonight that we're not going to	18	MS. MENENDEZ: Then let me ask you, this time
19	hold it on the 17th, and we're going to change the date,	19	constraint which deals with the Developer, when is the
20	then I would I think you need to readvertise,	20	drop dead date for them?
21	renotice, and probably would post something on the door,	21	MR. TRIAS: The way I understand it is that they
22	so that anybody that missed it will see that the 17th	22	were trying to see if they could get into the last
23	has been rescheduled to another date.	23	Commission meeting. It actually has to do with the
24	I don't know what the costs are associated with	24	Commission meeting. They have to review and approve or
25	the advertising, but I'm sure Staff could assist you in	25	not the rezonings, and because during this summer the
	Page 10		Page 12
1		1	_
2	advising you in what costs are involved. CHAIRMAN FLANAGAN: Robert.	1 2	Commission doesn't meet every two weeks, there are months where there's only one meeting, there was some
3	MR. BELLIN: I'd like to make a motion.	3	issue that related to that.
4	CHAIRMAN FLANAGAN: Wait, Marshall, one second.	4	MS. MENENDEZ: Right.
5	MR. BEHAR: Let me bring up something, because I	5	MR. TRIAS: The way I understand it, they need to
6	will put it later on, on the record, that I originally	6	have it scheduled by May 24th at the Commission meeting.
7	said I was going to be here, but because I met with that	7	May 24 is the date, right? I think.
8	Applicant on several occasions, I will choose to stay	8	MS. MENENDEZ: Right. But given that information,
9	out of it and recuse myself. So I don't know how many	9	when is your drop dead date that you would have to have
10	Board Members will be here that evening, but I	10	the information for the Commission meeting so that we
11	originally said I would be here, I am not, so we may	11	can see if there's a possibility of another date?
12	want to notify the Applicant that you may not have, you	12	MR. TRIAS: Well, really, it's next week, so
13	know if Frank is not here, I'm not here, I don't know	13	Friday.
14	who else is not going to be here, there may not be a	14	MS. MENENDEZ: So next week is cutting it already
15	quorum that day.	15	short?
16	CHAIRMAN FLANAGAN: Right. So let's ask	16	MR. TRIAS: Yes. But we also have to advertise
17	Marshall, you were going to say?	17	the meeting, so I don't think we can advertise for next
18	MR. BELLIN: I was going to make a motion to leave	18	week.
19	the date as is.	19	MS. MENENDEZ: If we change it, you're saying?
20	CHAIRMAN FLANAGAN: Okay. Well, we have one	20	MR. TRIAS: Yes, if we change it.
21	motion on the table. We need a second, or, if we don't	21	MS. MENENDEZ: I see.
22	get a second, it dies, and we can entertain an	22	MR. TRIAS: We could also open the meeting, and
23	alternative motion.	23	then continue the meeting at another date, I suppose.
24	MR. RODRIGUEZ: We don't need a motion to keep it	24	MR. RODRIGUEZ: That's not part of my motion. I
25	as it is. I mean, if I don't get a second, you know,	25	wouldn't ask people to come down here to do that.
	,, <u>,</u> ,		

3 (Pages 9 to 12)

	Page 13		Page 15
1	CHAIRMAN FLANAGAN: Okay. So we have a motion on	1	record that I was not going to be here, to make sure
2	the floor. We're waiting for a second.	2	that there was a quorum or not, okay.
3	Okay. No second. So the motion dies for lack of	3	I didn't know who was going to be here. I made
4	a second.	4	put on the record that I will be recusing myself from
5	MR. WU: Mr. Chair, if I can clarify Mr. Behar's	5	that meeting, because I met several times with the
6	situation. If the attorney can counsel us whether Mr.	6	Applicant. So I felt that it would be best if I was not
7	Behar can hear the case, because I don't know if there's	7	here, you know. That's what prompted this conversation.
8	a conflict of interest, per se. He had met with	8	MR. COLLIER: And the meeting was relating to
9	MR. BEHAR: I had met with that Developer the	9	possibly being employed as the architect, so it's
10	Applicant on several occasions to be the architect of	10	understandable that it would be appropriate for him to
11	the project. They did not go with our company our	11	recuse himself. I didn't know whether he needed to
12	firm, but I think, I will since I met with them on	12	file I don't know your process to
13	multiple occasions, I would rather stay out.	13	MR. LEEN: Mr. Behar spoke with the Deputy City
14	MR. WU: But the question is whether you can make	14	Attorney and myself, and informed us of the that he
15	a decision based on the record that will be presented at	15	had met with the Applicant regarding potentially being
16	the meeting?	16	the Architect.
17	MR. COLLIER: Well, I would say, since the Member	17	Also, he is within a thousand feet of the
18	has indicated discomfort because he was so involved with	18	property, and has some views on the matter. So my
19	the project it's not like just a passing conversation,	19	understanding is, he is going to be recusing himself,
20	but his fair involvement in employment, I can appreciate	20	and would be appearing before the Commission later as a
21	why he may feel it would be best to recuse himself, so I	21	private citizen, not in his official capacity, to
22	certainly would accept that on its face value.	22	provide his views on the
23	I mean, generally speaking, if you disclose all of	23	MR. COLLIER: Then, clearly, it would be
24	your ex parte contact, but in this unusual case where	24	appropriate for him to recuse yourself.
25	they were looking to them for employment, and they	25	MR. LEEN: So, in light of that, yes, you should
	Page 14		Page 16
			-
1	didn't receive the employment, I could see where there	1	recuse yourself. As to whether there's a conflict of
2	would be the appearance of a concern, and I think it	2	interest requiring you to fill out the form, remember,
3	would be justifiable to recuse yourself in this	3	there's also a Statute which allows in cases where there
4	circumstance. I'm not saying you absolutely have to.	4	may be a perceived bias, you're allowed to which could
5	I'm saying, I think it certainly would be prudent to do	5	be, for example, the fact that you have a position on
6	so if you felt uncomfortable about deciding it.	6	the matter, that is a basis to recuse.
7	MR. WU: And this doesn't qualify for filing a	7	We can determine whether you need to file the form
8	Conflict of Interest Form, because we do have to have a	8	or not, and we'll let you know. But what would happen
9	Conflict of Interest Form?	9	is, in the next meeting, when that came up it's a
10	MR. COLLIER: Well, we may need to do that. We	10	special meeting, so you wouldn't even come, but
11	may need to have that, and I want to consult with the	11	typically if you were here, you would stand up and you
12	City Attorney on whether you need to file that conflict,	12	would recuse yourself. You can do that, if you'd like,
13	but since you just may not be here that night, but I'll	13	at the next meeting, but you've done it here, so you
14	check with the City Attorney about filing that conflict	14	have stated, on the record, your issues.
15	of interest.	15	CHAIRMAN FLANAGAN: Thank you, Craig.
16	Perfect timing. Do you want me to review the	16	MR. LEEN: Now, as to I also received a question
17	issue or	17	whether the Board can defer
18	MR. LEEN: I received a text from you.	18	MR. COLLIER: Yeah. I think that they've resolved
19	MR. COLLIER: Okay. Well, the issue is that you	19	it, that they are going to meet on the 17th.
20	met with the	20	MR. LEEN: Okay.
21	MR. BEHAR: Let's go back a little bit. There was	21	MR. COLLIER: The motion didn't died for lack of
22	a motion from a Board Member to defer the meeting the	22	a second, so they are meeting on the 17th.
23	next meeting special meeting that we have either on	23	MR. LEEN: Okay. I understand. Thank you very
24	MR. WU: The 17th.	24	much.
25	MR. BEHAR: The 17th, and I to put it on the	25	MS. MENENDEZ: Thank you.
			4 (Pages 13 to 16)

	Page 17		Page 19
1	CHAIRMAN FLANAGAN: Thank you.	1	MR. TRIAS: Yes.
2	MR. WU: Mr. Chairman, we have some opening	2	CHAIRMAN FLANAGAN: Okay.
3	statements.	3	MR. BELLIN: Excuse me.
4	CHAIRMAN FLANAGAN: Yes, if you could, Charles.	4	CHAIRMAN FLANAGAN: Yes, Marshall.
5	Thank you.	5	MR. BELLIN: I'd like to have a little further
6	MR. WU: Good evening. The Board is composed of	6	discussion on the order in which we hear things. My
7	seven Members. Four Members of the Board shall	7	feeling is that the overlay district issue is going to
8	constitute a quorum, and the affirmative vote of four	8	take quite a bit of time, because there's a lot of
9	Members of the Board present shall be necessary for the	9	things to cover, and if the Villa Valencia will be a
10	adoption of any motion.	10	short presentation, we may be better off doing that
11	Lobbyist Registration and Disclosure, any person	11	first.
12	who acts as a lobbyist pursuant to the City of Coral	12	CHAIRMAN FLANAGAN: Okay. We've already set the
13	Gables Ordinance 2006-11 must register with the City	13	agenda, and the Applicant has already agreed that
14	Clerk prior to engaging in lobbying activities or	14	they're okay with taking North Ponce first.
15	presentations before City Staff, Boards, Committees,	15	MR. BELLIN: Okay.
16	and/or the City Commission. A copy of the ordinance is	16	MR. TRIAS: So if you don't mind, I'll begin the
17	available in the Office of the City Clerk. Failure to	17	North Ponce discussion, and I want to thank everybody
18	register and provide proof of registration shall	18	for joining us today.
19	prohibit your ability to present to the Board.	19	We had an informal meeting in the neighborhood a
20	I now officially call the City of Coral Gables	20	few days ago, and this appears to be a very formal
21	Planning and Zoning Board of May 11, 2016 to order. The	21	setting, but it's also a continuation of that meeting,
22	time is 6:17.	22	from the point of view that no decisions are going to be
23	Roll call.	23 24	made, and the reason for this or the idea behind this
24 25	Notice regarding ex parte communication, please be advised that this Board is a quasi-judicial Board and	25	presentation is to get some direction, some priority, some idea of what's important for the City.
2.5	advised that this board is a quasi-judicial board and	2.5	some ruea of what's important for the City.
	Page 18		Page 20
1	the items on the agenda are quasi-judicial in nature,	1	I'll go very fast to the PowerPoint. I already
2	which requires the Board Members to disclose all ex	2	gave it to our wonderful neighbors and some other people
3	parte communication and site visits. The Board Member	3	at different times. But the important thing is we have
4	should also state that his or her decision will be based	4	
_	1 4 4 1 4 4 1 14 4	_	George Merrick, his portrait is right here, and his work
5	on substantial, competent evidence, and testimony	5	is all over the City, and this was one of the very first
6	presented on the record today.	6	is all over the City, and this was one of the very first renderings that he prepared.
6 7	presented on the record today. Do any of the Members of the Board have such a	6 7	is all over the City, and this was one of the very first renderings that he prepared. Douglas entrance, which was built pretty much
6 7 8	presented on the record today. Do any of the Members of the Board have such a communication or site visit to disclose at this time?	6 7 8	is all over the City, and this was one of the very first renderings that he prepared. Douglas entrance, which was built pretty much you know, the center area of that drawing is exactly the
6 7 8 9	presented on the record today. Do any of the Members of the Board have such a communication or site visit to disclose at this time? Let the record show there's been none.	6 7 8 9	is all over the City, and this was one of the very first renderings that he prepared. Douglas entrance, which was built pretty much you know, the center area of that drawing is exactly the way it was implemented. It was a great vision of
6 7 8 9 10	presented on the record today. Do any of the Members of the Board have such a communication or site visit to disclose at this time? Let the record show there's been none. Swearing in, anyone who speaks today must complete	6 7 8 9 10	is all over the City, and this was one of the very first renderings that he prepared. Douglas entrance, which was built pretty much you know, the center area of that drawing is exactly the way it was implemented. It was a great vision of quality and beauty and elegance, and so on, and that
6 7 8 9 10 11	presented on the record today. Do any of the Members of the Board have such a communication or site visit to disclose at this time? Let the record show there's been none. Swearing in, anyone who speaks today must complete a roster on the podium. We ask you to print clearly so	6 7 8 9 10 11	is all over the City, and this was one of the very first renderings that he prepared. Douglas entrance, which was built pretty much you know, the center area of that drawing is exactly the way it was implemented. It was a great vision of quality and beauty and elegance, and so on, and that neighborhood is one of the best areas of the City, and
6 7 8 9 10 11 12	presented on the record today. Do any of the Members of the Board have such a communication or site visit to disclose at this time? Let the record show there's been none. Swearing in, anyone who speaks today must complete a roster on the podium. We ask you to print clearly so the official records of your name and address will be	6 7 8 9 10 11 12	is all over the City, and this was one of the very first renderings that he prepared. Douglas entrance, which was built pretty much you know, the center area of that drawing is exactly the way it was implemented. It was a great vision of quality and beauty and elegance, and so on, and that neighborhood is one of the best areas of the City, and it's unique. Unique in many ways, because it does have
6 7 8 9 10 11	presented on the record today. Do any of the Members of the Board have such a communication or site visit to disclose at this time? Let the record show there's been none. Swearing in, anyone who speaks today must complete a roster on the podium. We ask you to print clearly so the official records of your name and address will be correct.	6 7 8 9 10 11 12 13	is all over the City, and this was one of the very first renderings that he prepared. Douglas entrance, which was built pretty much you know, the center area of that drawing is exactly the way it was implemented. It was a great vision of quality and beauty and elegance, and so on, and that neighborhood is one of the best areas of the City, and it's unique. Unique in many ways, because it does have some very, very different, very specific issues that we
6 7 8 9 10 11 12 13	presented on the record today. Do any of the Members of the Board have such a communication or site visit to disclose at this time? Let the record show there's been none. Swearing in, anyone who speaks today must complete a roster on the podium. We ask you to print clearly so the official records of your name and address will be correct. Now, with the exception of attorneys, all persons	6 7 8 9 10 11 12 13 14	is all over the City, and this was one of the very first renderings that he prepared. Douglas entrance, which was built pretty much you know, the center area of that drawing is exactly the way it was implemented. It was a great vision of quality and beauty and elegance, and so on, and that neighborhood is one of the best areas of the City, and it's unique. Unique in many ways, because it does have some very, very different, very specific issues that we are trying to address.
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	Page 21		Page 23
1	community wants.	1	ideas that I think we've discovered as we analyze this
2	We included some of the feedback that we got from	2	area.
3	the neighbors in your packet. It's all there. You can	3	Now, the goal is to make North Ponce better, and
4	read through it. It's very valuable ideas about the	4	that means many things. And we gave you a list of an
5	community's vision, which generally deals with	5	outline of multiple ideas that was reviewed by the
6	protecting the character of the place; the small scale;	6	Commission recently, and the Commission thought it was
7	the fact that there's a lot of uses; the fact that Ponce	7	very interesting and very good, and they specifically
8	De Leon is a very interesting active area, and some of	8	said that they wanted you, as the Planning and Zoning
9	the features that I think got lost through the years	9	Board, to look at it and come up with some strategies.
10	perhaps. For example, one of the things I learned some	10	Those recommendations can be organized into four
11	time ago is that this area was originally named the	11	basic points. One, in terms of zoning, we think or we
12	Garden District, and the fact that all of this small	12	recommend that you look at two overlays; one for Ponce,
13	apartment buildings have these front yards really,	13	which is a mixed-use overlay, and then two conservation
14	really creates a very valuable visual impact in the	14	district overlays for the areas around Ponce De Leon on
15	community, and that, in fact, now we are looking at very	15	either side.
16	different projects being proposed; projects that may	16	Then there's some planning and preservation
17	change the existing character if not done properly or	17	studies that would be very helpful.
18	may actually enhance it, depending on the quality of the	18	Then some capital improvement projects, and some
19	scale, the change of scale from the relatively small	19	very strategic street projects and landscape
20	garden apartments, the real garden apartment of the	20	improvements.
21	historic city to much larger projects that are	21	And then, finally, some community amenities that I
22	different, that are different because of the fact that	22	think would enhance the quality of life.
23	now we have parking requirements.	23	So the zoning overlays, as I said, Ponce De Leon
24	For example I mean, I'll show you a map later on	24	Boulevard is already a road that is becoming fairly
25	that shows the buildings before the parking requirements	25	mixed-used and so on. So we were trying to see if we
	Page 22		
			Dage 24
1			Page 24
1	were implemented, and the fact that parking is hard to	1	could up with a way to organize those changes that are
2	were implemented, and the fact that parking is hard to deal with at this scale. The fact that there's an	1 2	could up with a way to organize those changes that are taking place, and that one deals with mapping and deals
2 3	were implemented, and the fact that parking is hard to deal with at this scale. The fact that there's an inherent contradiction between a very high density	1 2 3	could up with a way to organize those changes that are taking place, and that one deals with mapping and deals with some design guidelines.
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6 (Pages 21 to 24)

	Page 23		Page 27
1	requirements make it very difficult to do such a	1	And, then, in terms of capital improvements, which
2	building. So some of the additional benefits would be	2	means projects, to cancel things the City's typically
3	to allow bed and breakfast, home office, live-work,	3	build, we have some ideas for parks acquisition, tree
4	pre-school.	4	succession. Even some maybe some right of ways could
5	Right now we already have the TDR sending site,	5	be redesigned so they have bike lanes, and they don't
6	which you reviewed some meetings ago, and it was	6	have as much asphalt for automobiles.
7	approved by the Commission, and some signage and some	7	And, finally we are trying also to take a close
8	development, encouragements and fine tuning of the Code.	8	look at public parking, which is necessary, given the
9	The idea is to try to preserve what we like and	9	fact that, as we saw before, many of the buildings were
10	encourage compatible development in the future. Some of	10	built prior to having minimum parking requirements.
11	the details on that will be prepared later on, but that	11	So I'll conclude with this image, which gives you
12	generally maybe deals with some setbacks and some	12	a sense of what's there now. This is Ponce De Leon, and
13	parking requirements.	13	East Ponce, and a wonderful park in between. And if you
14	The mixed-use overlay is a little bit more	14	fill those gaps, and you enhance the sidewalks, and you
15	complicated, in the sense that it deals with the	15	have more landscape, and you enlarge public spaces, we
16	fundamental issue in the Code. It's relatively	16	have an opportunity to really, really transform the area
17	straight-forward to do a large building. It's very	17	into an even more beautiful place.
18	difficult to do a smaller building in the commercial	18	So I'll stop my presentation here. I think we
19	areas. So we're trying to see if it becomes simpler to	19	want to hear from the citizens who are here. And,
20	do that.	20	again, my goal today is to have some discussion and to
21	Now, currently the regulations are illustrated by	21	have some direction, in terms of what you think is most
22	the top image. As you can see, you have a very large	22	important, and the kind of things you would like to see
23	building and there's not too much of a design	23	soon before you, so that you can take action. So thank
24	requirement in the Code. We are thinking more in terms	24	you very much.
25	of having something similar to what you see in the	25	CHAIRMAN FLANAGAN: Thank you.
	Page 26		Page 28
1	bottom and for your review, in which the building's form	1	Anybody from the Board have any comment?
2	is shaped a little bit more clearly, and with more	2	MR. BEHAR: Should we wait to hear from the public
3	detail, and where parking is hidden within the building.	3	before?
4	There's a requirement for a liner building. For	4	CHAIRMAN FLANAGAN: We can do that.
5	example, along Ponce De Leon. Right now what I hear is	5	Let me ask, as a discussion item, it does not make
6	a lot of objection to the larger buildings as the big	6	it a public hearing item, but we are going to take
7	podium of parking right smack in the front of the	7	public comment, so how many
8	building. That doesn't quite lead to a very high	8	Jill, do we have speaker cards?
9	quality pedestrian environment.	9	THE SECRETARY: We have about five speakers on
10	So those are just some of the ideas just ideas	10	this item.
11	that we are proposing to you. This is one example of	11	CHAIRMAN FLANAGAN: Okay. So we'll ask the
12	the buildings that are allowed right now by the Code.	12	speakers to limit it to keeping their comments pertinent
13	So if we are able to shape them better, perhaps we could	13	and three minutes, if we have five speakers, I think
14	have a nicer environment.	14	that's appropriate. So we'll take public comment, if
15	This is what happens now. You have all of that	15	anybody has anything they'd like to add to the
16	parking, and regardless of the architecture and the	16	presentation or comments to the Board.
17	effort, it's still parking, and it's not exactly the	17	We will open the podium or the hearing up. Jill,
18	most attractive building.	18	if you have names, do you want to read the first name?
19	Now, there are some planning and preservation	19	THE SECRETARY: Magda Granda.
20	studies that I think need to be done. The historic	20	MS. GRANDA: Good afternoon, ladies and gentlemen.
21	building inventory needs to be reviewed and improved,	21	I'm not a speaker, I'm a concerned citizen. I am a
22	and I think that's ongoing.	22	property owner and resident of Coral Gables since 1980.
23	There's also some opportunity for some bicycle and	23	I live at 49 Majorca Avenue, since 1991.
24	pedestrian through routes that could connect to the City	24	We, in my building, my condo, we are all concerned
25	of Miami, linkages and so on, and even toward the west.	25	about changes in the neighborhood. I'm all for changes,

	Page 29		Page 31
1	okay. I'm not against progress, but I believe the	1	units, what's going to happen to us? We're going to be
2	entrance on Douglas to Alhambra Circle, it's an original	2	swallowed up, and that's just the beginning, because
3	Merrick entrance.	3	there is another block there that only has one small
4	That small area east of Ponce to Alhambra should	4	condo on the corner. The rest is all rental. All of
5	be should keep the character that it has right now. I	5	that is going to come down and another humongous
6	don't oppose building around us, but what I don't want	6	building is going to be built there, so I'm looking at
7	to see is, number one, retail space, commercial space in	7	the future, okay.
8	a residential neighborhood.	8	Also, you can check with Code Enforcement, and
9	We already have a situation with very heavy	9	Patty, the supervisor, knows me. I'm always calling
10	traffic Monday through Friday, which I call it the	10	her.
11	"working week," okay. On the weekends, we don't have a	11	By the way, you look so familiar. Did I see you
12	situation. We don't have off-street parking that we can	12	yesterday?
13	use Monday through Friday. Why? Because people that	13	CHAIRMAN FLANAGAN: Okay, ma'am, if we could keep
14	work in Coral Gables park on our streets, because we	14	it pertinent to
15	have no meters. It's not that I want meters, okay. Let	15	MS. GRANDA: I'm not looking at my watch, I'm
16	me make it very simple.	16	sorry.
17	Then we have the school the elementary school,	17	CHAIRMAN FLANAGAN: You're well beyond your three
18	the traffic from the parents picking up the kids doesn't	18	minutes, so if we could wrap up.
19	bother me at all. What bothers me is when I see people	19	MS. GRANDA: Okay. When you're representing the
20	speeding on a school zone, okay. Myself, when I'm going	20	City
21	to get out of my parking garage, I have to be very	21	CHAIRMAN FLANAGAN: If we can ask you to wrap up
22	careful, because the people that are coming in from	22	your thoughts, we'd appreciate that.
23	Alhambra driving you know, the street curves when it	23	MS. GRANDA: I'd just ask of you to please be
24	comes out Majorca curves when it comes out to	24	concerned about the citizens. We pay taxes, okay. We
25	Alhambra. You can't see the traffic coming, and they	25	vote, also, all right. So don't change our
	Page 30		Page 32
1	are speeding on that little street.	1	neighborhood. Keep the character that it was intended
2	We have one stop sign. I have been asking for	2	to.
3	four stop signs four-way stop signs for years right on	3	CHAIRMAN FLANAGAN: Thank you very much.
4	the corner of the school, Galiano and Majorca. They put	4	MS. GRANDA: Thank you.
5	one on the other school, but you know, by Phillips	5	THE SECRETARY: Ana Hernandez.
6	Park, but not over there.	6	MS. HERNANDEZ: Hello. I don't think I can reach
7	Do any of you live in the area that I'm talking	7	the microphone.
8	about?	8	CHAIRMAN FLANAGAN: Well, it's adjustable. You
9	MR. WU: Mr. Chair, I believe it's three minutes.	9	can
10	MR. FLANAGAN: Thank you, Charles.	10	MS. HERNANDEZ: I can speak loud, too. I live in
11	MS. GRANDA: Any of the Board Members live over	11	the North Ponce area, on Alhambra, and I heard Mr. Trias
12	there? Are you familiar at all with the area?	12	state his presentation. I just want to say that it's
13	MS. MENENDEZ: I am.	13	very nice, and I'm all for it, except there are some
14	CHAIRMAN FLANAGAN: I think we're all well, I'm	14	things that I want to bring to your attention today
15	familiar with it.	15	about this.
16	MS. GRANDA: So we have a situation	16	Magda has spoken about traffic. My concerns and
17	MR. FLANAGAN: I think what we can do is or	17	I come representing 75 persons from four buildings where
18	maybe we can ask Staff to direct your concerns about	18	I live. They couldn't all come here.
19	speeding and stop signs to maybe that should go to the	19	Okay. Thank you. Before we decorate the house,
20	police department, and then to	20	you know, we should fix the plumbing. That's the only
21	MS. GRANDA: I even want speed bumps behind the	21	way I can give you an example of how I feel, because
22	school, if it's up to me, okay.	22	right now in the North Ponce area in the North Gables
23	Now, building is fine, as long as they adhere to	23	area, Code Enforcement seems to be having a problem
24	the present Code. Density is very important. If you	24	where we don't have enough Code Enforcement.
25	put a building in our neighborhood that is over 100	25	Mr. Trias talks about all sorts of beautiful

8 (Pages 29 to 32)

1	things, but we have people parking in the swales,	1	project, which I won't mention, but there's a particular
2	parking by the fire hydrants. We have construction	2	project that's going right at the entryway of Alhambra,
3	where they don't have the green covering on the fence.	3	okay, the entrance. So we talk about the Douglas
4	We have garbage all over the place. I call all of the	4	entrance as being Mr. Merrick's entry point, but
5	time about people with motorcycles.	5	Alhambra is also an important point. And as we know,
6	I have never seen any studies done so far yet	6	that's a historic driveway or road, so it's important to
7	about water and sewer. We live in a no-flood area, and	7	the city.
8	right now if there's a little summer storm, the water	8	Right across from the elementary school is a
9	from 16th Street to Navarro, on Douglas Road, goes right	9	building that's going up. The Developer is asking for a
10	up to the top of the tires on the cars, and I've lived	10	Code change, right, from today. So what we attended
11	there all of my life, and I've never seen that happen	11	yesterday was a meeting where they informed us that
12	before. My water bill went up from \$1,400 to \$2,200,	12	there's going to be approximately 189 Units. They're
13	and without increasing the water usage, so I know. If	13	asking for mixed-use of that for use, and my concern is,
14	you change the density, there's more people. There's	14	it's right across the street from an elementary school.
15	more clogged sewers.	15	The safety of the children, okay. We're comprimising
16	You spoke about Mr. Merrick and his Mediterranean	16	that for our children.
17	vision, but there's a building next to me that looks	17	I live there. I've lived there for over six
18	like a Japanese Pagoda. That doesn't look Mediterranean	18	years, as I mentioned, and I can see the growth of the
19	at all. These are some issues, that I think, when you	19	traffic. The parking is horrendous. We have cars on
20	start making decisions about what to do about the area,	20	Minorca, Navarre. We also have Galiano, which if you
21	you should take into account.	21	measure the street, once you put to cars that parallel
22	There's an illegal bed and breakfast. I know it's	22	park, you basically have about 19 feet, okay. You add
23	allowed in the North Gables area, but there that's	23	200 cars on Alhambra, you add another 300 cars that's
24	illegal. I called Code Enforcement. Nothing's been	24	going right next to La Palma, you have about 500 cars
25	done. So, I think, first, we should get Code	25	that are going to that area.
	Page 34		Page 36
1	Enforcement to start looking at all of those little	1	Now, I think we all know, especially the Planning
2	things, fix the place up, clean it up, before you start	2	and Zoning, that the streets are not designed for this
3	changing zoning areas from residential to commercial.	3	growth, okay. These streets cannot be expanded, unless
4	Before building all of these beautiful things, and all	4	somebody comes up with an idea, which we as residents
5	of these bicycles paths, and all of this other beautiful	5	are more than welcome to listen to, okay.
6	stuff, we should first fix the house up. And I think	6	Again, we're not we're not against it. We would
7	that's about all I have to say. Thank you.	7	like to understand what these developers can come in
8	CHAIRMAN FLANAGAN: Thank you.	8	now, without the zoning change, and what they can do, so
9	THE SECRETARY: Rita Gross.	9	that we can also represent ourselves well when these
10	MS. GROSS: Hi. Good evening. My name is Rita	10	items come up to the Planning and Zoning for change,
11	Gross. I live at the Minorca, 2030 South Douglas Road.	11	because we we're against the Code changes, because of
12	I have been a resident of Coral Gables for about six	12	the reasons that I mentioned.
13	years now, and I attended the workshops that Mr. Trias	13	I apologize for not having more of my neighbors
14	was talking about, and I appreciate the opportunity that	14	come, but, unfortunately, because of time, but I am
15	it's given us, as residents, to provide the input. So I	15	representing four buildings; Minorca, Villa Alhambra,
16	salute the City for, you know, providing the workshops.	16	One Alhambra, and also I have a colleague here from
17	But, as a citizen, I do have concerns.	17	Colonial Villas. So thank you very much for your time.
18	My concerns are not about the progress of the	18	MS. MENENDEZ: Could I ask her a question?
19	City, because I'd like to see newer things, and I'd like	19	CHAIRMAN FLANAGAN: Yes. Your microphone.
20	to see better buildings, right, but my concern is about	20	MS. MENENDEZ: The building that you mentioned, is
21	the highrises and the high density of the buildings that	21	that along Ponce?
22	are coming up, especially in certain areas.	22	MS. GROSS: No, it's right on Alhambra. I'm not
23	I live at the entryway of Alhambra, as you know,	23	sure if
24	where the Minorca building is, and there are several	24	MS. MENENDEZ: On Alhambra toward Douglas, the
25	buildings that residents are against one particular	25	East?
L		1	

9 (Pages 33 to 36)

1 2	Page 37		Page 39
2	MS. GROSS: No, it's right in the Alhambra	1	MR. WU: Thank you.
	entryway, right on Alhambra.	2	MS. MENENDEZ: But thank you for the reminder.
3	MS. MENENDEZ: Oh, off of Douglas off of the	3	Ramon, on Page 13, you have that top slide that's
4	MS. GROSS: Off	4	called, North Ponce Conservation Overlay. In my
5	MS. MENENDEZ: Off 37th Avenue?	5	interpretation of looking at this, the hash black line
6	MS. GROSS: Douglas, yeah. When you come through	6	within the hash black line, is that what you're looking
7	the Alhambra entrance, it's right there.	7	to conserve you know, to keep? It's Page 13 of your
8	MS. MENENDEZ: All right. Thank you.	8	slides.
9	MS. GROSS: Yeah, thank you.	9	In other words, is that the conservation area?
10	MR. TRIAS: It's 33 Alhambra.	10	MR. TRIAS: Of this Unfortunately I have several
11	MS. MENENDEZ: 33 Alhambra, thank you.	11	sets.
12	THE SECRETARY: Rip Holmes.	12	MS. MENENDEZ: Right here. The one that you gave
13	MR. HOLMES: Thank you. I'm going to speak on a	13	us tonight.
14	different item, not this one.	14	MR. TRIAS: Yeah.
15	THE SECRETARY: Kenneth Garcia.	15	MS. MENENDEZ: Is that the conservation area?
16	MR. GARCIA: Hello. My name is Kenneth Garcia.	16	MR. TRIAS: The conservation area are the areas
17	I'm a resident and property owner at 20 Alhambra Circle,	17	that are not on Ponce De Leon.
18	Number 8. I attended the meetings that they had	18	MS. MENENDEZ: Right. Is this, in fact does
19	regarding the North Ponce Community Visioning, and I	19	this delineate the conservation areas?
20	appreciate the City holding these meetings and listening	20	MR. TRIAS: Yes.
21	to residents.	21	MS. MENENDEZ: Okay. And then when you go to the
22	The major concerns that came up had to do with	22	next slide, on Page 17, which is entitled North Ponce
23	development and the scale of development. One of the	23	mixed-use.
24	best things about this neighborhood is that there's a	24	MR. TRIAS: Yes.
25	lot of small historic apartment buildings. It's very	25	MS. MENENDEZ: Is it one of the things you're
	Page 38		Page 40
1	walkable, very bikeable, and it's at a scale that you	1	exploring, is that specific area being perhaps
2	really don't have anywhere else in the City.	2	considered for mixed-use overlay?
3	So I applaud the efforts to try to find ways to	3	MR. TRIAS: Yes.
4	keep that scale the way it is, and encourage new	4	MS. MENENDEZ: Okay. But nothing has been drawn
5	development at a small scale instead of at a large	5	up related to that, you're just exploring it right now?
6	scale.	6	MR. TRIAS: Yes.
	Right now, the Code encourages very large	7	MS. MENENDEZ: So really we're just looking at
7			
8	buildings that are not in keeping with what the	8	conceptual ideas. There's really nothing for us to vote
8 9	neighborhood currently is at. So regulations that, both	9	conceptual ideas. There's really nothing for us to vote on, we're just discussing it?
8 9 10	neighborhood currently is at. So regulations that, both within the neighborhood, supports small scale	9 10	conceptual ideas. There's really nothing for us to vote on, we're just discussing it? MR. TRIAS: Absolutely. Yeah. And, actually what
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	Page 41		Page 43
1	And let me see if I find it.	1	the Code already allows.
2	MS. MENENDEZ: You're referring to Number 15 in	2	MS. MENENDEZ: But it would be helpful, though,
3	this sheet here?	3	perhaps in your next presentation, that you indicate
4	This sheet here?	4	that the proposed regulation does not change what
5	MR. TRIAS: Unfortunately, my sheet is different.	5	they're allowed to do today.
6	No, it's not 15.	6	MR. TRIAS: Right. That's yes, you're right. We
7	MS. MENENDEZ: Do you want my sheet?	7	could have those numbers right there.
8	MR. TRIAS: It's not that one.	8	MS. MENENDEZ: Okay. That's it for me.
9	MS. MENENDEZ: It's not that one.	9	MR. TRIAS: Now, if you believe we should change
10	MR. TRIAS: It's this one. This one.	10	it, feel free to make any recommendations. But our
11	MS. MENENDEZ: Oh, okay.	11	advice, and from our professional point of view, we are
12	MS. TRIAS: Okay. So this one if you look at	12	not recommending any significant changes in terms of the
13	this	13	land use regulations or Zoning. However, we are
14	MS. MENENDEZ: There's no way to put that up	14	recommending some specific changes on the development
15	there?	15	standards. Meaning, the shaping of the buildings.
16	MR. TRIAS: Yeah, if we can have the PowerPoint	16	MS. MENENDEZ: The shaping of the building and, I
17	again. Yeah, that's pretty close. Let's see if we can	17	think, you're also trying to create additional buffers
18	get to that point.	18	MR. TRIAS: Yes.
19	Yeah, there you go. Thank you very much.	19	MS. MENENDEZ: To the neighborhoods. You know,
20	If we look at the lower image, as you can see in	20	the lower scale neighborhoods that are adjacent to it.
21	the back, on either end, there's a smaller building,	21	MR. BEHAR: And a transition between the higher
22	that the building comes down, then there's a mandatory	22	density along the corridor, to the lower scale on the
23	paseo. There's some requirements that's for example,	23	residential adjacent to it.
24	a liner of the parking, so it's not parking garages	24	MR. TRIAS: Precisely, yes.
25	are not facing smaller buildings.	25	MR. RODRIGUEZ: Are you recommending a change with
	Dama 42		
	Page 42		Page 44
1		1	
	Those are the kinds of design features that we	1 2	Page 44 the parking requirements? MR. TRIAS: Well, we actually, you have already
1 2 3	Those are the kinds of design features that we could incorporate into the Code to make it better as a		the parking requirements?
2	Those are the kinds of design features that we could incorporate into the Code to make it better as a transition. So that was one topic; how to transition	2	the parking requirements? MR. TRIAS: Well, we actually, you have already
2 3	Those are the kinds of design features that we could incorporate into the Code to make it better as a	2 3	the parking requirements? MR. TRIAS: Well, we actually, you have already reviewed, and the Commission has approved the shared
2 3 4	Those are the kinds of design features that we could incorporate into the Code to make it better as a transition. So that was one topic; how to transition from the large buildings on Ponce De Leon to the	2 3 4	the parking requirements? MR. TRIAS: Well, we actually, you have already reviewed, and the Commission has approved the shared parking component that applies to mixed-use buildings.
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11 (Pages 41 to 44)

	Page 45		Page 47
1	Now, the other thing is, what I would like to say	1	implement it, but I would not discount that idea. The
2	to people is that traffic is really generated by	2	idea is that the proportion, as long as it doesn't sit
3	parking. Large buildings by themselves don't	3	one to one, it's not bad. It's not bad.
4	necessarily generate a lot of single vehicle	4	MR. BEHAR: From the development perspective
5	single-occupant vehicle traffic. However, when you have	5	MR. TRIAS: Yes. Yes.
6	a lot of parking attached to those buildings, then you	6	MR. BEHAR: Something like this makes it a little
7	have more traffic. So that's why it's so important to	7	bit more difficult, and what it does, Mr. Trias, by
8	find the right balance. Obviously you want to have	8	putting the liner in the front and the liner in the
9	parking, you need it, but excessive parking is not	9	back, now you're forcing the parking to go up higher.
10	necessarily a good thing, because it may generate more	10	MR. TRIAS: Yes.
11	traffic than you would like.	11	MR. BEHAR: Okay. And I think that, in return, we
12	So those are the issues that we're trying to	12	get a more massive pedestal. The whole idea of trying
13	balance, and at the same time, we have a very we have	13	to do a mixed-use shared parking is to keep that
14		14	
	a set of streets we're not changing. They're not going	1	pedestal to be lower. I think for the maybe two, three
15	to change. So the kind of improvements that we need to	15	levels, I think it's that's correct. But I think that
16	focus on are also the trolley, for example, and bicycle	16	the whole frontage eight stories I think it may be too
17	and pedestrian improvements, which I think allow for a	17	much. I think, again, as a habitable space where there
18	much higher quality of the pedestrian experience.	18	is ground floor retail, second floor liner units,
19	So those are the things that, with the input from	19	residential units, which would provide good eyes on the
20	the neighbors, and what we've heard so far, I believe we	20	streets, and it's typical to the European cities where
21	can make some changes incrementally in the Zoning Code,	21	you have people living right off, it's good, but I don't
22	and then eventually get to the place we want to get.	22	know if I would be in favor of supporting eight stories,
23	CHAIRMAN FLANAGAN: Anybody else?	23	because then my pedestal grows that much.
24	MR. BEHAR: I I'm looking at the diagram that	24	MR. TRIAS: That's a very good point, because if
25	Maria pointed to, the proposed the proposed existing	25	you look at the section, the pedestal has actually
		1	
	Page 46		Page 48
1		1	
1	regulation proposed. I'm not in favor of seeing the	1	grown, and you're right, that's one of the issues.
2	regulation proposed. I'm not in favor of seeing the liner go up the whole frontage of the building in this	2	grown, and you're right, that's one of the issues. We'll look at it more closely.
2 3	regulation proposed. I'm not in favor of seeing the liner go up the whole frontage of the building in this particular case, and taking that pedestal height to	2 3	grown, and you're right, that's one of the issues. We'll look at it more closely. I think that with the additional component of the
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Page 45

12 (Pages 45 to 48)

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24 existing buildings that have no parking How do we 24 Review of Modifications. Id like it spelled out who the		-		
				$\mathbf{D}_{1} = \{\mathbf{C}, \mathbf{M}_{1}, \mathbf{I}, \mathbf{C}^{*}, \mathbf{A}^{*}, \dots, \mathbf{T}, \mathbf{I}, \mathbf{I}^{*}\} = \{\mathbf{A}_{1}, \dots, \mathbf{I}\} = \{\mathbf{A}_{1}, \dots, \mathbf{I}\}$
25 solve that area, open space, and just one thing at a 25 Staff is going to be, what department, so we know who we	24	existing buildings that have no parking. How do we		-

13 (Pages 49 to 52)

	Tage 55		Tage 55
1	really have to deal with.	1	percentage that would be allowed?
2	Okay. Small Building Modifications, Building	2	MR. TRIAS: Yes. I mean, we could come up with a
3	Site Maximum Building Site 20,000 Square Feet.	3	percentage if you want to.
4	Then the next line is: Building Square Footage,	4	Mr. BELLIN: Okay. Driveways, maximum one
5	Maximum Building Square Footage, 7,500 Square Feet.	5	driveway shall be permitted for every 100 street
6	What does that mean? You got a 20,000 square foot	6	frontage.
7	lot, you can only put	7	What if we have two 50-foot lots, different
8	MR. TRIAS: Well yeah, that's to be consistent	8	owners, they both need to provide parking for their
9	with the Code that over 20,000 square feet is the larger	9	buildings.
10	buildings. So we're trying to see if we can do	10	MR. TRIAS: Well, they could share a driveway.
11	something for the less than 20,000 square feet parcels.	11	MR. BELLIN: I think that's a little complicated.
12	MR. BELLIN: But what this says is that the	12	MR. TRIAS: Yeah, I know.
13	maximum building square footage can be 7,500 square	13	The main issue is that one of the things that is
14	feet.	14	being encouraged is to preserve the green in the front.
15	MR. TRIAS: For the benefit of the small	15	So, clearly, if you have parking or if you
16	buildings. If you don't want to take advantage of that,	16	havewhich is not allowed but if you had driveways
17	certainly you can follow whatever is allowed by the Code	17	and in some of the older buildings, we do have parking
18	right now. So those are the two options.	18	that interferes with the aesthetic of the green, of the
19	MR. BELLIN: Okay. The building heights for small	19	street. So we're trying to figure out a way to do it
20	buildings in that area now is six stories or 70 feet.	20	right. But that's a good point. We may need some
21	What you're proposing is 45 feet and three stories.	21	flexibility on that.
22	MR. TRIAS: For the small buildings.	22	MR. BELLIN: Okay. All parking areas shall be
23	MR. BELLIN: Yeah, but it's it doesn't really	23	buffered from the street behind a minimum of 20-foot
24	matter, the Zoning is what it is.	24	depth of habitable living space on all levels.
25	MR. TRIAS: Right, but the Zoning is what it is,	25	MR. TRIAS: Right.
	Page 54		Page 56
1	in this particular area, an issue of dispute in some	1	MR. BELLIN: What do you put in a 20-foot
2	cases, because it has specific inconsistencies with the	2	habitable space?
3	current plan, so we need to make sure we clarify all of	3	MR. TRIAS: Well, that's a minimum. Clearly, you,
4	that, so we mean what we say in the Zoning Code very	4	as an Architect, can design something that makes sense
5	clearly, and it's consistent with the Comp Plan. So	5	to you, but it would probably be residential, I would
6	those are the things that we need to work on.	6	think, as an MF-2.
7	I think that the more use the best use of our	7	MR. BELLIN: Well, it's a depth of 20 feet, so it
8	time right now probably is to make suggestions about	8	it's a little difficult. But, I mean, what kind of
9	what should be done and how to do it better.	9	uses
10	MR. BELLIN: I'm just really asking questions,	10	MR. TRIAS: It could be more. I mean, the depth
11	so	11	is the minimum.
12	MR. TRIAS: Yeah. And the thing is that this	12	MR. BELLIN: Yeah, but on a 100-foot lot, you
13	outline is not meant to be a proposal. It's just an	13	start to get to the point where you can't provide the
14	outline for discussion.	14	parking anymore.
15	MR. BELLIN: The Parking Relief Program.	15	But residential uses, lobbies, count toward that;
16	MR. TRIAS: Yes.	16	mail rooms. I mean, those kind of things can be used.
17	MR. BELLIN: If you can pay into a fund?	17	MR. TRIAS: I think they should. I think they
18	MR. TRIAS: Yes.	18	should.
19	MR. BELLIN: So that means you do a building, and	19	MR. BELLIN: Okay. As far as the boundaries, the
20	you pay into the fund, then you don't have to provide	20	way the boundaries are selected, what happens if you
21	parking at all?	21	have a piece of property, one owner, and his property
22	MR. TRIAS: Not necessarily, at all. It could be	22	extends from one use to the next? Meaning, if let's
23	some of the parking. Some of the parking could be	23	say it's on Ponce, and you have a C-Zone, and then an
24	paid	24	MF-2 contiguous to it, and it's owned by one person?
25	MR. BELLIN: So, there would be a cap on the	25	What really happens when you've developed the property?
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14 (Pages 53 to 56)

	Page 57		Page 59
1	MR. TRIAS: Well, keep in mind that the process of	1	Mr. BELLIN: Okay. You don't have to provide
2	amending the Zoning Code and the Maps still exists. If	2	parking for the square footage that comprises the
3	there's a case in which there has to be an amendment	3	residential or the commercial, the liner, that's what
4	because of a particular design or configuration, there's	4	you're suggesting, that you don't have to provide
5	a process for that.	5	parking for the liner?
6	So what we're proposing here is a reasonable	6	MR. TRIAS: Well, that's just one idea to
7	boundary. We need to test it further, but in the	7	encourage that liner. It's a choice. Obviously, the
8	future, I believe that the Commission would have the	8	minimum parking requirements, and then a developer may
9	authority to make amendments.	9	provide additional parking if they believe that's
10	MR. BELLIN: Okay. I think it'd be helpful if we	10	necessary.
11	really understood who owned the properties, and you	11	MR. BELLIN: Well, what I'm saying is that if you
12	know, we're working on a property, and it's that exact	12	provide liners on all eight stories, and you don't have
13	situation, where you've got a C-Zone, and it falls in	13	to provide parking for that use, I mean, it could
14	the Overlay District, and also part of it would fall in	14	comprise 20 percent of the building.
15	the Conservation District, so what happens?	15	MR. TRIAS: Yeah. And then the parking garage is
16	MR. TRIAS: At that point, you're welcome to	16	not as tall as Mr. Behar thought it would be.
17	propose a change of language or change of Zoning or	17	MR. BELLIN: But then it gets higher.
18	change the Overlay Boundary, if that were the case, and	18	MR. TRIAS: And that has to be balanced with the
19	then it would be reviewed by the Planning and Zoning and	19	fact, is it marketable, is it something that makes
20	the Commission.	20	sense, and so, and so?
21	MR. BELLIN: All right. So you'd have to go back	21	Those are the opportunities that we have to
22	and get a Land-use change for the piece that's in the	22	incentivise the type of form, the type of building that
23	MF2 or	23	is best for the City.
24	MR. TRIAS: I mean, certainly we haven't adopted	24	MR. BELLIN: Okay. And basically it was just
25	anything, so we're still in the discussion stage. If	25	questions and verifications.
	Page 58		
	Tage 50		Page 60
1	there's some idea that could make it better, certainly	1	MR. TRIAS: Very good ones.
1 2		1 2	_
	there's some idea that could make it better, certainly		MR. TRIAS: Very good ones. CHAIRMAN FLANAGAN: All right. Thank you. I look forward to seeing some more of that in the future.
2	there's some idea that could make it better, certainly you can propose it. MR. BELLIN: Okay. Well, again, with respect to the liners	2 3 4	MR. TRIAS: Very good ones. CHAIRMAN FLANAGAN: All right. Thank you. I look forward to seeing some more of that in the future. Thank you, Ramon.
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15 (Pages 57 to 60)

	Idge OI	
1	requesting an amendment to the text of the City of Coral	1
2	Gables Comprehensive Plan, Future Land Use Element,	2
3	Policy FLU-1.1.2, "Table FLU-1, Residential Land Uses",	3
4	pursuant to expedited state review procedures, Statute	4
5	163.3184, Florida Statutes, and Zoning Code Article 3,	5
6	"Development Review" Division 15 "Comprehensive Plan	6
7	Text and Map Amendments," amending the "residential	7
8	Multi-Family Medium Density" Land use Classifications to	8
9	provide a maximum 100 units per acre density and a	9
10	maximum 120' height towers for projects developed in	10
11	accordance with the Mediterranean Design Transitional	11
12	Overlay District Zoning Code Regulations; providing for	12
13	a repealer provision, providing for a severability	13
14	clause, providing for an effective date. It's Local	14
15	Planning Agency Review. This item was continued from	15
16	the April 13, 2016 Planning and Zoning Board Meeting.	16
17	Item 6, an Ordinance of the City Commission of	17
18	Coral Gables, Florida providing for text amendments to	18
19	the City of Coral Gables Official Zoning Code, by	19
20	amending Article 4, "Zoning Districts," Section 4-104,	20
21	"Multi-Family Special Area District" to allow for a	21
22	"Mediterranean Design Transitional Overlay District"	22
23	Conditional Use with form-based development standards	23
24	that modify and supplement the existing Multi-Family	24
25	Special Area District standards and criteria to allow	25
	Page 62	

Page 64

MR. GARCIA-SERRA: Good evening, Mr. Chair, Members of the Board. Mario Garcia-Serra with offices at 600 Brickell Avenue. I do not believe that Staff has any particular presentation for this item, so I'll just proceed with the presentation that I have.

CHAIRMAN FLANAGAN: Thank you.

MR. GARCIA-SERRA: It is -- essentially really we're going to be giving you some history of how we've gotten to the point where we are right now. I'll tell you what we've been up to in the last few meetings as we've been continuing this item in our discussion with the neighbors, and ask you for guidance as to what you think we should do.

We've made progress. I can't say that absolutely everybody who's been involved in the process is 100 percent in agreement now with what the proposed design will be, but I do think we've gotten additional support and buy-in from some of the changes that we've made to the plan as we've been discussing with the neighbors.

What we need here this evening is your guidance in deciding how to proceed, because some of the things that we are changing to the design in response to the neighbors aren't exactly consistent with the very last direction and recommendation that this Board gave us back in January. So we'll go through sort of the

1	appropriate infill and redevelopment in transition areas	1	initial information of what designs have previously come
2	between lower density residential development and high	2	before you, and where we are now, so if we could
3	intensity commercial and residential development if	3	I think everybody is familiar where the site is,
4	certain minimum requirements are met; providing for a	4	Northwest corner of the intersection of Hernando and
5	repealer provision, providing for a severability clause,	5	Valencia Avenue. It's a one acre site. Existing right
6	codification, and providing for an effective date. This	6	now are three two-story apartment buildings, which are
7	item was continued from the April 13, 2016 Planning and	7	not historic in any way, 34 apartment units, no parking,
8	Zoning Board Meeting.	8	and approximately an acre in size; just to the North we
9	Item 7 is a Resolution of the City Commission of	9	have the 550 Biltmore Way Office Building, with the
10	Coral Gables, Florida requesting Conditional Use Site	10	lions out front the sculptures of lions; to the east,
11	Plan Review pursuant to Article pursuant to Zoning	11	we have the Barack Condominium; to the west, two other
12	Code Article 3, "Development Review", Division 4,	12	apartment buildings; further to the west, the Biltmore
13	"Conditional Uses", Article 4, "Zoning Districts",	13	Two Condominium Building, and then on the south side of
14	Division 4, "Multi-Family Special Area District",	14	Valencia, apartment buildings and the relatively new
15	Section 4-104.C, "Conditional Uses", and Appendix D,	15	Valencia Townhome Buildings.
16	"Mediterranean Design Transitional Overlay District" for	16	This is the design that we brought to you in
17	the proposed project referred to as "Villa Valencia" on	17	September of 2015. That was the design that we
18	the property legally described as Lots 24-38, Block 7,	18	presented in September of 2015. It was calling for 103
19	Biltmore Section known as 501-525 Valencia Avenue, Coral	19	residential units, 12 stories, 120 feet in height, with
20	Gables, Florida; including required conditions;	20	an FAR of 3.0.
21	providing for a repealer provision, providing for a	21	At that point in time, there was little public
22	severability clause, and providing for an effective	22	discussion, maybe about four speakers in total, two in
23	date. This item was continued from the April 13, 2016	23	support, two expressing objections. The Board had some
24	Planning and Zoning Board meeting.	24	design related comments about this plan, which we
25	Who wants to go first? Mario.	25	incorporated, and then we brought back a revised version

16 (Pages 61 to 64)

	Page 65		Page 67
1	to the Board in January of 2016.	1	pretty much two years of discussions with City Staff
2	At the January 2016 meeting, we then had the	2	about what would be the appropriate design and sort of
3	involvement of a considerable number of members of the	3	the appropriate Zoning approvals for the project, and
4	public, including, in particular, from the Valencia	4	went through four different iterations of type of
5	Grande Condominium to the west. They were represented	5	design, before we settled on the one that came before
6	by counsel at that meeting, and they expressed several	6	you in September of 2015.
7	objections and concerns.	7	Following that, in the Summer of 2014, we met with
8	The Board discussed the project, and we then went	8	the Biltmore Neighborhood Association or the Leadership
9	back made some suggested recommendations, directions	9	of the Biltmore Association, and in response to some
10	as to what to do with the plan. We then went back and	10	changes that we made to the proposed legislation, we
11	incorporated them. We incorporated them into this	11	were able to get them to agree to not object to the
12	design, which we have circulated to City Staff for their	12	project.
13	review and comment, but it has never actually been	13	In the Summer of 2014, we also went before the
14	brought before the Board.	14	Board of Architects and Development Review Committee,
15	That Proposal there that you see in front of you,	15	received their comments, incorporated some significant
16	as directed by this Board back in January, reduced the	16	comments, in particular from the Board of Architects,
17	FAR of the project from 3.0 to 2.5, so that is a 2.5 FAR	17	which pushed the parking garage further back from what
18	building that you're seeing there. We also incorporated	18	it was previously, and created more of a green space in
19	a pocket park in the corner of the property, on the	19	front of that design that you saw the first design
20	corner of Valencia and Hernando, about 3,000 square feet	20	that this Board saw.
21	in size, and 34 feet in width. Those two changes	21	Then fast-forward to March and April of 2015, we
22	reducing the FAR, putting the pocket park also reduced	22	had two different separate neighborhood meetings
23	the total density of the building from 103 units to 90	23	inviting everybody with notice within 1,000 feet of the
24	units. So at the end of January 2016, we had developed	24	property.
25	this plan, 2.5 FAR, 90 units, and with the park in the	25	At those meetings, we had some additional
	Page 66		Page 68
1	corner of the property.	1	comments, which lead to things such as getting a
2	On the Site Plan on the extreme right, you can see	2	Residential Parking Zone approved on the 500 Block of
3	the park, which would be the first 34 feet of depth from	3	Valencia Avenue, in response to the Valencia Townhomes
4	Hernando Street. You'll notice also those spaces along	4	and what they were requesting, and some other sort of
5			and what they were requesting, and some other sort of
	the parking garage, which were product actually of your	5	adjustments to the parking garage in particular; all
6	the parking garage, which were product actually of your previous comments back in September to line the parking	5 6	adjustments to the parking garage in particular; all comments that we were able to incorporate, and from
7	previous comments back in September to line the parking garage with some usable space.		adjustments to the parking garage in particular; all comments that we were able to incorporate, and from those sort of discussions is where we had at least a
7 8	previous comments back in September to line the parking garage with some usable space. That is an image of where the park would be	6	adjustments to the parking garage in particular; all comments that we were able to incorporate, and from those sort of discussions is where we had at least a significant number of neighbors who were supportive, and
7 8 9	previous comments back in September to line the parking garage with some usable space. That is an image of where the park would be located, approximately over 3000 square feet in size,	6 7 8 9	adjustments to the parking garage in particular; all comments that we were able to incorporate, and from those sort of discussions is where we had at least a significant number of neighbors who were supportive, and have been the ones that have spoken in support of the
7 8 9 10	previous comments back in September to line the parking garage with some usable space. That is an image of where the park would be located, approximately over 3000 square feet in size, about 34 feet in depth. Right now at that point in	6 7 8 9 10	adjustments to the parking garage in particular; all comments that we were able to incorporate, and from those sort of discussions is where we had at least a significant number of neighbors who were supportive, and have been the ones that have spoken in support of the project as it's moved through the process.
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Page	71

	Page 69		Page /1
1	we've had several small group meetings with two sort of	1	demolish the building, and just put landscaping there or
2	different groups. There's the group of single-family	2	whether we build a highrise, it is a already, for
3	homeowners mostly that live to the south of the project,	3	them, a bad situation, in particular, in the morning and
4	and then there's the group of sort of townhome and	4	evening rush hours. I don't hear complaints about
5	condominium owners that are more to the west of the	5	during other times during the day, but during the rush
6	project. In particular, we met with the New French	6	hours, apparently there's a lot of stacking and so forth
7	Village Association there at the New French Village. We	7	at the different lights.
8	also, not with the Association, but with the Counsel to	8	What we're proposing to do there, and I'll discuss
9	the Valencia Grande Building to try to address their	9	it with you after we have the architectural discussion,
10	concerns. So that is sort of the history of meetings	10	are several offsite traffic improvements to try to
11	and input that we've received up until now.	11	address the traffic, because quite often, you know, they
12	The next few slides are really just there for you	12	might you know, quite often the objections would come
13	to see the multiple sign-in sheets that we had. Any	13	in the term of density, but then you really ask them
14	meeting that we had more of three or four people, we	14	what's your concern behind this issue of density, and it
15	asked them to do a sign-in sheet. So here you'll see	15	would inevitably end up being a traffic discussion. If
16	the numerous sign-in sheets that we had at all of these	16	we were to obligate all of our residents to ride
17	different meetings, and the input that we had from	17	bicycles, you know, density would probably be less of an
18	different neighbors.	18	issue. What the issue is, is a perceived connection
19	That brings us now to our latest design. And so	19	between density and an increase in traffic.
20	the two biggest objections that we probably heard from	20	Lastly, this is a proposed rental development.
21	the neighborhood groups that were objecting and with who	21	The Government doesn't have any jurisdiction behind
22	we met with, number one, and this was particular	22	whether we can have it as a condominium or rental
23	probably the top priority for the group of single-family	23	development. There was some uneasiness among some
24	homeowners to the south, was height. In other words,	24	neighbors about, hey, what's the rental development
25	they felt that the current design was too tall, too	25	going to entail, and, you know, what sort of quality of
	Page 70		Page 72
1	high. They didn't want that size of a building facing	1	a rental unit are we going to have, and how is it going
2	their neighborhood there to the south. So in response	2	to be operated. I think, to a great extent, my client,
3	to that, we essentially made a building that is somewhat	3	based on history of operating rentals and how he runs
4	tall and skinny, shorter and fatter, for lack of a	4	his rental properties, has sort of assured given some
5	better way of describing it. And what you have before	5	reassurance on that issue. There's also some design
6	you in that elevation that you're looking at is an	6	things that we did to try to address that rental issue.
7	eight-story building, at approximately 82 feet in	7	With that said, I'll ask Hamed to maybe just go
8	height. So the height was brought down from 120 feet to	8	through the elevations of each of the eight-story
9	82 feet, from 12 stories to eight stories. The unit	9	proposal, so you have a better idea of what we're
10	count stays very close to what it was before. Instead	10	looking at.
11	of 103, it's now 102. The corner park is not there	11	MR. RODRIGUEZ: Good evening. Hamed Rodriguez,
12	anymore, but we have moved the sort of public space to	12	Project Architect, 3250 Mary Street.
13	fronting Valencia, and it's sort of a dog space that is	13	This project has been reduced to eight stories.
14	partially covered by an arcade, and partially open with	14	It's two stories of public space, amenities for the
15	grass area for dogs, and so forth, to be able to run	15	building, and half of the west side is parking. The 2nd
16	around in there.	16	Floor is entirely as parking, so we were able to reduce
17	I'll ask Hamed, the Project Architect, to go into	17	the six and five-story podium that we had of parking in
18	a little bit more detail through the revised proposed	18	the previous designs down to two stories.
19	design so you have an idea of what we were doing, and	19	Furthermore, there is a buffer of 16 feet of
20	why we were doing it.	20	gallery space on the west side of the entry to buffer
21	Traffic, you know, that was probably the biggest	21	the parking even further. And on the east side of the
22	issue of the neighbors to the west, and an issue of	22	entry, there is another buffer right where the amenity
23	everybody. And what came through in that discussion,	23	levels are.
24	clearly, is that the existing situation is bad.	24	Immediately after the two stories, we have eight
25	Regardless of what we do on our Site, whether we	25	identical stories of units of the, eight one bedrooms,
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Pago	75
Page	15

	Page 73		Page 75
1	eight two bedrooms, and one three bedroom per floor, and	1	The other issue that I mentioned earlier was
2	those are large units. Those are in the 850 range for	2	traffic. And traffic is, you know, a challenging issue,
3	the one bedrooms, 12,000 for the two bedrooms, and 13	3	because the existing situation, which is so frustrating
4	I'm sorry, 1,200 for the two bedrooms, and 13 for the	4	to everybody, including the neighbors involved here, is
5	three bedrooms.	5	not really a product so much of the residents that live
6	To the rear facade, it's very much like the front	6	around there or the development that's around there
7	of Valencia. We have some back of house areas there.	7	right now. It's a product of the fact that Coral Gables
8	We could try to organize it as neatly as possible. We	8	is strategically located right in the middle of
9	have an entry that or an exit that actually goes	9	Miami-Dade County, and we have a lot people who live
10	through and utilizes the alley, as we did before.	10	west of Coral Gables, and either work in Coral Gables or
11	The elevation there to the left would be the	11	work east of Coral Gables, and entire work in Coral Gables of work east of Coral Gables, so all of that population is
12		12	
	Hernando elevation, so that way we try to fit in and be		commuting through Coral Gables at some point in time
13	contextual with the project, the newer projects across	13	during the day to get to work or to get back home.
14	the street. And, again, we're trying to transition with	14	If you look at our actual project, and you look at
15	the height.	15	the traffic studies, you look at the concurrency
16	The other elevation here, we set the building back	16	analysis, the actual increase in trips was not enough to
17	approximately a little over five feet, so that we can	17	trip any concurrency requirement or, you know, in any
18	get some penetration on that podium, and not have a	18	way violated any of the concurrency rules of the City.
19	blank wall. We could also have some landscaping on that	19	So if you look at the City's Zone rules, we weren't
20	side, as well. This building is set back as you can	20	tripping or going across any threshold that we're not
21	see here on these elevations, the building is set back	21	suppose to be going across.
22	on the podium, north/south, east and west.	22	What happens the frustration that we hear out
23	On the west side, it's set back considerably,	23	there is because of the existing situation. And some
24	because that's where the sunlight is, and that's where	24	neighbors then have sort of the perceived the
25	the pool would be.	25	perception that any increase in density, whether it's
	Page 74		Page 76
1		1	
1	Here you can see the larger area here on the		even one unit, is going to worsen our situation and, you
2	Colonnade is much deeper on the west side of the	2	know, we should try to fight against it as much as
3	driveway. You can see the landscape area there. And on	3	possible.
4	the other side, you would see the use, which we have the	4	In reality, the bigger problem, what we really
5	gym and management office and a public area for multiple	5	need to do is to try to manage all of that traffic
6	uses within. Lobby's right in the center, so it's	6	that's coming through our City every day from other
7	taking some of the programming from the previous design.	7	sources, and from other places. And so in connection
8	Here you can see that we have a covered area and	8	with that, while realizing that our impact may not be
9	an uncovered area, and that is something that was	9	very significant traffic wise, we're coming into an
10	brought as interest from the community, is to have an	10	existing situation that has its challenges, and we're
11	area for people to be able to take their dogs. This	11	asking for certain Zoning approvals, and so we do think
12	would be a very low fenced area there with the gate, so	12	it's justified and appropriate for us to do more than,
13	that people can use that for public benefit. So we	13	"would be our share" in order to try to address the
14	tried to create as much green space around the building	14	traffic situation; to try in some way, to try to make
15	as possible, but this is the one area that's the	15	it better than what it is right now.
16	deepest, and you can see how we are concealing the	16	The first thing that we're proposing, and we can
17	parking. This is parking on surface immediate	17	go into more details to the extent that you want to, but
18	parking, and then we have a low sloped ramp working its	18	this is a summary of pedestrian improvements. It is
19	way up to the next level.	19	somewhat of a challenging situation, particularly
20	The next level is just a parking deck completely	20	crossing Le Jeune and Biltmore Way, and those major
21	for the balance of the parking, only two levels.	21	thoroughfares, and so what we are doing is proposing
22	Any questions?	22	approximately somewhere between 80 and \$100,000 worth of
23		23	pedestrian improvements. Things such as new pedestrian
	That discussion, the architectural discussion, to	23	pedestrian improvements. Things such as new pedestrian
24	That discussion, the architectural discussion, to a great extent, is how we're trying to address the	24	crossing signals that give priority to the pedestrian

	Page 77		Page 79
1	that are in certain areas, so that they're more	1	guaranteeing the lease. So it's going to be a situation
2	prominent, and the cars can actually slow down and go	2	where you just can't have some young student, perhaps,
3	around them at the appropriate time, re-doing	3	that mom and dad are paying the rent, but are not
4	crosswalks, putting in crosswalks where there aren't any	4	actually living there, being able to enter into a lease
5	right now, certain turn certain turn, painting marks	5	and live there.
6	on the street, some are incorrect, correcting those.	6	They also did things, such as, on the balconies,
7	Like I said, we have our traffic engineer here,	7	on that new design, trying to make them less
8	and we can go into greater detail on that, but that is	8	transparent, in response to one neighbor's concern about
9	one of the things that we're proposing to do to try and	9	how transparent those balconies could potentially be,
10	address the "traffic issue" and trying to make it easier	10	and that shows you sort of an example, I think, of good
11	for pedestrians to get around without necessarily having	11	faith on my client's part to go the extra step to, even
12	to rely on a car if you're living in the neighborhood.	12	the concern of one resident, try to address it to try to
13	Another idea is finding ways to slow down and	13	get somewhere to a point of consensus.
14	control this cut through traffic that is going through	14	Considering all of this discussion, what we're
15	the neighborhood, and what you see up there is not	15	asking from you tonight is to tell us what direction you
16	exactly how it's going to look, of course, but the idea	16	think we should go in in order to achieve a better
17	would be to put a median in the 500 and 600 Blocks of	17	consensus. We have your comments from January. We
18	Valencia, along with some landscape bulb-outs, so as to	18	tried to incorporate them. If you'll notice, that
19	narrow the path of travel, so that cars will have to	19	building does not look the same as the building we've
20	slow down as they're driving through there right now.	20	created in response to neighbor comments. Give us your
21	Valencia is a very wide right of way, and that	21	thoughts, your ideas, as to what you think is the right
22	leads sort of to people hitting the accelerator to get	22	direction to go in or if we're going in the right
23	from light to light or from stop sign to stop sign. So	23	direction right now
24	that would be one idea. This idea was, I'd say, very	24	CHAIRMAN FLANAGAN: Thank you.
25	well received across the board from neighbors, as far as	25	Mr. Trias.
	Page 78		D
			Page 80
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1	being able to find a way to slow down, better control	1	MR. TRIAS: Chairman, if I could clarify, although
2	being able to find a way to slow down, better control traffic.	2	MR. TRIAS: Chairman, if I could clarify, although I really appreciate Mr. Garcia's conviction and passion,
2 3	being able to find a way to slow down, better control traffic. Again, rough sort of typical detail of what the	2 3	MR. TRIAS: Chairman, if I could clarify, although I really appreciate Mr. Garcia's conviction and passion, and the fact that he's asking for your ideas, this is a
2 3 4	being able to find a way to slow down, better control traffic. Again, rough sort of typical detail of what the idea is. You know, the median, with planting in the	2 3 4	MR. TRIAS: Chairman, if I could clarify, although I really appreciate Mr. Garcia's conviction and passion, and the fact that he's asking for your ideas, this is a project that has not been submitted, has not been
2 3 4 5	being able to find a way to slow down, better control traffic. Again, rough sort of typical detail of what the idea is. You know, the median, with planting in the middle, along with the landscape bulb-outs to decrease	2 3 4 5	MR. TRIAS: Chairman, if I could clarify, although I really appreciate Mr. Garcia's conviction and passion, and the fact that he's asking for your ideas, this is a project that has not been submitted, has not been reviewed. It didn't go before the Board of Architects,
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20 (Pages 77 to 80)

	Page 81		
1	CHAIRMAN FLANAGAN: And we'll try to stick to the	1	But the second item that I would li
2	same time limitations as we did for the speakers on the	2	about, and then I will end, is more pers
3	North Ponce project, please.	3	this is as a neighbor, and this is the issue
4	MR. GELABERT-NAVIA: You mean like the first one.	4	rentals. The last time that I came to th
5	My name is Jose Gelabert-Navia. I am an	5	was actually I found it pretty appalling
6	Architect, but tonight I'm speaking more as a resident.	6	of the neighbors, some of the ones that
7	I live on 600 Biltmore Way. And I'd like to address	7	building, some of the ones that live in
8	some points as an architect and as a neighbor, and I	8	next door, talking about renters, about
9	promise to be short.	9	were going to come to this building, as
10	As an architect, I rather not comment about the	10	neighborhood was going to be ruined b
11	design. I used to sit on this Board before, and the	11	I don't know how many I'm sure a nu
12	reason I don't do it anymore is because I didn't feel it	12	aware that prior to 1960, the majority of
13	was my position to design other people's projects, but I	13	the United States were renters. The w
14	would like to comment as one of the original, pretty	14	have now, that everyone has ownership
15	soon is going to be one of the surviving authors of the	15	recent phenomenon, that actually chan
16	Mediterranean Ordinance from 30 years ago, one of the	16	the whole market crashed. And now the
17	things that we try to do when we design, and we wrote	17	people are, again, beginning to be rented
18	that Ordinance, is to allow for a number of elements,	18	renters are not low-lifes that are movir
19	which were true Mediterranean elements. And the trade	19	neighborhood. The renters are people
20	off was that the client or that the Developer would get	20	old father, who I'm trying to move close
21	a series of bonuses that would give them additional FRA,	21	live, and now he lives in Puerto de Pal
22	additional density, precisely so that they can do a lot	22	renter is my niece, who's 32 years old,
23	of the things that we felt and I actually had a very	23	graduated with a Degree from Harvard
24	good discussion with Ramon about where did the Ordinance	24	off her student debt, and she needs to l
25	come from.	25	So, to my neighbors, including the
	Page 82		
1	A lot of the issues that we tried, which we felt	1	building, that are probably going to tar ar
2	I felt certainly that strongly was the urban elements	2	when I get back tonight, the make up of t
3	that Mediterranean architecture had, and we thought it	3	think, can enhance the neighborhood.
4	was more important to legislate that, than to legislate	4	And with regard to the traffic, again,
5	style. These elements were arcades. They were changing	5	you were talking about Ponce, the amoun
6	roof lines. It was the proportions of the building.	6	is generated really depends on who lives
7	And I think that the original design that was submitted	7	building. I'm probably one of the younge

And I think that the original design that was submitted, 7

8 that's why I came to support it a few meetings ago, 9 contained a lot of those things. And, yes, it had a

10 great deal of density, but it had those elements. 11 I can understand that the Applicant, after four 12 years, they're probably completely exhausted, and 13 they're ready to throw in the towel to whatever 14 direction they get, and whatever compromise they come 15 with the owners, but I think sometimes what you get is,

16 as they say, a camel is a horse designed by a committee.

17 And, again, there's been so many influences, so many

18 things that I think, yes, they have simplified the 19 project to something that might be appealing, because

20 they reduced density, they reduced height, but I frankly

21 feel for the City. The original project would have been

22 a better project than what is being submitted to you

23 today at the risk of upsetting my colleagues there.

24 And, so density doesn't always-- is the primary judge of 25 the project.

Page 83 like to speak rsonal in that sue of the this meeting, it ling to find some at live in my the building it the people that as though the whole by the renters. And number of you are of the people in whole idea that we ip, is actually a nged in 2008 when the majority of ters. And the ing into the e like my 89 year oser to where I almas, or the

d, and just rd, and now is paying live in a rental.

e ones from my

Page 84

and feather me the building, I , some-- when int of traffic that s in the building. I'm probably one of the youngest ones who 7 8 lives in my building, and cars are not streaming in and 9 out, and that is the composition of most people that 10 live around that neighborhood. 11 Thank you. 12 CHAIRMAN FLANAGAN: Thank you. 13 THE SECRETARY: Paul Savage. 14 MR. SAVAGE: Good evening, Members of the Board. 15 It's my pleasure to see you again. 16 My name is Paul Savage. I have law offices at 100 17 Almeria Avenue, Suite 220. You may remember me from our 18 prior hearings on this matter. I'm here representing 19 the Valencia Grande Condominium Association. Their 20 building is a few lots down, at 642 and 650 Valencia. 21 My remarks-- and I think I may set a record by 22 coming within three minutes. I'm not sure, but my 23 remarks tonight are really purely technical and legal in 24 nature, and that is to say that what we have been 25 noticed with, and what was read in front of this meeting

21 (Pages 81 to 84)

	Page 85		Page 87
1	by the Chair, according to the procedures, is a	1	back for a real when you really have it together, and
2	quasi-judicial resolution to review a Conditional Use	2	we'll have a real meeting, instead of having everyone
3	Site Plan Review under the Zoning Code and Article 3,	3	come out or not. So, again, I don't think that I,
4	"Development Review", Division 4. And if you go in that	4	again, applaud the Applicant for reaching out, but I
5	section and look it up, I think that your Planning	5	don't think that they get to have preconsensus in a
6	Director was indicating that there's an issue here, and	6	quasi-judicial hearing. And I think that's I don't
7	that issue is that that is a set procedure, particularly	7	think I made it within my three minutes, probably.
8	when you get in the quasi-judicial arena, which this is,	8	I would like to put my signatures into the record.
9	and if you pull that Code, there's a chart and language	9	Oh, the Chair says, no, Mr. Savage, you cannot quite
10	that explains the chart, and it talks about how you have	10	claim that record yet. So I think you get the gist of
11	to have a complete application. You go to the	11	my remarks. I just think by Code you can't do it. I
12	Development Review Committee, also to through Staff	12	thank the Applicant. I look forward to continuing to
13		13	work on this project, but there's nothing to vote on,
	meetings, leading up to a Staff recommendation, and then this Board is very important. This Board, you know	14	and you can't help design the project in advance.
14	this Board is very important. This Board, you know,	15	Thank you so much for listening.
15 16	this is the last stop before the City Commission. So	16	
	there are a lot of municipal departments, other Boards,	17	CHAIRMAN FLANAGAN: Thank you, Mr. Savage. Next
17	Staff recommendations. You don't have a resolution in	1	speaker.
18	front of you tonight. You don't have a Staff	18 19	THE SECRETARY: Rolando Iglesias.
19	recommendation. You don't even have a complete	1	MR. IGLESIAS: Good evening, Board Members. My
20	application that's been opined on. None of the remarks	20	name is Rolando Iglesias. I reside at 600 Biltmore Way,
21	today were tested at all by your Staff, which is what is	21	Apartment 1104. I'm here in total support of the Villa
22	supposed to happen. So I think that if we go forward,	22	Valencia project. I fully concur with what my neighbor,
23	I'm just urging you, respectfully I appreciate the	23 24	Jose Gelabert, previously stated. I personally, myself,
24 25	Applicant, the Applicant's counsel. I've been at these	25	liked the first design better, but that's for this Board
25	meetings. They I won't characterize them, but at	25	to decide. I think that we should allow this project to
	Page 86		Page 88
1	least they're having them, and they're reaching out. I	1	move forward. I think it's pretty much in accordance
2	think that's wonderful, but I would ask you,	2	with the current plan that the City is going through
3	respectfully, not to accept the invitation tonight to	3	right now. So I fully ask respectfully ask for your
4	give guidance and give more design cues and whatever	4	support for this project.
5	they're asking you to do, because that's not what's been	5	CHAIRMAN FLANAGAN: Thank you.
6	noticed. It's not according to the Code. They need to	6	THE SECRETARY: Sonia Blair.
7	have a complete application. You can't vote. You're	7	MS. BLAIR: Good evening. I'm Sonia Blair. I'm a
8	what your duty is, in a quasi-judicial Site Review like	8	real estate broker, and have been for over 30 years, and
9	this one, is to vote and to make findings to ultimately	9	live at 2920 Segovia Street. I am very much in favor of
10	apprise the City Commission about whether you think they	10	this project to be built, and I also concur with Mr.
11	should approve the project or not. That's you know,	11	Iglesias that I believe that the first drawings were
12	Mr. Trias had another legislative item where we can have	12	better than the second, as Mr. Trias made a comment
13	a lot of meetings and talk about policy and the wisdom	13	regarding that it was a square box.
14	of what we should do on North Ponce, and things like	14	I also agree with the last gentleman who spoke,
15	that, and those kinds of hearings can happen, but this	15	because I do rent to a lot of people, and I don't think
16	is a quasi-judicial Site Plan Review that is not	16	it's fair to put the wrong idea that rentals renters
17	appropriate to have you weigh in and provide guidance,	17	rather, are not the best people to have in the building.
18	just like my side of the case is not allowed to come in	18	Today you could not rent anything in Coral Gables in
19	and have hearings about what kind of objections and what	19	this area for less than \$3,000 per meeting for a two/two
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kind of arguments you may find compelling that I may

advance at a future hearing. It's just not fair.

I also ask for--I have a petition of 30 to 40

signatures asking that this be continued to the next

hearing. If you remember, we had some colloquy. I

requested a continuation last time to say, please come

22 (Pages 85 to 88)

in a brand new building. So if you don't make the

So, therefore, those people are usually professional

has already graduated and are paying off their loans.

So in addition to what Mr. Iglesias says, I

proper amount of money per year, you cannot afford that.

people or like the other gentleman stated, someone who

Page	91

	Page 89		Page 91
1	definitely think that this project could go forward, and	1	moved in about two years ago was the economic diversity.
2	should do.	2	When I'd walk my dog thank you for the dog park idea.
3	Thank you very much.	3	When I'd walk my dog, I would pass a presidential
			candidate a former presidential candidate. I would
4	CHAIRMAN FLANAGAN: Thank you.	4 5	-
5	THE SECRETARY: Juan Castro Lopez.	6	pass a plumber. I'd pass a school teacher. I'd pass a
6 7	MR. LOPEZ: Juan Castro Lopez. My family owns the	7	guy in, you know, hospital sweats, whatever they're called, the locksmith lived in the block, and I was
	property that's adjacent to the Site. I fully support the project I don't think that the Applicant is aching		
8 9	the project. I don't think that the Applicant is asking	8	quite surprised at the economic diversity in this small area, and that's a good thing for a city. That's what
10	for anything that's not existing right now around the	10	· · · ·
11	property. The building to the North has, I believe, 12	11	cities are supposed to be.
12	or 13 stories. The building to the east is the same.	12	I think the density helps traffic. I'm going to
	The building across the street on Segovia has the same number of stories. And I don't think it would be out of		take the contrary view. The more people we can get
13 14		13 14	close to Downtown, Coral Gables, the more people would
15	line with what's in the neighborhood right now.	15	leave their car in the garage and walk some place. I'm at the New French Village. I go to dinner there. I go
16	There was one thing that wasn't mentioned here, and it's that a lot of residents have concerns about	16	shopping at the Publix. I actually walk. That's why I
17	parking, and since the last meeting, there was a	17	moved here. I think other people ought to have that
18	Residential Zone Parking area instated in the block, and	18	opportunity, and not pretend that we live in a
19	the issue of parking has been lessened majorly. You can	19	single-family residential suburban community this close
20	drive by the properties now, and during the day, when it	20	to Downtown, Coral Gables. So I would recommend the
21	was impossible to find a parking spot, now it's very	21	Board support a denser, more vibrant architecturally
22	easy. And in terms of traffic, I think the Applicant is	22	interesting project.
23	right, the issue with traffic is just people driving	23	Thank you.
24	trying to avoid Coral Way, because generally it backs up	24	CHAIRMAN FLANAGAN: Thank you.
25	going west, and they choose Valencia instead. So I	25	MR. TRIAS: I would like to make a correction.
	Page 90		Page 92
1	think that with some of the additions that they are	1	CHAIRMAN FLANAGAN: Sure.
2	proposing tonight, that issue would go away, too.	2	MR. TRIAS: All of the projects have the same
3	Thank you.	3	density, the same number of units, basically. So
4	CHAIRMAN FLANAGAN: Thank you.	4	there's no difference in density. CHAIRMAN FLANAGAN: Okay.
5	THE SECRETARY: Robert Parsley.	6	•
6	MR. PARSLEY: I'm Robert Parsley. I live at 618	7	Jill, do we have any other speakers?
7	Valencia. As I leave my front door, I look 400 yards	8	MR. GARCIA-SERRA: Let me just to clarify that last comment. Of the three versions that we sent to
8	down the way, and I want to see this building.	9	you that we've shown you today, the original one was
9 10	I'm a landscape architect. I sit on a City Board.	10	103 units. The one that we revised, pursuant to your
	I restore preservation. I run the Beautification Board.	11	comments in September, is 90 units, and then the most
11 12	I bring projects to the City as a Consultant. I am a	12	recent one, in response to the neighbors, is 102. So
13	Consultant for City projects, but I'm going to speak as a neighbor and as a resident. And I was quite in favor	13	they're relatively close, but there is a difference in
14	of the second version of the project. I liked the	14	each one.
15	diversity, the architecture to the Mediterranean revival	15	CHAIRMAN FLANAGAN: Jill, do we have more
16	of the building was interesting. The density didn't	16	speakers?
17	bother me.	17	THE SECRETARY: Yes, one more.
18	I think to appease some neighbors that are going	18	CHAIRMAN FLANAGAN: Mr. Leen, did you want to
19	to be resistant to any change, we have dumped down the	19	MR. LEEN: I would just like to provide an opinion
20	building to what's a box with a few little frills of	20	to the Board but after.
21	Mediterranean fluff, to keep the density. I don't think	21	CHAIRMAN FLANAGAN: Thank you.
22	that's the way to design, to our early architect's	22	THE SECRETARY: Rhonda Anderson.
23	opinion. So I would recommend keeping that second	23	MS. ANDERSON: I have a few brief comments. Aside
24	higher density design. I think rentals are good.	24	from seconding the comments of Mr. Trias and Mr. Savage,

23 (Pages 89 to 92)

	Page 93		Page 95
1	to even if you're going to provide comments to give	1	calming measures that have been proposed, I do walk the
2	comments.	2	area quite a bit, because I do have two dogs that I take
3	In the comments you received, my second point is a	3	on long walks, and by and large people do want the
4	matter of perspective.	4	diverters that I speak to, to stop the cut through
5	CHAIRMAN FLANAGAN: I'm sorry. Can we get your	5	traffic in the morning, because it basically comes from
6	name and address, for the record?	6	Westchester straight on through, back and forth
7	MS. ANDERSON: Not a problem. Rhonda Anderson,	7	everyday.
8	2715 Hernando. I live in a single-family home, south of	8	Okay. Thank you.
9	the project.	9	CHAIRMAN FLANAGAN: Thank you. All right. Those
10	Perspective is what I wanted to talk to you about,	10	are the cards that we had.
11	because the comments that you've been hearing about the	11	Mr. City Attorney wanted to give an opinion.
12	dumbing down of the building, about the height of the	12	MR. LEEN: Thank you, Mr. Chair. It's a pleasure
13	building, have been coming largely, I notice, from folks	13	to be here. I just wanted to speak a little bit about
14	that live in large buildings to the north and to the	14	your authority as a quasi-judicial Board, as an issue
15	west and to the east of the project.	15	has been raised regarding whether you can provide, in a
16	The folks that I have been speaking with, a large	16	sense, recommendations or advice, advisory opinions on a
17	of who are not here today, because this was very last	17	matter. And I say this with great respect for Mr.
18	minute put on the calendar we didn't have a colorized	18	Savage, who I think highly of as an attorney, and I
19	version of it and as far as dumbing down a project, if	19	understand the issue that he has raised.
20	you look at the history of pedestrian areas, where you	20	When you're acting in a quasi-judicial capacity,
21	have lots of foot traffic, such as in New York, by and	21	it is true, there's a limitation in the sense that you
22	large, you don't have buildings from the early era of	22	would not design the project, and you would not
23	New York more than five or six stories tall. We're in	23	basically tell someone, if you do this, this and this,
24	single-family homes. We do not want to be looking at	24	at a future meeting, we'll approve it. You don't give
25	120-foot tall buildings when you're in your pool in your	25	advice I agree, you would not tell someone, do it this
	Page 94		Page 96
1	backyard. There's very, very, very strong opposition	1	way and we'll approve it, and if you do it this way, we
2	from the folks on Almeria, on Catalonia, on Palermo, and	2	won't, and then sort of lock yourself into a future
3	all of those streets where their back yards are	3	meeting.
4	literally going to be looking up at the face of this old	4	That being said, you do have a significant amount

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literally going to be looking up at the face of this old 4 5 structure, and that's why this builder met with the neighborhood and listened to their comments, because you 6 don't have a colorized version, you're not appreciating 7 8 the Mediterranean aspects in that building that are 9

9 existing in historical buildings of the Mediterranean

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10 era without having to go up to 120 feet to do so. 11 My second comment has to do with the Overlay 12 District language, as it's written. The proposed 13 building is only 90 feet, but now we're going to be 14 allowing even a city parking lot to be developed later 15 on in the future with a building of 120-feet.

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

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

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

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

24 (Pages 93 to 96)

Dago	07
Page	97

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	Page 97		Page 99
1	have to recommend approval.	1	The other thing that I would mention out there is
2	And that's where I believe Mr. Savage is correct.	2	to sort of echo Mr. Gelabert's comments, because he
3	You could not say, "if you do this, we will recommend	3	brought up something very, very important; that quite
4	approval in the future." You'd have to have another	4	often in the City of Coral Gables to bring about the
5	public hearing on that at the next meeting, if it's a	5	design that you want, you have to incentivise it with
6	new application. If it's not materially different, you	6	what we refer to as "Mediterranean Design Bonuses" which
7	may not have to. You know, there's a lot of things you	7	gives you additional FAR, and density for development.
8	would have to look at in that respect.	8	In this case here, we are in the only Zoning
9	Do you have any questions, any Members of the	9	District in the City of Coral Gables which requires
10	Board?	10	Mediterranean design, but then does not give you any
11	CHAIRMAN FLANAGAN: I don't. Any Members of the	11	bonus for the sake of doing Mediterranean design and
12	Board at this point?	12	trying to incentivise it. So indeed that perhaps
13	MR. LEEN: One other thing, you do have and I	13	explains why the North side of Valencia has seen so
14	should say this, because this has come up in another	14	little redevelopment. Everywhere else in the City, a
15	matter. You do have significant authority in granting	15	bonus is awarded for that sort of design that you want
16	conditions of approval, even after the public hearing.	16	to encourage, but not here.
17	So ultimately, you're advising the Commission as	17	With that said, I'll leave it for what we're
18	to what you believe is in the best interest of the City.	18	really here for, your discussion and guidance.
19	CHAIRMAN FLANAGAN: Thank you very much.	19	CHAIRMAN FLANAGAN: Just so the record's clear, we
20	All right. So there was still the public	20	know you're looking for some input. We'll see if the
21	hearing is open. The public comments are over.	21	Board is willing to give any, but I'm going to assume
22	Counselor, you want to wrap up.	22	and if you could confirm, that as part of that, you are
23	MR. GARCIA-SERRA: Just a couple of minutes, not	23	ultimately looking for a deferral of the three items
24	necessarily rebuttal, but perhaps echoing some comments	24	tonight?
25	that we heard already.	25	MR. GARCIA-SERRA: How you want to memorialize
	Page 98		Page 100
1	On the issue of, you know, what are we proposing	1	your recommendation, I leave up to you and your City
2	right now, what are we doing right now, many of you or	2	Attorney. You know, as far as how to you know, do you
3	all of you, really, have been on this Board or similar	3	do a motion, do you just state comments. You know, the
4	Boards for a while. Quite often, in the development of	4	more direct and clear direction that you can give us in
5	a project, you come across issues where you start	5	comments, the better, of course, from our point of view.
6	proposing alternative designs to try to address them,	6	CHAIRMAN FLANAGAN: But at the end of the day, we
7	and that's what we're doing here. And that's what we're	7	need to dispose of these three items one way or the
8	doing here and trying to seek that input. We've already	8	other. So I think, as the City Attorney advised us,
9	filed an application actually a very long time ago; have	9	it's either going to be approval, denial or deferral,
1.0			its ender going to be approval, dennar or dererrar,
10	gone through numerous reviews, numerous times, even	10	and I'm assuming, since you have new iterations that you
10	gone through numerous reviews, numerous times, even before this Board; numerous neighborhood meetings, and we		
	• •		and I'm assuming, since you have new iterations that you
11	before this Board; numerous neighborhood meetings, and we	11	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with
11 12	before this Board; numerous neighborhood meetings, and we are looking we're still moving forward with that same	11 12	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with some comments from this Board, that you would seek the
11 12 13	before this Board; numerous neighborhood meetings, and we are looking we're still moving forward with that same project. We're looking to see what is the design	11 12 13	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with some comments from this Board, that you would seek the deferral.
11 12 13 14	before this Board; numerous neighborhood meetings, and we are looking we're still moving forward with that same project. We're looking to see what is the design perhaps or the proposal that can reach consensus. If we	11 12 13 14	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with some comments from this Board, that you would seek the deferral. MR. GARCIA-SERRA: Generally, I would say so. I
11 12 13 14 15	before this Board; numerous neighborhood meetings, and we are looking we're still moving forward with that same project. We're looking to see what is the design perhaps or the proposal that can reach consensus. If we need to, we can go back with whatever design is sort of	11 12 13 14 15	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with some comments from this Board, that you would seek the deferral. MR. GARCIA-SERRA: Generally, I would say so. I would like to see what the discussion is, because we could be at a point, too, where we're being stretched in all directions. We're not going to make anybody happy,
11 12 13 14 15 16 17 18	before this Board; numerous neighborhood meetings, and we are looking we're still moving forward with that same project. We're looking to see what is the design perhaps or the proposal that can reach consensus. If we need to, we can go back with whatever design is sort of preferred to the Board of Architects or whatever, you know, other Boards need to review it, but we're still part of this application.	11 12 13 14 15 16 17 18	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with some comments from this Board, that you would seek the deferral. MR. GARCIA-SERRA: Generally, I would say so. I would like to see what the discussion is, because we could be at a point, too, where we're being stretched in all directions. We're not going to make anybody happy, and we might just tell you, you know, move forward with
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11 12 13 14 15 16 17 18 19 20	before this Board; numerous neighborhood meetings,and we are looking we're still moving forward with that same project. We're looking to see what is the design perhaps or the proposal that can reach consensus. If we need to, we can go back with whatever design is sort of preferred to the Board of Architects or whatever, you know, other Boards need to review it, but we're still part of this application. Think of the depravation of due process, the unfairness it would be if, after four years, and the	11 12 13 14 15 16 17 18 19 20	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with some comments from this Board, that you would seek the deferral. MR. GARCIA-SERRA: Generally, I would say so. I would like to see what the discussion is, because we could be at a point, too, where we're being stretched in all directions. We're not going to make anybody happy, and we might just tell you, you know, move forward with the vote with the proposed, you know, design that we had originally submitted to you.
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11 12 13 14 15 16 17 18 19 20 21 22 23	before this Board; numerous neighborhood meetings,and we are looking we're still moving forward with that same project. We're looking to see what is the design perhaps or the proposal that can reach consensus. If we need to, we can go back with whatever design is sort of preferred to the Board of Architects or whatever, you know, other Boards need to review it, but we're still part of this application. Think of the depravation of due process, the unfairness it would be if, after four years, and the amount of money that's been spent already to get to this point in the process, you were to essentially tell us, do over. You know, start again from scratch.	11 12 13 14 15 16 17 18 19 20 21 22 23	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with some comments from this Board, that you would seek the deferral. MR. GARCIA-SERRA: Generally, I would say so. I would like to see what the discussion is, because we could be at a point, too, where we're being stretched in all directions. We're not going to make anybody happy, and we might just tell you, you know, move forward with the vote with the proposed, you know, design that we had originally submitted to you. CHAIRMAN FLANAGAN: Okay. Thank you. MR. LEEN: Mr. Chair, ultimately, no matter what they request, it's within your discretion. So if you
11 12 13 14 15 16 17 18 19 20 21 22	before this Board; numerous neighborhood meetings,and we are looking we're still moving forward with that same project. We're looking to see what is the design perhaps or the proposal that can reach consensus. If we need to, we can go back with whatever design is sort of preferred to the Board of Architects or whatever, you know, other Boards need to review it, but we're still part of this application. Think of the depravation of due process, the unfairness it would be if, after four years, and the amount of money that's been spent already to get to this point in the process, you were to essentially tell us,	11 12 13 14 15 16 17 18 19 20 21 22	and I'm assuming, since you have new iterations that you are looking to put through the process, ideally with some comments from this Board, that you would seek the deferral. MR. GARCIA-SERRA: Generally, I would say so. I would like to see what the discussion is, because we could be at a point, too, where we're being stretched in all directions. We're not going to make anybody happy, and we might just tell you, you know, move forward with the vote with the proposed, you know, design that we had originally submitted to you. CHAIRMAN FLANAGAN: Okay. Thank you. MR. LEEN: Mr. Chair, ultimately, no matter what

25 (Pages 97 to 100)

	Page 101		Page 103
1	Those instructions don't bind you when it comes back.	1	has not taken place. I mean, that certainly that is
2	It's not an Estoppel, it's called. That doesn't mean	2	my professional expertise, and I can assure you that
3	you have to vote in favor of it, but you're giving them	3	that has not taken place.
4	your thoughts in conjunction with the continuance.	4	Now, it would be a good thing to do that. Maybe
5	Likewise, you could approve the actual application. You	5	the Applicant is able to do it, but certainly it hasn't
6	could approve with conditions, and those conditions	6	been done, and you are not ready to take any action at
7	could be some of these changes they've suggested, and	7	this point.
8	those are all recommendations to the City Commission.	8	CHAIRMAN FLANAGAN: Mr. Rodriguez?
9	You could also recommend denial.	9	MR. RODRIGUEZ: Yeah. As I understand it, and
10	CHAIRMAN FLANAGAN: Very good. Thank you.	10	please, Ramon, correct me if I'm wrong, we can't even
11	All right. The public hearing is closed. Any	11	if I'm not even suggesting remotely that I'd be
12	Members of the Board Marshall.	12	inclined to vote favorably for what's just presented,
13	MR. BELLIN: Just a point of clarification. You	13	the latest proposal, but we can't even vote for that,
14	do get a bonus for Mediterranean Architecture in the	14	because it hasn't gone through proper channels, right?
15	MSFA, but it's only with respect to density, not FAR,	15	What Mario, I think, was saying is, we could vote for
16	not height.	16	one of the earlier proposals that have gone through the
17	MR. GARCIA-SERRA: Right.	17	proper channels, is that
18	CHAIRMAN FLANAGAN: Anybody else?	18	MR. TRIAS: But, in addition, for example, the
19	MS. MENENDEZ: I think the hard thing that I'm	19	traffic improvements that the Applicant described in
20	having or the hard part of this whole thing is, I really	20	some detail have not been reviewed. I just verified
21	appreciate when Staff reviews applications, and we're	21	that with our Staff. So I really I don't know what is
22	missing that here. I mean, we just heard from our	22	being proposed at this point. As your Director of
23	Planning Director that what you're proposing today is	23	
24	not something that he would recommend. So, to me,	24	Planning and Zoning, I really don't know what the
25	that's the component of this whole thing that I really	25	proposal is.
2.5	that's the component of this whole thing that I rearry	23	MR. RODRIGUEZ: I think what he's asking for is
	Page 102		Page 104
1	rely on, and we don't have it today, so I'm not sure	1	guidance from the Board. I mean, it's pretty
2	I would really have a question to our Architects.	2	straight-forward.
3	Can't you achieve both? Can't you achieve, you know,	3	MR. LEEN: You do have a pending application.
4	some type of a much better design, yet keep the	4	They brought this alternate view, which has not been
5	intensity lower? I mean, that's the question I have to	5	fully vetted by Staff. If there's parts of it you want
6	the Architects of the Board. But, again, I would really	6	to impose as a condition, you're welcome to. If you
7	want to have the application reviewed by Staff, whatever	7	think they've invited the possibility of a continuance
8	application that they want to move forward with, but I	8	for Staff to look at this alternate proposal, and that
9	just heard our Planning Director say that that one	9	may be what you instruct. Whatever you do, though, I
10	wasn't one that he would support, as far as the design.	10	would recommend you do it through a vote
11	MR. TRIAS: The application has not been reviewed.	11	CHAIRMAN FLANAGAN: Right.
12	The building has not been presented to the Board of	12	MR. LEEN:Where you're doing one of those
13	Architects. The building is actually it has more	13	things, approve, approve with conditions, deny or
14	units. It has more units than the last version. So	14	continue.
15	it's misleading to think that some people had the	15	CHAIRMAN FLANAGAN: I agree with Maria. I rely on
16	impression the misimpression that a building that has	16	Staff's recommendation, opinion, of course, with the
17	less height was less dense, not true.	17	presentations. At this point, we've had, I'm going to
18	So all of these issues need to be addressed. Now,	18	call this, two-and-a-half iterations. We've had two, we
19	I want to say that I really appreciate Ms. Anderson's	19	have this one, which is a rough rendering, which is
20	comments, because she's actually right, in the sense	20	tough to discern from our packets, even from what's on
	that great cities have a height that is similar to	21	the screen. It becomes much easier if something is
21			
22	what's being proposed.	22	brought to us kind of all wrapped up, with a full
22 23	Now, having made that comment, the next step is to	23	review, so we know exactly which iteration and which
22			

	Page 105		Page 107
1	make a motion?	1	MS. MENENDEZ: Okay. Well
2	MR. BEHAR: Let me say something, for the record.	2	MR. BEHAR: I would not be ready to tell them, "Go
3	I do not and I agree with some of the comments I	3	with it." Let's make sure that's
4	don't think like the way the building has been forced to	4	MS. MENENDEZ: No. I'm just commenting, because
5	be take shape I think I remember seeing a more, you	5	to me it's such a drastic difference, and you know,
6	know, variety of height incorporated into the project.	6	again, I think it needs to be vetted, but if that's the
7	I think that we should allow the Planning Department and	7	serious design I mean, I'm hearing from the Planning
8	the Board of Architects to have their say. I agree with	8	Director that that's not going to be considered.
9	you guys, but I think that to keep this building at a	9	MR. TRIAS: And the request, if I understand it
10	height that may be more in keeping with the desire of	10	correctly and, again, I haven't really reviewed it,
11	the residents, we're forcing or they're forcing a more	11	it's twice the density, right, that's allowed?
12	fat and lower building.	12	MR. GARCIA-SERRA: The increase in density would
13	I have for Staff, and whoever, as of today, just	13	be, yes, 200 units.
14	for clarification, what is the height permitted in that	14	MR. TRIAS: So the request is twice the density
15	location?	15	and additional FAR.
16	MR. TRIAS: The Site specifically permits 150	16	MS. MENENDEZ: So I guess the question I have,
17	feet.	17	again, and maybe I don't know, maybe nobody can answer
18	MR. BEHAR: Okay. What is the density permitted	18	it is, can you achieve a less intensity, but yet a much
19	today in that location?	19	more pleasant design with the heights and variation of
20	MR. TRIAS: It's 40 units per acre with the Med	20	the elevation? Can you achieve that?
21	Bonus.	21	I mean, I think that the comment that I remember
22	MR. BEHAR: The FAR is 2.5?	22	from the public is, intensity. The fact that there was
23	MR. TRIAS: Yeah, right. They're asking for	23	more, and there was going to be more vehicles, that
24	additional FAR or maybe the Applicant can explain more.	24	there was going to be more activity as a result of the
25	MR. GARCIA-SERRA: The residential density that is	25	intensity of the development.
	Page 106		Page 108
1	permitted today is 50 units per acre.		
-		1	You know, so amenities for the public,
2	MR. BEHAR: 60 units per acre?	1 2	You know, so amenities for the public, fantastic, on board. That's basically what we've been
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2	*	2	fantastic, on board. That's basically what we've been
2 3	MR. GARCIA-SERRA: No, 50. 40 as a base, and then	2 3	fantastic, on board. That's basically what we've been talking about, and I think the public has been talking
2 3 4	MR. GARCIA-SERRA: No, 50. 40 as a base, and then you get an additional 10 with the Mediterranean bonus.	2 3 4	fantastic, on board. That's basically what we've been talking about, and I think the public has been talking about. The park, great. But you haven't really
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MS. GARCIA-SERRA: Let me turn around. Yes.

MR. GARCIA-SERRA: From a design perspective.

27 (Pages 105 to 108)

	Page 109		Page 111
1	MS. MENENDEZ:Because the intensity is still	1	MR. BEHAR: Well, it could be a little bigger.
2	there.	2	MS. MENENDEZ: 3,000 square feet doesn't
3	MR. BEHAR: But, you know, Maria, as Mario said,	3	MR. BEHAR: You're right.
4	the intensity is my opinion, is the height and the	4	MS. MENENDEZ: Two or three dogs, maybe.
5	density, you know, to measure that intensity.	5	MR. BEHAR: But you could be but the location
6	I agree with everything you're saying, and I would	6	to me, that would be more of an infill park than a
7	not support this project the way it is today. Your	7	covered
8	land I don't have the package with me, how big is your	8	MS. MENENDEZ: No, I agree.
9	site?	9	MR. BEHAR: Okay. Now, I do think you could have
10	MR. GARCIA-SERRA: The site is a little over an	10	a and to answer your point a compromise where you
11	acre. It's 1.03 acres.	11	could do, maybe not such a
12	MR. BEHAR: 50,000 square feet.	12	MS. MENENDEZ: Boxy
13	-	1	•
	MR. GARCIA-SERRA: 45,000.	13	MR. BEHAR:Boxy building, and have some
14	MR. BEHAR: 45,000.	14	elements that go up to get closer to that look. Maybe
15	I mean, I don't have and I said it before, and	15	you do you don't have to go up to 120 feet. I don't
16	we could go back on the record, and look at the record,	16	think that's going to be appropriate, but maybe you
17	I don't have a problem I think my colleague here, who	17	could have the architect could have a compromise
18	didn't agree with me today on something, he would go	18	come up with a solution that doesn't go up that high,
19	back and agree, that the density because the units	19	breaks the box significantly, and you come back with
20	could be a little bit smaller, that's what increased	20	less number of units. I don't think that the 3.5 how
21	density.	21	much are you asking?
22	We did I did a rough number last time, they	22	MR. GARCIA-SERRA: 3.0 is what the most recent
23	could do it with the same FAR, they were able to get	23	MR. BEHAR:3.0 FAR is going to be doable. I
24	achieve bigger units. And in my opinion, if you give	24	think that's a lot, but I think that maybe sacrificing
25	the opportunity to do smaller units, not increasing so	25	some units will decrease the request for the additional
	Dowo 110		
	Page 110		Page 112
1	_	1	
1	much the FAR, but smaller units, you could increase the	1	FAR.
2	much the FAR, but smaller units, you could increase the density, and allow for for a more diverse project,	2	FAR. MR. GARCIA-SERRA: Somewhat close to this
2 3	much the FAR, but smaller units, you could increase the density, and allow for for a more diverse project, meaning and to answer Gelabert's comment, you're able	2 3	FAR. MR. GARCIA-SERRA: Somewhat close to this proposal, which is 2.5 FAR.
2 3 4	much the FAR, but smaller units, you could increase the density, and allow for for a more diverse project, meaning and to answer Gelabert's comment, you're able to get more affordable which to Sonia's point, Coral	2 3 4	FAR. MR. GARCIA-SERRA: Somewhat close to this proposal, which is 2.5 FAR. MR. PEREZ: That's the first
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28 (Pages 109 to 112)

	Page 113		Page 115
1	high?	1	MS. MENENDEZ: And a bigger park.
2	MR. GARCIA-SERRA: 120 feet, 12 stories.	2	CHAIRMAN FLANAGAN: Julio.
3	MR. PEREZ: And my understanding, again, thinking	3	MR. GRABIEL: I have a lot of problems with this
4	back to that first to that hearing, that height was as	4	project.
5	of right?	5	MR. GARCIA-SERRA: With which one? Well
6	MR. GARCIA-SERRA: Correct.	6	MR. GRABIEL: This one.
7	MR. PEREZ: And that first option, was FAR	7	MR. GARCIA-SERRA: The most recent design.
8	requesting a 2.5 or 3?	8	MR. GRABIEL: The most recent design.
9	MR. GARCIA-SERRA: 3.	9	MR. GARCIA-SERRA: Okay.
10	MR. PEREZ: 3.	10	MR. GRABIEL: I think there is the FAR we talked
11	MR. GARCIA-SERRA: Uh-huh.	11	about already of 3 is too much. Closer to 2, I'd be
12	MS. MENENDEZ: And what's the FAR	12	happier. The closer to 2 that you get, I think the
13	MR. PEREZ: So to Maria's point, I mean, I to go	13	happier that this Board will be. But in addition to
14	back to the first option, it seems to me that the only	14	that, any change to FAR, and intensity and density,
15	issue that we had as a Board was the FAR issue?	15	there's got to be something for the community. And,
16	MS. MENENDEZ: Yeah.	16	with all due respect to the Developer and the Architect,
17	MR. BELLIN: The distinction between density and	17	a covered porch and a strip as a dog park, doesn't do it
18	intensity is, density is the number of units. Intensity	18	for me. That is not community benefit. That's not
19	is the FAR.	19	public benefit. That doesn't do anything for the
20	MR. PEREZ: But your issue was intensity.	20	street. It doesn't do anything for the neighborhood.
21	MR. BELLIN: My issue was intensity, because	21	It doesn't do anything for the public.
22	that's what drives the massing, not the number of units.	22	So I think you have to think, also, of what else
23	It's the amount of square footage in the building, the	23	can you do. You know, if you want to get the benefit of
24	FAR. So I thought that the an FAR of 3.0 was a	24	additional density in a higher FAR, you have to come up
25	little	25	with something that's serious. And \$100,000 worth of
	Page 114		Page 116
1	MR. PEREZ: But the first option was 2.5, not 3.0.	1	traffic improvements doesn't count for me at all. I
2	MR. BELLIN: No, that one was	2	mean, that's something that is nothing for a project of
3	MR. PEREZ: The first option was	3	this size. So you have to come up with something that's
4	MR. GARCIA-SERRA: The first option was 3.0. The	4	more important and more of a benefit to the community
5	second one, which is the one that's before you there, is	5	than just a 30-foot covered dog park. It doesn't do it.
6	2.5.	6	MR. GARCIA-SERRA: The open space that was in this
7	MR. BELLIN: And you can drop to 2.5, because you	7	proposal, the second proposal, let's say, I think would
8	dropped the number of units.	8	be more in keeping with what you're
9	MR. GARCIA-SERRA: Correct.	9	
			MR. GRABIEL: I think it's a better one. It gives
10	MR. BELLIN: So I think what you need to do is	10	green to the street, people see it, it's more
11	come up with a way to balance what you really can live	11	green to the street, people see it, it's more beneficial, but I'm not going to tell you what to do,
11 12	come up with a way to balance what you really can live with, and be within with the parameters, so that when it	11 12	green to the street, people see it, it's more beneficial, but I'm not going to tell you what to do, but I think you have to make a commitment, as a
11 12 13	come up with a way to balance what you really can live	11 12 13	green to the street, people see it, it's more beneficial, but I'm not going to tell you what to do, but I think you have to make a commitment, as a Developer and as an Architect, that there's really a
11 12 13 14	come up with a way to balance what you really can live with, and be within with the parameters, so that when it gets to the Commission, they can live with it. MR. BEHAR: And that was to the point where I was	11 12 13 14	green to the street, people see it, it's more beneficial, but I'm not going to tell you what to do, but I think you have to make a commitment, as a Developer and as an Architect, that there's really a serious benefit to the City. I don't see it.
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11 12 13 14 15 16 17	come up with a way to balance what you really can live with, and be within with the parameters, so that when it gets to the Commission, they can live with it. MR. BEHAR: And that was to the point where I was saying you offer 90 units. Maybe 90 units is a magic number that you could live with. You could do maybe have not definitely not 3.0. Maybe that 2.5. You	11 12 13 14 15 16 17	green to the street, people see it, it's more beneficial, but I'm not going to tell you what to do, but I think you have to make a commitment, as a Developer and as an Architect, that there's really a serious benefit to the City. I don't see it. Asking us to go ahead and vote on that kind of an increase in FAR, without seeing anything that improves the quality of life of that neighborhood, in my book,
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29 (Pages 113 to 116)

	Page 117		Page 119
1	we also have to remember the scale of the project, too,	1	I said my apologies.
2	which in deed is not a small project, it also isn't	2	MR. BEHAR: Can we take a
3	Mediterranean Village where, for example, you know, tens	3	MR. COLLIER: Don't anybody leave.
4	of millions of dollars are being contributed for the	4	MS. MENENDEZ: Can we take
5	building improvements and that sort of thing.	5	MR. LEEN: Of course.
6	I think everything has to be proportionate to	6	CHAIRMAN FLANAGAN: Should we take
7	what's being proposed.	7	MR. LEEN: If you have something easy, you can.
8	CHAIRMAN FLANAGAN: Thank you. Anybody have any	8	MR. PEREZ: Let's temporarily pass it.
9	additional comments or did somebody want to make a	9	CHAIRMAN FLANAGAN: No, Albert, we're moving on to
10	motion?	10	a different item.
11	MR. BELLIN: I'd much prefer this solution than	11	MS. MENENDEZ: We're going to take for a few
12	the one you proposed today, and I'm not even sure that	12	minutes, and then you can go to the
13	that's a real serious proposal.	13	CHAIRMAN FLANAGAN: Yeah. They're out talking.
14	I mean, it's sort of like saying, "Listen fellas,	14	We'll put it off to the side. Discussion,
15	here's what you could get if you don't give us that."	15	discussion.
16	And, for me, the height is not the problem, and the	16	All right. Everybody okay with taking Number 9,
17	density is not the problem, it's the intensity. So	17	the Notice?
18	maybe you need to come with some kind of a combination	18	MS. MENENDEZ: Yes.
19	of reducing some of the units closer to maybe 2.4, 2.3,	19	CHAIRMAN FLANAGAN: All right. Item Number 9, an
20	because, for us, we just could make recommendations, but	20	Ordinance of the City Commission of Coral Gables,
21	you've got to take it to the Commission, and	21	Florida providing for text amendments to the City of
22	CHAIRMAN FLANAGAN: Thank you.	22	Coral Gables Official Zoning Code, Article 3,
23	MR. GARCIA-SERRA: Any possibility I can ask for	23	"Development Review," Division 3, "Uniform Notice and
24	two minutes just to consult with my client?	24	Procedures for Public Hearing," Section 3-302, "Notice"
25	CHAIRMAN FLANAGAN: You've heard you asked the	25	expanding the notice area and revising procedural
	D 110	1	
	Page 118		Page 120
1	Board for kind of thoughts and guidance. I think you	1	requirements for public hearing notifications; providing
1 2	Board for kind of thoughts and guidance. I think you have gotten it. I think it's incumbent upon the	1 2	requirements for public hearing notifications; providing for repealer provision, severability clause,
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30 (Pages 117 to 120)

1 2 D	Page 121		Page 123
	CHAIRMAN FLANAGAN: Correct. So it's right.	1	Zoning Code Article 3, "Development Review," Division 4,
	Detailed.	2	"Conditional Uses," for a day care within a mixed-use
3	How long have we had the 1,000 foot requirement?	3	development on the property legally described as the
4	MR. BOLYARD: For the record, Scot Bolyard,	4	East 12.64 feet of Lot 3, all of Lots 7-45 and the alley
	Principal Planner for the City of Coral Gables. For as	5	lying between, Block 35, Coral Gables Section, known as
	ong as I can remember, and I've been here for 12 years.	6	320 Giralda Avenue, Coral Gables, Florida; including
7	CHAIRMAN FLANAGAN: Okay. What's the impetus to		required conditions; providing for a repealer
	to to 1,500?	8	provision, providing for a severability clause, and
9	MR. BOLYARD: That's the direction	9	providing for an effective date.
10	MR. WU: It's a request by the Commission. It was	10	Let's see, we've got the City and Applicant.
	p for discussion, and the Commission directed us to	11	MR. ROBERTS: Good evening. Leonard Roberts, the
	hare some thoughts with you. We thought expanding it	12	City of Coral Gables Economic Development Assistant
	ncrementally there was some idea of expanding it to	13	Director and the City's Real Estate Manager.
	2,500. We thought expanding it from 1,000 to 1,500 is	14	This property is located in the Gables Grande,
	ppropriate.	15	which the actual land is owned by the City of Coral
16	MR. BELLIN: And we have a motion.	16	Gables, and we lease that out to a company called
17	MS. MENENDEZ: And I second it.	17	Starwood Capital. On my other hat, as the Assistant
18	CHAIRMAN FLANAGAN: Any further discussion by any	18	Director of Economic Development, I'd like to talk to
19 E	Board Members? All right. We've had 1,000 for so long.	19	you a little bit about the economic benefit of this
	That seems to work.	20	project.
21	All right. Jill, call the roll.	21	When we look at this Site, and we look at the
22	THE SECRETARY: Julio Grabiel?	22	subject Site and the surrounding area about three miles
23	MR. GRABIEL: Yes.	23	out, we have a need for about we have about 12,000
24	THE SECRETARY: Maria Menendez?	24	children under the age of four in that area. If we use
25	MS. MENENDEZ: Yes.	25	national averages to apply to the actual 12,000, there's
	5 100		
	Page 122		Page 124
1	Page 122 THE SECRETARY: Alberto Perez?	1	Page 124 approximately 50 percent of kids who are in day care.
1 2	THE SECRETARY: Alberto Perez?	1 2	Page 124 approximately 50 percent of kids who are in day care. That leaves a need for about 6,000 kids within the
2	THE SECRETARY: Alberto Perez? MR. PEREZ: Yes.		approximately 50 percent of kids who are in day care. That leaves a need for about 6,000 kids within the
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31 (Pages 121 to 124)

Page	125
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	Page 125		Page 127
1	microphone.	1	insider term, preschool, but preschools do not start at
2	MS. PLUCINO: Oh, yes. 363 Aragon Avenue,	2	any definite time. Our drop off period is a three-hour
3	Apartment 612-W, Coral Gables, Florida 33134.	3	span. Our pick up period is the same three-our span,
4	MR. DAYAL: Marisa might have the shortest commute	4	and this is born out by the fact that all Codes, and
5	in Coral Gables. She lives in the same building.	5	Coral Gables subscribes to Miami-Dade's Code, specify
6	My address is 19200 S.W. 57th Court in Southwest	6	only five parking spaces for drop off and pick up for a
7	Ranches in Broward County.	7	school of our size. So there's absolutely no chance
8	CHAIRMAN FLANAGAN: Okay.	8	that we'll create a long line of traffic.
9	MR. DAYAL: I just wanted to add to do what Mr.	9	And if there are any questions, I would like to
10	Robert's mentioned regarding the need for childcare in	10	address them.
11	that area. There are only about 30 percent of children	11	CHAIRMAN FLANAGAN: Go ahead, Robert.
12	in a three mile radius of this site that are served by	12	MR. BEHAR: When you say that the drop off I
13	childcare within Coral Gables. The other 70 percent	13	just want to get clarification, is this the drop
14	have to probably be dropped off in other communities.	14	off/pick up internally?
15	Also, in the CBD, there is only one preschool,	15	MR. DAYAL: Yes.
16	Vanguard, and that's fairly up north on Ponce, and	16	MR. BEHAR: It will be inside the building. I
17	quite up north, almost touching Southwest 8th Street.	17	know it's a large development.
18	So we would be the only one open serving the CBD. So	18	MR. DAYAL: We have a garage, and they would be
19	those two really bring a benefit to the community, and	19	coming inside of the building, and we have designated
20	there are a lot of residents there, as well as people	20	spaces.
21	who come to work, who can bring the children with them,	21	MR. BEHAR: So it will not be done, you know, on
22	and just walk them over to the child care, and we're	22	the streets.
23	looking forward to that.	23	MR. DAYAL: Absolutely not.
24	We have done two projects very similar to this	24	MR. BEHAR: It will be done internally.
25	directly on Brickell Avenue, in the Financial District,	25	MR. DAYAL: Yes.
	Page 126		Page 128
1	and they have been very successful, serving both the	1	MR. GRABIEL: I have a lot of experience. I have
2	residents, as well as the working population.	2	six grandchildren, which I am the designated pick upper
3	The ages would be, as you have seen in your	3	most of the afternoons, and you don't drive up to the
4	reports, age infant to four years old. We'll provide	4	door and the kid comes out. You get off the car, you
5	employment for 23 child care teachers. And, once open,	5	walk, pick them up from the classroom, you put them in
6	we should have a capacity of 174. This capacity is	6	your car, and you go off, so I don't think we'll have
7	highly regulated by the Department of Children and	7	that problem.
8	Families, which has complete responsibility for child	8	MR. BEHAR: And the other question is, are you
9	care all over the Nation, and they are the ones who	9	required to have green space open green space?
10	determine capacity with accurate measurements. It's	10	MR. DAYAL: We are required to have a playground.
11	supposed to be 35 square feet per child, et cetera.	11	Now, in urban areas, DCF has a provision for an indoor
12	We feel we'll be one of the very few preschools in	12	playground in lieu of outdoor, yes.
13	the CBD area, because of this size, and size is	13	MR. GRABIEL: I think that anything that we can do
14	important. We are not a huge preschool. The optimum	14	to support families, and especially in the CBD
15	size of preschools is about 100 to 200 children. We	15	MR. BEHAR: I'm ready to make a motion for
16			
	1	16	approval.
	have 174, but we need that scale in order to bring the	16 17	approval. CHAIRMAN FLANAGAN: Hold on. Hold on. Hold on.
17	have 174, but we need that scale in order to bring the resources to the premises. You know, such as enrichment	17	CHAIRMAN FLANAGAN: Hold on. Hold on. Hold on.
17 18	have 174, but we need that scale in order to bring the resources to the premises. You know, such as enrichment programs of music, art, et cetera. Those teachers come	1	CHAIRMAN FLANAGAN: Hold on. Hold on. Hold on. It's a public hearing item open to the public. Anybody
17 18 19	have 174, but we need that scale in order to bring the resources to the premises. You know, such as enrichment programs of music, art, et cetera. Those teachers come in only when there's enough business for them, so we'll	17 18	CHAIRMAN FLANAGAN: Hold on. Hold on. Hold on. It's a public hearing item open to the public. Anybody wishing to speak on this matter?
17 18 19 20	have 174, but we need that scale in order to bring the resources to the premises. You know, such as enrichment programs of music, art, et cetera. Those teachers come in only when there's enough business for them, so we'll be able to provide that.	17 18 19	CHAIRMAN FLANAGAN: Hold on. Hold on. Hold on. It's a public hearing item open to the public. Anybody wishing to speak on this matter? Hearing none, public item is closed.
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	Page 129		Page 131
1	CHAIRMAN FLANAGAN: Okay. Motion is second.	1	to us?
2	Any further comment?	2	MS. MENENDEZ: Yeah.
3	Jill, would you call the roll?	3	MR. BEHAR: Well, they're seeking density and FAR,
4	THE SECRETARY: Frank Rodriguez?	4	so if and to Marshall's point, the neighbors are
5	MR. RODRIGUEZ: Yes.	5	concerned about some of the height. Without going to
6	THE SECRETARY: Robert Behar?	6	the eight-story box, if there's an opportunity to
7	MR. BEHAR: Yes.	7	decrease the 120 in some way, shape or form, I think
8	THE SECRETARY: Marshall Bellin?	8	that's what
9	MR. BELLIN: Yes.	9	MR. RODRIGUEZ: If I can just chime in, I think
10	THE SECRETARY: Julio Grabiel?	10	I mean, we all have maybe slightly different or maybe
11	MR. GRABIEL: Yes.	11	significantly different views. As a Board, the only way
12	THE SECRETARY: Maria Menendez?	12	we can give them any kind of consensus, if we had a
13	MS. MENENDEZ: Yes.	13	vote. I don't think there's a voting matter at this
14	THE SECRETARY: Alberto Perez?	14	point. I think a lot of folks have weighed in, and I'll
15	MR. PEREZ: Yes.	15	weigh in. I mean, my issue is that my inclination
16	THE SECRETARY: Jeff Flanagan?	16	would be to approve a 50-unit and 2.0 FAR, and whatever
17	CHAIRMAN FLANAGAN: Yes. Thank you.	17	you want more than that, the analysis that I would do as
18	All right. We had tabled Items 5 through 7, and	18	a Board Member would be what's in the best interest of
19	we're back on those.	19	the City. Have you made it palatable to the city; is it
20	Mr. Garcia-Serra.	20	in the best interest of the City; are you offering
21	MR. GARCIA-SERRA: After sorry it took more than	21	enough? I mean, that's my view. You ask for feedback.
22	two minutes, and after considerable discussion, I think	22	That's my feedback.
23	we're back right where we had left it, which the idea	23	CHAIRMAN FLANAGAN: Okay. Anybody else? Anybody
24	would be, I think ideally for us a continuance with	24	want to make the motion?
25	instructions. Let's say, with your or the guidance	25	MR. PEREZ: I'll speak for myself. Give them
	Page 130		Page 132
1	that was provided, which as far as I have understood,	1	direction. I have no issue with the height. If they
2	sort of start at this starting point, find a way perhaps	2	want to go more toward two-and-a-half or 2.5 FAR or
3	to increase the public benefits. Also, perhaps to	3	thereabouts, I'm okay, but my sticking point is the FAR
4	decrease or redistribute the height, to perhaps	4	issue, and if we get it to 2.5 or thereabouts, I'm okay
5	addressed the height issue, but still have variation in	5	with it. I have no issues whatsoever with the height.
6	height.	6	MR. GARCIA-SERRA: Thank you.
7	MR. GRABIEL: Reduce density, reduce the FAR.	7	MR. COLLIER: So the request is for deferral, is
8	MR. GARCIA-SERRA: Okay. Well, this is at 2.5.	8	that right?
9	MR. GRABIEL: Or less.	9	MS. MENENDEZ: To what date?
10	MR. PEREZ: Why does height continue to be an	10	MR. COLLIER: Are we taking it for a date certain?
11	issue, if the height is as right?	11	MR. LEEN: It's a continuance to a date certain.
12	CHAIRMAN FLANAGAN: He's saying reduce the FAR.	12	That's what we had agreed to, assuming the Board
13	MR. PEREZ: Now, I'm saying Mario said that	13	approves it.
14	they're going to play with the height. My thing is,	14	MR. COLLIER: What's the date certain?
15	their height is as of right. Why is height still an	15	MR. WU: The next meeting is June 8.
16	issue to us?	16	MS. MENENDEZ: But they have to be ready. Don't
17	MR. BELLIN: It's an issue with the neighbors, and	17	you have to submit that to the Staff.
18	that's the problem, but it is as of right. They can go	18	CHAIRMAN FLANAGAN: What date is the Applicant
19	to 150 feet.	19	looking for?
20	MS. MENENDEZ: But the density the FAR is at 2,	20	MR. GARCIA-SERRA: June 8th.
21	and they're requesting additional. So, because I would	21	CHAIRMAN FLANAGAN: June 8?
22	think	22	MS. MENENDEZ: Okay. If it works, then.
23	MR. PEREZ: But to give them clear direction, us,	23	MR. LEEN: I checked with the Planning and Zoning
24	as a Board, I think the consensus is that our main issue	24	Director, and he said he could do a recommendation by
	is FAR. Height is as of right. So is height an issue	25	that time, if it's submitted quickly. But he did also
25			

	Page 133		Page 135
1	say, and he's here to speak on his own behalf, that we	1	there may be no further notice for the June 8th hearing.
2	needed work from your side to really make this a	2	MR. LEEN: That's true. That's true.
3	priority and work hard, not that you haven't, but to	3	MS. GARCIA-SERRA: I'll point out it's been
4	meet that deadline.	4	noticed many times. I'm in contact with the
5	MR. GARCIA-SERRA: This actual plan was very well	5	representatives of each of the groups. You know, the
6	developed already.	6	ones that are here know, and the ones that aren't here,
7	MR. COLLIER: Today is May 11th.	7	I will advise and disclose to them, of course.
8	MR. TRIAS: I think the City Attorney has	8	CHAIRMAN FLANAGAN: Someone want to move the
9	explained it very well, but what I would like to say is	9	continuance to an upcoming meeting?
10	that we are under very difficult conditions in terms of	10	MS. MENENDEZ: I move to defer to June 8th, 2016.
11	being able to review a project that has not been fully	11	MR. GRABIEL: I'll second it.
12	submitted. If the Applicant does an outstanding job	12	MR. LEEN: Please note, we prefer the word,
13	with the architecture, I'm sure we can be hearing it in	13	"continue," just because sometimes a deferral
14	June with a recommendation, but I haven't seen any	14	MS. MENENDEZ: I move to continue to June 8th,
15	evidence of that. So until the Applicant does that, and	15	2016.
16	we go to the Board of Architects, and there's a	16	MR. LEEN: Thank you, Ms. Menendez.
17	significant enhancement, I can't tell you what my	17	MR. BEHAR: I'll accept that amendment.
18	recommendation is going to be.	18	CHAIRMAN FLANAGAN: The motion is second.
19	CHAIRMAN FLANAGAN: What's the date of our July	19	Any further comment?
20	meeting?	20	MR. BELLIN: I'd like to be very clear as to what
21	MR. GARCIA-SERRA: I don't want the discussion to	21	we're asking him to do. Are we asking them to lower the
22	get to out of this area.	22	building? Raise the building?
23	CHAIRMAN FLANAGAN: Yeah. I don't want to go back	23	MS. MENENDEZ: You know, you're not going to get
24	and forth, no, sorry. What's the date of our July	24	consensus tonight on it.
25	meeting?	25	CHAIRMAN FLANAGAN: They're just hearing from
	Page 134	1	Page 136
1	Page 134	1	Page 136
1	MR. WU: July 13.	1	everybody individually.
2	MR. WU: July 13. CHAIRMAN FLANAGAN: July 13.	2	everybody individually. MS. MENENDEZ: Yeah. Everybody gave their
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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. WU: July 13. CHAIRMAN FLANAGAN: July 13. MR. GARCIA-SERRA: But I would ask, you know, considering how long we've been involved in this project, if we're ready to go June 8th, that we can go June 8th? CHAIRMAN FLANAGAN: This has been a monthly MR. GARCIA-SERRA: Correct. And every month we've been making an effort, which I think has been demonstrated by the presentation this evening. MR. COLLIER: Just to clarify, we're doing it for June 8th, and that there's no further notice, and notice is being given tonight, is that correct, there's no MR. LEEN: Well, that, Staff I would ask Mr. Wu, would we give notice again? We don't have to legally. MR. WU: We do not have to. MR. LEEN: Do we, as a matter of course? MR. WU: I think we can make a judgment and share with Mario, whether we need to do it. I think if we feel comfortable with this the last version, then MR. COLLIER: I'd like to tell the folks that are here on the item whether there's going to be I mean, typically we announce no further notice. I mean, if you	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	 everybody individually. MS. MENENDEZ: Yeah. Everybody gave their opinion. You're looking for a consensus, and we haven't seen the building. CHAIRMAN FLANAGAN: Jill, call the roll, please. MR. BELLIN: All right. What I would like to recommend THE SECRETARY: Frank Rodriguez? MR. RODRIGUEZ: Yes. MR. PEREZ: Wait, Wait. Marshall was saying something. CHAIRMAN FLANAGAN: Yes. MR. BELLIN: What I would like to recommend is, create a real park. MR. GARCIA-SERRA: Say it again, what type of park? MR. BELLIN: A real green space that's usable by the community, and I think the dog park really doesn't serve any purpose. MR. BEHAR: I think that message was conveyed clearly by multiple Members.

34 (Pages 133 to 136)

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MR. BELLIN: I'd like to know what Item 10 is.

THE SECRETARY: Marshall Bellin?

THE SECRETARY: Julio Grabiel?

THE SECRETARY: Maria Menendez?

THE SECRETARY: Alberto Perez?

THE SECRETARY: Frank Rodriguez?

MR. BELLIN: Yes.

MR. GRABIEL: Yes.

MR. PEREZ: Yes.

MS. MENENDEZ: Yes.

	Page 137		Page 139
1	please.	1	MR. RODRIGUEZ: Yes.
2	THE SECRETARY: Frank Rodriguez?	2	THE SECRETARY: Jeff Flanagan?
3	MR. RODRIGUEZ: Yes. Still, yes.	3	CHAIRMAN FLANAGAN: Yes.
4	THE SECRETARY: Robert Behar?	4	Item Number 11, Discussion item regarding an
5	MR. BEHAR: Yes.	5	increase or contribution related to the Art in Public
6	THE SECRETARY: Marshall Bellin?	6	Places Program.
7	MR. BELLIN: Yes.	7	MR. WU: It's also related to Item Number 10.
8	THE SECRETARY: Julio Grabiel?	8	MS. MENENDEZ: I make a motion that Item Number 11
9	MR. GRABIEL: Yes.	9	be deferred to June 8, because this has already gone
10	THE SECRETARY: Maria Menendez?	10	before the Commission. It's more of an informational
11	MS. MENENDEZ: Yes.	11	piece for us.
12	THE SECRETARY: Alberto Perez?	12	MR. WU: No. They are requesting your full
13	MR. PEREZ: Yes.	13	feedback. This is not an FYI.
14	THE SECRETARY: Jeff Flanagan?	14	MS. MENENDEZ: Okay. Is this a pressing issue for
15	CHAIRMAN FLANAGAN: Yes.	15	you?
16	MR. GARCIA-SERRA: We will see you in June. Thank	16	MR. WU: If you run out of time, you run out of
17	you very much.	17	time, so we'll be glad to hear it in the June meeting.
18	CHAIRMAN FLANAGAN: Thank you.	18	MS. MENENDEZ: You're okay with that?
19	Item Number 10, Discussion item regarding the	19	MR. WU: Yes.
20	Community Benefits Program resolution passed by the City	20	MR. RODRIGUEZ: I second the motion.
21	Commission.	21	CHAIRMAN FLANAGAN: Moved and second it.
22	Is the City Staff making their presentation?	22	Any further comment on it?
23	MR. WU: Yes, sir.	23	Hearing none, Jill call the roll, please.
24	MS. MENENDEZ: Do you want to defer this one to	24	THE SECRETARY: Marshall Bellin?
25	our 17th meeting or is this	25	MR. BELLIN: Yes.
	Page 138		Page 140
1	MR. BEHAR: I think that's a great idea.	1	THE SECRETARY: Julio Grabiel?
2	MS. MENENDEZ: Or if you want to move it to June	2	MR. GRABIEL: Yes.
3	8th, because this has already gone through the	3	THE SECRETARY: Maria Menendez?
4	Commission. It's not as though	4	MS. MENENDEZ: Yes.
5	CHAIRMAN FLANAGAN: Go ahead, make a motion.	5	THE SECRETARY: Alberto Perez?
6	MS. MENENDEZ: I make a motion that Item Number 10	6	MR. PEREZ: Yes.
7	be deferred to the June 8th meeting.	7	THE SECRETARY: Frank Rodriguez?
8	MR. BEHAR: I second it.	8	MR. RODRIGUEZ: Yes.
9	MS. MENENDEZ: Thank you, gentlemen.	9	THE SECRETARY: Robert Behar?
10	CHAIRMAN FLANAGAN: Motion and second. Anybody	10	MR. BEHAR: Yes.
11	have a comment on that?	11	THE SECRETARY: Jeff Flanagan?
12	MR. BELLIN: Yeah, I'd like to	12	CHAIRMAN FLANAGAN: Yes.
13	CHAIRMAN FLANAGAN: Jill, call the roll, please.	13	Item Number 12, discussion item regarding Board
14	THE SECRETARY: Robert Behar?	14	Member Menendez attending a meeting of the
15	MR. BEHAR: Yes.	15	Transportation Advisory Board as a Planning and Zoning

15 Transportation Advisory Board as a Planning and Zoning 16 Board Member. 17 MS. MENENDEZ: This is because our Chairman does 18 not want to go, so he delegated it to me.

19 CHAIRMAN FLANAGAN: Let me-- go ahead. 20 MR. GRABIEL: I move to accept. 21 MR. BEHAR: Second it. 22 CHAIRMAN FLANAGAN: What's the -- wait. What 23 happened? There's a discussion item. Are you going or 24 have you gone? 25 MS. MENENDEZ: No, I haven't gone.

35 (Pages 137 to 140)

	Page 141		Page 143
1	CHAIRMAN FLANAGAN: Okay. So	1	trying to be responsive. It's not a matter of wanting
2	MS. MENENDEZ: We're not going to discuss it.	2	to go. It's one more evening.
3	CHAIRMAN FLANAGAN: All right. Let's discuss it	3	CHAIRMAN FLANAGAN: And my responsive answer to
4	briefly. I got an email from I forget the lady's	4	them was, if they're putting this together, come present
5	name.	5	it us so that our whole Board could hear it at the same
6	MS. MENENDEZ: Jessica.	6	time.
7	CHAIRMAN FLANAGAN: Jessica. Kind of a weird no	7	MR. BELLIN: I'd like to make a motion that we're
8	offense, Jessica, if you're listening email basically	8	requesting them to come to us, so that way we don't have
9	saying, come to the Transportation Advisory Board,	9	to get secondhand information.
10	because they want to work with the Planning and Zoning	10	MS. MENENDEZ: That's fine with me.
11	Board and provide recommendation and have input into the	11	MR. BELLIN: Let them come and present what they
12	applications that we hear. I hesitated for a couple of	12	want.
13	reasons. I thought if they wanted	13	MR. BEHAR: But we had a motion and a second.
14	Mr. Russo, thank you.	14	MR. RODRIGUEZ: I withdraw the second.
15	If they with no idea what they wanted, what	15	CHAIRMAN FLANAGAN: No, no. Hold on. This is
16	their thought process was, and I didn't think it was	16	only this was just a discussion item.
17	appropriate for me, as one Member of this Board, to go	17	MR. BEHAR: Yeah, but Frank made a motion.
18	to them and have some discussion about whatever they	18	CHAIRMAN FLANAGAN: For what?
19	were seeking or wanting to do, and I thought it would	19	MR. BEHAR: To allow Maria to go.
20	have been better, if they were having discussions within	20	MR. RODRIGUEZ: I withdraw my motion.
21	their Board, which they seemingly have had these	21	MR. BELLIN: Okay. I make a motion to request for
22	discussions, that either that Board or somebody a	22	them to come before this Board to present their issue.
23	representative of that Board could come to us to make a	23	MR. PEREZ: I second it.
24	presentation as to what it is they had been discussing,	24	MS. MENENDEZ: Okay. You relay that to them,
25	so I held off, and I had suggested to City Staff that	25	then.
	Page 142		Page 144
1	somebody from the Board, I think it would be more	1	CHAIRMAN FLANAGAN: I will.
2	appropriate to come here. Of course, I didn't want	2	MS. MENENDEZ: Yeah. As our Chairman.
3	anybody to get any idea that I was committing this Board	3	CHAIRMAN FLANAGAN: Yeah, no problem.
4	to anything with that Board. So that was my thought.	4	MS. MENENDEZ: It's your duty.
5	That's why I backed off.	5	CHAIRMAN FLANAGAN: Okay.
6	MS. MENENDEZ: Right. And then my understanding	6	MR. RODRIGUEZ: It's a non-voting matter?
7	is that they told that to the Board, but the Board is	7	CHAIRMAN FLANAGAN: Yeah, do we need to vote on
8	insisting on sending someone. I know what you know. I	8	this
9	also followed up with Jessica some more to find out	9	MS. MENENDEZ: No.
10	what's the issue, and I also talked to Craig to see if	10	CHAIRMAN FLANAGAN:Craig Collier, as a
11	we can even go there. And they both said well, Craig	11	discussion item?
12	said, "Yeah, that was fine."	12	MR. COLLIER: Well, as a discussion item, you
13	My understanding is that the Board is developing	13	don't need to vote on it, but you can just the sense
14 15	some type of standards that they would want us to adopt, which I'm not sure we can do that, because what I had	14	of the Board is they would like them to come here. I
16	explained to Jessica is, normally, that is something	15 16	don't necessarily think you need to vote on it.
17	that comes from like Staff, no? And then we recommend	17	CHAIRMAN FLANAGAN: So we'll relay that message. MR. COLLIER: It's just a discussion item.
18	it based on that. So, you know, I'm happy to go on	18	CHAIRMAN FLANAGAN: Yeah. We'll relay the message
19	behalf of the Board. I'm not going to commit to anyone.	19	to the consensus the Transportation Advisory Board.
20	I can hear them out and report back to you all or we can	20	Anybody have anything else? That was the last
20	stick to what you'd like to do, to have them come here.	21	item on the agenda.
22	It's whatever you all want.	22	I'm sorry?
23	CHAIRMAN FLANAGAN: If you want to go, that's fine	23	MR. HOLMES: There was an item that was on the
24	with me.	24	agenda, which I was
25	MS. MENENDEZ: No. It's not a wanting to go. I'm	25	CHAIRMAN FLANAGAN: You need to come up to the
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36 (Pages 141 to 144)

	Page 145		Page 147
1	microphone, please.	1	CERTIFICATE
2	MR. COLLIER: Could you state your name and	2	
3	address, for the record, please?	3	STATE OF FLORIDA)
4	MR. HOLMES: Thank you so much. Jackson Rip)
5	Holmes. I live at 4848 S.W. 135th Place, Miami, Florida	4	COUNTY OF MIAMI-DADE)
6	33175. I own property at 256 Miracle Mile, Coral	5	
7	Gables. I appreciate you're allowing me latitude.	6	I, ESTELA L. VALLE, Shorthand Reporter, and a Notary
8	There was a great item on the agenda. I think it's been	7	Public for the State of Florida at Large, do hereby certify that I was authorized to, and did stenographically report the
9	deferred or removed to expand the notice requirement to	9	foregoing proceedings, and that the transcript is a true and
10	include tenants in areas where that would be applicable	10	complete record of my stenographic notes.
11	or pertinent, and I support it. I hope it will be	11	DATED this 23rd of May, 2016.
12	brought back, but I'm actually also glad that it's not	12	
13	going to be voted on tonight, because	13	
14	CHAIRMAN FLANAGAN: No. Actually, Mr. Rip Holmes,		Estela L. Valle
15	that was voted on. We called it up. We held a public	14	Shorthand Reporter and Notary Public
16	hearing on it, and it was approved.	15	
17	MR. HOLMES: Well, if you don't mind, I'd like to	16	
18	still	17 18	
19	CHAIRMAN FLANAGAN: I'm sorry, the public hearing	19	
20	is over.	20	
21	MR. BEHAR: We voted on it.	21	
22	CHAIRMAN FLANAGAN: We approved that item. We	22	
23	recommended approval of that item already.	23	
24	MR. RODRIGUEZ: We approved it.	24	
25	MR. HOLMES: My hearing. I'm losing my hearing.	25	
	Page 146		
1	CHAIRMAN FLANAGAN: I'm sorry.		
2	MR. WU: Yes. He did open the public portion.		
3	MR. HOLMES: You won't allow me to make one		
4	comment?		
5	CHAIRMAN FLANAGAN: We've already approved it.		
6	We're not going to revisit it. There's nothing we're		
7	going to do at this point. Our recommendation to the		
8	Commission has been decided.		
9	MR. HOLMES: Did she call me as a speaker?		
10	MR. WU: We opened the public hearing for the		
11	public.		
12	CHAIRMAN FLANAGAN: Sorry. Thank you.		
13 14	MR. WU: But you're welcome to submit your comments to Staff.		
15	MR. HOLMES: I may have been out of the room.		
16	CHAIRMAN FLANAGAN: Okay. All right. Hearing is		
17	adjourned. Thank you all. Have a great night.		
18	(Thereupon, the meeting was concluded at 8:45		
19	p.m.)		
20	* '		
21			
22			
23			
24			
25			