

1 parte communications and site visits.

2 Can we reflect on the record if any members
3 have any ex parte communications on any items
4 on the agenda tonight?

5 Let the record show there's been none.

6 Swearing In. Everyone who speaks today
7 must complete the roster on the podium. It's
8 right over here. We ask that you print clearly
9 so the official records of your name and
10 address will be correct.

11 Now, with the exception of attorneys, all
12 persons who wish to speak on any agenda items
13 tonight, to please rise and be sworn in by our
14 clerk.

15 Please, if you have any intentions of
16 speaking or you think you might speak, please
17 rise to be sworn in. We have some folks in the
18 back who already signed. If you think you
19 might speak, please rise to be sworn in. Thank
20 you.

21 (Thereupon, the participants were sworn.)

22 MR. WU: In deference to those present, we
23 ask that all cell phones, pagers and other
24 electronic devices be turned off at this time.

25 Now we'll proceed with the agenda.

1 Next item will be any changes to the
2 agenda. I don't know of any. Do we have any
3 changes or we're good to go?

4 MR. WU: No, sir.

5 CHAIRMAN FLANAGAN: Okay. The first
6 substantive item on the agenda is Item Number
7 5. It's a Resolution of the City Commission of
8 Coral Gables, Florida granting conditional use
9 approval pursuant to Zoning Code Article 3,
10 "Development Review," Division 4, "Conditional
11 Uses," for a walk-up counter as an accessory
12 use to a restaurant on property zoned
13 Commercial District for the property legally
14 described as the North 70 feet of Lots 1-2 and
15 the West 10 feet of the North 70 feet of Lot 3,
16 Block 2, Coral Gables Crafts Section, known as
17 292 Miracle Mile, Coral Gables, Florida;
18 including required conditions and providing for
19 an effective date.

20 MR. TRIAS: May I have the PowerPoint, please?

21 Mr. Chairman, we're here for a Conditional
22 Use for a walk-up window. As you know, some
23 time ago, you had the opportunity to change the
24 Code so that walk-up windows would be a
25 Conditional Use. So I believe this is the

1 CHAIRMAN FLANAGAN: Okay. Thank you, Mr.
2 Wu.

3 The next item on our agenda is the approval
4 of the minutes from our last meeting, which was
5 the March 15th meeting. Somebody want to move
6 those?

7 MR. RODRIGUEZ: So moved.

8 CHAIRMAN FLANAGAN: Thank you.

9 MR. BELLIN: Second.

10 CHAIRMAN FLANAGAN: We have a motion and a
11 second. Anybody have any comments or changes?

12 Hearing none, Jill, if you'll call the
13 roll, please.

14 THE SECRETARY: Marshall Bellin?

15 MR. BELLIN: Yes.

16 THE SECRETARY: Julio Grabiell?

17 MR. GRABIEL: Yes.

18 THE SECRETARY: Maria Menendez?

19 MS. MENENDEZ: Yes.

20 THE SECRETARY: Alberto Perez?

21 MR. PEREZ: Yes.

22 THE SECRETARY: Frank Rodriguez?

23 MR. RODRIGUEZ: Yes.

24 THE SECRETARY: Jeff Flanagan?

25 CHAIRMAN FLANAGAN: Yes.

1 first time that we have a request before you.

2 And the request is for Starbucks to be
3 relocated to Miracle Mile and Salzedo, at a
4 corner, which has an existing building, and
5 it's right next to the theater. The building
6 used to be occupied last by Supercuts, and
7 right now it's vacant. And it's the corner.
8 It wraps around that intersection. And as you
9 can see, it has the pavers, the new design for
10 streetscape right in front.

11 So they are also proposing to have outdoor
12 seating. That is not before you today.
13 They're proposing to renovate the interior.
14 That is not before you today. They're also
15 redoing the outside. That is not in front of
16 you today.

17 The only decision that you have to deal
18 with is whether or not they should be allowed
19 to have an outdoor counter and serve from that
20 window.

21 The Zoning, as you know, is Commercial.
22 The Land Use is also Commercial. And the
23 request is Conditional Use with Site Plan
24 Review.

25 Now, that is diagram of the facade as

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| <p style="text-align: right;">Page 9</p> <p>1 proposed. It's not the final facade approved 2 by the Board of Architects. The Board of 3 Architects has approved it -- has deferred 4 approval. They made some comments and then 5 it's expected to go before them again. 6 But, on the left side, that's the window. 7 That's where the person is standing. That's 8 the window and that's the design that's 9 proposed. The rest of the facade is going to 10 be a storefront, and as you can see, the 11 interior is seating. 12 Letters to the property owners were sent. 13 Then the property was posted, and the website 14 was also posted, and we also had, as required, 15 the newspaper advertisement. 16 The request is for Conditional Use Review, 17 and the Staff has reviewed the request and we 18 are recommending approval with conditions, and 19 the standards identified in the Zoning Code 20 have been satisfied subject to the conditions. 21 Now, some of the conditions of approval is 22 that the Board of Architects needs to do the 23 final review. That final review may be 24 administrative, depending on the changes, if 25 there are not too many, that the walk-up</p> | <p style="text-align: right;">Page 11</p> <p>1 MS. MENENDEZ: So the one on Ponce and 2 Miracle Mile will be relocating to Ponce -- 3 MR. TRIAS: Yes. 4 MS. MENENDEZ: -- I mean, to Salzedo and 5 Miracle Mile. 6 MR. TRIAS: That is what the Applicant has 7 said. You can ask them directly, yes. 8 MS. MENENDEZ: Okay. 9 MR. GRABIEL: I have a couple of questions. 10 MR. TRIAS: Yes. 11 MR. GRABIEL: The reason the Board of 12 Architects wanted to review it again, what was 13 the particular? 14 MR. TRIAS: Typical minor design changes, 15 the usual. It was just presented to them, and 16 they had some suggestions. Nothing substantial 17 that would change your decision. 18 MR. GRABIEL: Okay. And the second one, 19 the cut out that is pushed back for the window, 20 will that have the same material than the 21 sidewalk that has been placed now in Miracle 22 Mile? 23 MR. TRIAS: I believe so, but that could be 24 one of the conditions that you may want to 25 place.</p> |
| <p style="text-align: right;">Page 10</p> <p>1 counter shall only be permitted to be operated 2 when the rest of the business is in operation, 3 including the interior area of the counter, 4 that the walk-up counter shall not interfere 5 with the pedestrian circulation on adjoining 6 sidewalks -- as you know, we expect a lot of 7 people walking through there, because that's a 8 very busy intersection. So that's an important 9 aspect of the request -- and that the outdoor 10 dining will be reviewed separately, as a 11 different permit. 12 So that is the request before you. Staff 13 recommends approval. And if you have any 14 questions, the Applicant is here and we can 15 also answer further, if you have any questions. 16 Thank you. 17 CHAIRMAN FLANAGAN: Perfect. 18 Yeah, sure. Hold on, Mr. Trias. 19 MR. TRIAS: Yeah. 20 MS. MENENDEZ: Did you mention that it was 21 a replacement for the one that's on Ponce? 22 MR. TRIAS: Yes. 23 MS. MENENDEZ: It's being relocated. 24 MR. TRIAS: The one that is right on 25 Miracle Mile is moving to this location.</p> | <p style="text-align: right;">Page 12</p> <p>1 MR. GRABIEL: I would want to have that as 2 a condition. 3 MR. TRIAS: Yes. 4 MR. RODRIGUEZ: Ramon, I have a -- 5 MR. PEREZ: What was the condition, I'm 6 sorry? 7 MR. GRABIEL: That the stone that has been 8 placed all over the sidewalks of Miracle Mile 9 will continue into that cut-out of the 10 storefront where the window is. 11 MR. PEREZ: Okay. 12 MR. GRABIEL: So there's a continuity of 13 material and pattern. 14 MR. PEREZ: Yeah. That would be nice. 15 CHAIRMAN FLANAGAN: Do you have a question 16 for Mr. Trias? 17 MR. RODRIGUEZ: Yes. 18 My question is, on Condition Number 3, that 19 the walk up counter shall not interfere with 20 the pedestrian circulation, et cetera, how do 21 you -- how is that to be enforced? 22 I mean, I, for one -- I've never seen a 23 Starbucks without a line. You know, people -- 24 there's usually lines. So -- 25 MR. TRIAS: Yeah. Clearly the enforcement</p> |

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| <p style="text-align: right;">Page 13</p> <p>1 will have to be done with the collaboration of</p> <p>2 Starbucks. It is a City building, and the</p> <p>3 lease is with the City, so we do have some</p> <p>4 ability to control what goes on.</p> <p>5 MR. RODRIGUEZ: Okay.</p> <p>6 CHAIRMAN FLANAGAN: All right. Thank you,</p> <p>7 Ramon.</p> <p>8 The Applicant is here. Would the Applicant</p> <p>9 like to make a presentation?</p> <p>10 MR. AVINO: I'll just put my name on the</p> <p>11 record and be very brief. Javier Avino, with</p> <p>12 the Law Firm of Bilzin Sumberg, at 1450</p> <p>13 Brickell Avenue, and here with me today is Lais</p> <p>14 Brito of Starbucks.</p> <p>15 I think Ramon gave a pretty thorough</p> <p>16 presentation. If there's anything that we can</p> <p>17 address --</p> <p>18 MS. MENENDEZ: The question regarding the</p> <p>19 relocation. Are you actually relocating</p> <p>20 from --</p> <p>21 MR. AVINO: Yes. We are absolutely</p> <p>22 relocating from the corner of Ponce and Miracle</p> <p>23 Mile to the corner of Salzedo --</p> <p>24 MS. MENENDEZ: Okay.</p> <p>25 MR. AVINO: -- as indicated.</p> | <p style="text-align: right;">Page 15</p> <p>1 swing over the property line. I don't know. I</p> <p>2 can't tell from the drawing.</p> <p>3 And if it does, you're going to have to</p> <p>4 adjust that, because it can't swing over the</p> <p>5 property line.</p> <p>6 MR. AVINO: Understood. I think Lais can</p> <p>7 answer the question more directly as to whether</p> <p>8 it does show that now. I don't believe that</p> <p>9 that's our intent. But to the intent that</p> <p>10 obviously it swings in a manner that crosses</p> <p>11 the property line, then we'll have to make that</p> <p>12 adjustment.</p> <p>13 The reason that the angle is as it is, is</p> <p>14 there was a request to keep it as similar to</p> <p>15 the original layout as possible, and so that's</p> <p>16 what we're trying to address.</p> <p>17 MR. BELLIN: But once it becomes a Level 3,</p> <p>18 which I think this is, you would have to then</p> <p>19 conform to the existing Code as it exists</p> <p>20 today. I just wanted to mention it, so, you</p> <p>21 know, you don't find later that you have to</p> <p>22 change something.</p> <p>23 MR. AVINO: Right.</p> <p>24 MR. BELLIN: Okay.</p> <p>25 CHAIRMAN FLANAGAN: Okay. All right.</p> |
| <p style="text-align: right;">Page 14</p> <p>1 Obviously our intention is to relocate once</p> <p>2 the new store is ready to be open.</p> <p>3 MS. MENENDEZ: Okay.</p> <p>4 MR. AVINO: So that it's a seamless transition.</p> <p>5 MS. MENENDEZ: Great.</p> <p>6 CHAIRMAN FLANAGAN: Julio, did you want to</p> <p>7 ask your question?</p> <p>8 MR. GRABIEL: No. I would move for</p> <p>9 approval with --</p> <p>10 CHAIRMAN FLANAGAN: Did you want to ask</p> <p>11 about your condition --</p> <p>12 MR. AVINO: We have no problem with your</p> <p>13 condition.</p> <p>14 MR. GRABIEL: Okay. Perfect. With that</p> <p>15 condition that the material continues into that</p> <p>16 space --</p> <p>17 CHAIRMAN FLANAGAN: Okay. Let's hold off</p> <p>18 on the approval one second.</p> <p>19 MR. BELLIN: I've got a couple of</p> <p>20 questions.</p> <p>21 CHAIRMAN FLANAGAN: Sure. Sorry.</p> <p>22 MR. BELLIN: The way it looks to me is that</p> <p>23 this is going to be a Level 3 alteration, and</p> <p>24 there are certain -- the placement of the front</p> <p>25 entry on the diagonal, it looks like it may</p> | <p style="text-align: right;">Page 16</p> <p>1 Thank you.</p> <p>2 This is a public hearing, so we will open</p> <p>3 up the public hearing, if anybody in the</p> <p>4 audience has any comments.</p> <p>5 Jill, do we have any cards for this item?</p> <p>6 THE SECRETARY: Not for this item.</p> <p>7 CHAIRMAN FLANAGAN: We have none. Seeing</p> <p>8 nobody stepping up, we'll close the public</p> <p>9 hearing.</p> <p>10 Anybody from the Board have any additional</p> <p>11 questions or comments?</p> <p>12 Julio, did you want to move it?</p> <p>13 MR. GRABIEL: Yeah. I apologize for</p> <p>14 jumping the gun before.</p> <p>15 CHAIRMAN FLANAGAN: No. No. I'm sorry.</p> <p>16 There are times when I forget to open the</p> <p>17 public hearing. I'm just trying to remember</p> <p>18 tonight.</p> <p>19 MR. GRABIEL: I would like to move for</p> <p>20 approval with the condition that the material</p> <p>21 that has been placed on the sidewalks in front</p> <p>22 of the store will continue into the new space</p> <p>23 that's cut-out towards the window.</p> <p>24 MS. MENENDEZ: I'll second that.</p> <p>25 CHAIRMAN FLANAGAN: We have a motion and a</p> |

second. Anybody have any other comments?

Hearing none, Jill, call the roll, please.

THE SECRETARY: Julio Grabiell?

MR. GRABIEL: Yes.

THE SECRETARY: Maria Menendez?

MS. MENENDEZ: Yes.

THE SECRETARY: Alberto Perez?

MR. PEREZ: Yes.

THE SECRETARY: Frank Rodriguez?

MR. RODRIGUEZ: Yes.

THE SECRETARY: Marshall Bellin?

MR. BELLIN: Yes.

THE SECRETARY: Jeff Flanagan?

CHAIRMAN FLANAGAN: Yes.

Thank you.

MR. AVINO: Thank you very much.

CHAIRMAN FLANAGAN: All right. On the agenda, 6 and 8 are related.

MS. MENENDEZ: It's not 6 -- it's 6 through 8.

CHAIRMAN FLANAGAN: Yeah, 6 through 8, right, Ramon?

MR. TRIAS: Yes.

CHAIRMAN FLANAGAN: All right. So Item 6 through 8 are related. I'll read them all in

at the same time. I guess we'll take it as one presentation and then vote on them all separately.

Item Number 6 is an Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures, Section 163.3187 Florida Statutes, from "Residential Multi-Family Low Density" and "Residential Multi-Family Medium Density" to "Commercial Low-Rise Intensity" for Lots 44-48, Block 9 and Lots 1-4, Block 18, Section "K"; and, from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for Lots 5-7, Block 18, Section "K"; and, from "Residential Multi-Family Medium Density" and "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8-12 and 35-41, Block 18, Coral Gables Section "K", known as 2051 LeJeune Road, Coral Gables, Florida; providing for severability, repealer and an effective date.

Item Number 7 is an Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 44-48, Block 9 and Lots 1-12, Block 18, Coral Gables Section "K", known as 2051 LeJeune Road, Coral Gables, Florida; and providing for severability, repealer and an effective date.

Item Number 8 is an Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Residence Inn by Marriott" on the property legally described as Lots 44-48, Block 9; and, Lots 1-12, Lot 38 less the East 7 feet, Lots 39-48, Block 18, Coral Gables Section "K", known as 2051 LeJeune Road, Coral Gables, Florida; including required conditions and providing for an effective date. The legal description is on file with the City.

Mr. Trias.

MR. WU: Mr. Chair, if I may, you received four communications on the dais today. Just make sure that's part of the record regarding this case.

Thank you.

CHAIRMAN FLANAGAN: Thank you.

Okay, Ramon.

MR. TRIAS: May I have the PowerPoint, please? Thank you.

Mr. Chairman, there are three requests and the process may be a little bit complicated, and the site itself is a little bit unusual, so I'll try to explain it as well as I can, but if you have any questions, feel free.

The three requests include change of Land Use, change of Zoning, and PAD, which is Planned Area Development, which requires Site Plan Review.

The site has two parcels north and south of Navarre Avenue, and it's an existing hotel. It's a Marriott. Years ago it was a Holiday Inn, when it was originally built. And that picture down there shows -- the one on the very bottom shows the way the hotel looks like