## Exhibit F

1	MS. VELEZ: Thank you.	1	Number 9 on the agenda, those two items have
2	CHAIRMAN AIZENSTAT: That is noted.	2	been deferred by the Applicant.
3	Any other comments?	3	MR. TRIAS: Mr. Chairman, as you know, the
4	Good pick up.	4	Venera project is a Mixed-Use Site Plan that
5	No?	5	has been going through the process. In terms
6	Is there a motion? We have a second. No	6	of the design, there has been an addition of
7	discussion? Call the roll, please.	7	land. As you may recall, right at the west
8	THE SECRETARY: Robert Behar?	8	side of the project, there was a small
9	MR. BEHAR: Yes.	9	commercial parcel. That has been incorporated
10	THE SECRETARY: Marshall Bellin?	10	into the design. As a result, there have been
10	MR. BELLIN: Yes.	11	some changes, in terms of the numbers.
12	THE SECRETARY: Julio Grabiel?	12	The residential units that went to the
13	MR. GRABIEL: Yes.	13	Commission on February 13th was 189. The
13	THE SECRETARY: Maria Velez?		project currently has 165. And then there's
	MS. VELEZ: Yes.	14	also an office component, which is located in
15	MS. VELEZ. TES. THE SECRETARY: Eibi Aizenstat?	15	the new area that has been added to the
16		16	
17	CHAIRMAN AIZENSTAT: Yes.	17	project.
10	What I'd like to do at this time is change	18	The Commission considered this item, and
19	the order, and I'd like to start first with the	19	then requested that it be sent back to you for
20	Discussion Item, which is on the agenda as Item	20	comment, because of the change on the Site
21	Number 6, which is the update to the Venera	21	Plan. The bulk of the project is the same.
22	Mixed-Use Site Plan.	22	The only change is that minor change in the
23	MR. BEHAR: Mr. Chair	23	west side.
24	CHAIRMAN AIZENSTAT: Yes.	24	The Applicant is here to explain it in
25	MR. BEHAR: for the record, I will	25	detail, and if you have any questions, I'll be
	5		
1	recuse myself from this item.	1	happy to help you.
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2	CHAIRMAN AIZENSTAT: Okay.	2	MR. GRABIEL: I have a question. Did the
2 3	CHAIRMAN AIZENSTAT: Okay. MR. BEHAR: There's a conflict and I want	2 3	MR. GRABIEL: I have a question. Did the Commission see it with the change?
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1	As Ramon mentioned, the most prominent		1	with back of house and support spaces, and then	
2	change has been the addition of this property,		2	four stories of usable office space above,	
3	which I'll point to now, located at 1537 San		3	totaling about 15,000 square feet.	
4	Remo. You'll remember that this was a bit of a		4	It was designed in a similar vernacular to	
5	hole in the doughnut situation. It was one		5	the original building to it's a separate	
б	pre-existing office building that was going to		6	standalone structure, but with similar	
7	be between the Plaza San Remo to the west and		7	architectural features. A conscious effort was	
8	the Venera project to the east. We have since		8	made to not have any additional driveway cuts	
9	gone under contract to purchase that property,		9	off of San Remo, so it is fully it fully	
10	and have incorporated it into the project as an		10	engages the right-of-way and the pedestrian	
11	office building.		11	experience.	
12	It's a five-story office building, about		12	And, then, lastly, we do view it as one	
13	15,000 square feet. You can see it in this		13	comprehensive Site Plan and we are looking to	
14	elevation at the extreme left. I'll have the		14	integrate the hardscape and landscape	
15	architect, of course, make something of a more		15	improvements throughout the entire length of	
16	detailed presentation on it.		16	the newly acquired property, and we have more	
17	In response to comments received at the		17	information on the other building, if you'd	
18	First Reading before the City Commission, we		18	like, but other than that, I'll be here to	
19	have lowered the project's density to 165		19	answer any questions.	
20	units, which is just 15 units more than what is		20	MS. VELEZ: I have a question.	
21	permitted today with just Site Plan review		21	MR. CARRERAS: Yes.	
22	approval, and we changed the unit mix so as to		22	MS. VELEZ: I noticed that there is no	
23	bring down the number of one bedroom units, so		23	change in the parking. Does this five-story	
24	that the unit mix now is roughly evenly split		24	building incorporate its own parking?	
25	between one, two and three bedrooms.		25	MR. CARRERAS: It does not. It will rely	
		9		-	11
1	The amount of ground floor retail was also		1	on parking in the main building. We're now at	
2	reduced by about 10,000 square feet to 20,000		2	a total of 356 spaces in the main building. By	
3	square feet, and I'll now ask Raul Carreras,		3	the Shared Parking Calculation, we require 318.	
4	project architect with Bermello, Ajamil, to		4	So using the Shared Parking Matrix, we do have	
5	just give you some more detail, in particular,		5	excess parking.	
6	on that new Phase Two building at 1537 San		6	MS. VELEZ: And will that be available to	
7	Remo.		7	the public, who will visit that office	
8	MR. CARRERAS: Good evening, Members of the		8	building, as well?	
9	Board. Raul Carreras, with Bermello, Ajamil &		9	MR. CARRERAS: Yes. The first floor of	
10	Partners, with offices at 2061 South Bayshore		10	parking, the second story, has been designated	
11	Drive, Suite 1000, Miami, Florida 33133.		11	for the retail patrons and I quess the office	
12	As was explained, I guess the reason of our		12	building, also, and then private levels for the	
13	visit today was the annexation of that		13	residences will be above the second level.	
14	additional 50-foot property. What we are		14	MS. VELEZ: And you don't think that the	
15	additional JU 1000 property. What we are		11		
15			15	addition of 15 363 square feet of office space	
10	proposing or what has been presented before the		15	addition of 15,363 square feet of office space	
17	proposing or what has been presented before the Commission is a five-story office building,		16	will require additional parking?	
17 10	proposing or what has been presented before the Commission is a five-story office building, making the project a true Mixed-Use now. The		16 17	will require additional parking? MR. CARRERAS: Well, I'm saying what the	
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18 19	proposing or what has been presented before the Commission is a five-story office building, making the project a true Mixed-Use now. The original project already contained ground floor retail, and it continues to do so, and if		16 17 18 19	will require additional parking? MR. CARRERAS: Well, I'm saying what the numbers tell us. If you believe the Shared Parking Matrix and that residential units will	
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1	MS. VELEZ: All right. So we have 24 less		1	were trying to accommodate our neighbor, and	
2	residential units.		2	that's why we purchased the site. So the best	
3	MR. CARRERAS: And 15 or 10,000 square		3	use of this property obviously is office	
4	feet less of commercial.		4	building, really, and that's why we converted	
5	MS. VELEZ: Less of commercial.		5	it to office. And in order to alleviate the	
6	MR. CARRERAS: We're down to 20,000 square		6	impact of the traffic, so I reduce by the	
7	feet from 30.		7	total from 189 to 165, and, also, we reduced	
8	MS. VELEZ: I have reservations on that,		8	the retail by 10,000 square feet, and we are	
9	because I don't know I mean, I visit the		9	creating more amenities for the residential	
10	building next door, the Plaza San Remo		10	side, and I think it's a plus.	
11	MR. CARRERAS: The Whole Foods.		11	CHAIRMAN AIZENSTAT: What amenities? What	
12	MS. VELEZ: and there is difficulty		12	additional amenities are you creating?	
13	finding parking there, when you go either to		13	MR. SHOJAEE: We want to create like a	
14	the grocery store or to visit a		14	bowling alley for the people that are going to	
15	MR. CARRERAS: A medical office.		15	be living there, and we're going to create	
16	MS. VELEZ: a medical office.		16	some the art center inside the lobby I	
17	MR. CARRERAS: Uh-huh.		17	mean, in those areas. So these are the	
18	MS. VELEZ: It's difficult to find parking.		18	examples that we're going to do.	
19	CHAIRMAN AIZENSTAT: Will the office space		19	CHAIRMAN AIZENSTAT: Will the bowling alley	
20	be condominium or rentals?		20	be open to the public?	
21	MR. CARRERAS: I believe I'm going to		21	MR. SHOJAEE: No. Only for people that are	
22	defer to you all, but I believe, rental.		22	going to be living there.	
23	MR. SHOHJAEE: These are rental.		23	CHAIRMAN AIZENSTAT: Okay.	
24	MR. CARRERAS: Rental.		24	MS. VELEZ: Thank you.	
25	CHAIRMAN AIZENSTAT: So it's a rental		25	MR. SHOJAEE: Thank you.	
		13		-	15
1	project.		1	CHAIRMAN AIZENSTAT: Any other comments?	
2	MR. COLLER: We can't have you respond from		2	Marshall?	
3	the audience. If you would just put your name		3	MR. BELLIN: No.	
4	on the record.		4	CHAIRMAN AIZENSTAT: Does anybody since	
5	CHAIRMAN AIZENSTAT: Thank you.		5	we're having a Discussion Item	
6	MR. COLLER: And I assume you were sworn		6	MR. COLLER: By the way, I wanted	
7	in, as everybody else was sworn in, or do you		7	CHAIRMAN AIZENSTAT: Go ahead.	
8	need to be sworn in?		8	MR. COLLER: I've been advised actually	
9	MR. SHOJAEE: I need to be sworn in.		9	that the Commission wanted your recommendation.	
10	MR. COLLER: You need to be sworn in?		10	So even though it's on as a Discussion Item,	
11	MR. SHOJAEE: Yes.		11	it's my understanding that the City Commission	
12	MR. COLLER: Okay.		12	wants your recommendation on this additional	
13	(Thereupon, the participant was sworn.)		13	item that apparently was not before them, as I	
14	MR. SHOJAEE: Yes, I do.		14	understand it; is that correct?	
15	MR. COLLER: Would you state your name and		15	MR. GARCIA-SERRA: What went before the	
16	address.		16	City Commission was this project area that	
17	MR. SHOJAEE: Yes. My name is Masoud		17	you're seeing now. The building itself, the	
18	Shojaee. I'm the President and CEO of the		18	Phase 2 building, was there, but at that point	
10 19	Shoma Group. They		19	in time it was a residential building. We	
20	CHAIRMAN AIZENSTAT: Your address, please.		20	converted it to office in response to comments	
	MR. SHOJAEE: I'm sorry?		20	from the City Commission to reduce the	
21	CHAIRMAN AIZENSTAT: Your address.			residential density. So this is the first time	
22 23	MR. SHOJAEE: Oh, my address. 201 Sevilla,		22	-	
	Suite 300, Coral Gables.		23	that the office building has been presented to a City Board, other than the Board of	
24 25	This project, of course, the last piece, we		24 25	Architects.	
40		14	4.5		16

1	MR. COLLER: Other than the Board of	:	1 The issue of how to handle the retail
2	Architects?	:	2 frontage, which I remember in particular Mr.
3	MR. GARCIA-SERRA: Correct.		Grabiel was addressing, has, to a great extent,
4	MS. VELEZ: Oh, okay.		4 been addressed by the fact that we now have
5	MR COLLER. So this is new		5 acquired that property and have incorporated it
6	MR. GRABIEL: Do we need to make a motion?		as part of the project, but the other things,
7	CHAIRMAN AIZENSTAT: Well		7 such as doing streetscape on both sides of the
8	MR. COLLER: and was not presented to	1	8 street and so forth have all been incorporated.
9	the City Commission and the City Commission is		9 CHAIRMAN AIZENSTAT: And there was also a
10	looking for your recommendation on this	1	0 comment that was based on that driveway where
11	additional part of the development.	11	1 the "T" is, right there. I think there was
12	CHAIRMAN AIZENSTAT: I think, before if	11	
13	they're looking for a recommendation, one of	11	
14	the things that I would ask, if there's anybody	14	
15	here from the public that	1	
16	MR. GARCIA-SERRA: If I could conclude, and	1	
10	then maybe	1	
18	CHAIRMAN AIZENSTAT: Oh, I thought you were		
		19	
19	done. I'm sorry. MR. GARCIA-SERRA: Almost. We're close to		
20		20	
21	it.	2	-
22	CHAIRMAN AIZENSTAT: Sorry about that.	22	
23	MR. GARCIA-SERRA: We feel that overall	2:	
24	these changes are improvements on an already	24	
25	very good project, because of the increase of	2!	-
		17	19
1	the mix of uses in the project, and now the	:	1 time was that we had several back of house
1 2	the mix of uses in the project, and now the entire block is designed for new development		<ol> <li>time was that we had several back of house</li> <li>spaces, generator, FPL, et cetera. We've lined</li> </ol>
		:	
2	entire block is designed for new development	:	2 spaces, generator, FPL, et cetera. We've lined
2 3	entire block is designed for new development and we no longer have the issue of having to		2 spaces, generator, FPL, et cetera. We've lined 3 it with a two-foot deep storefront, so that you
2 3 4	entire block is designed for new development and we no longer have the issue of having to design around an older pre-existing building in		<ul> <li>spaces, generator, FPL, et cetera. We've lined</li> <li>it with a two-foot deep storefront, so that you</li> <li>do have storefront and you have the ability to</li> </ul>
2 3 4 5	entire block is designed for new development and we no longer have the issue of having to design around an older pre-existing building in the middle of the block, which previously		<ul> <li>spaces, generator, FPL, et cetera. We've lined</li> <li>it with a two-foot deep storefront, so that you</li> <li>do have storefront and you have the ability to</li> <li>have advertising, have something a little bit</li> </ul>
2 3 4 5 6	entire block is designed for new development and we no longer have the issue of having to design around an older pre-existing building in the middle of the block, which previously existed.		spaces, generator, FPL, et cetera. We've lined it with a two-foot deep storefront, so that you do have storefront and you have the ability to have advertising, have something a little bit more animated and not just a blank wall.
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1	discussion.		1	Attorney if he had do you have the I	
2	As you know, many times that happens.		2	mean, I don't want to speak for the Commission	
3	First Reading, you get some comments, and then,		3	without the Minutes.	
4	in Second Reading, you have some modifications.		4	MR. BELLIN: Okay.	
5	The modifications are less units and more		5	MR. COLLER: I apologize. I'm not clear on	
б	office space, basically.		6	the question. What is	
7	Now, in terms of parking, because of the		7	MR. BELLIN: If the Commission had some	
8	different changes in terms of the less units		8	they sent it back to us for a reason.	
9	and less square footage for retail, they've		9	MR. COLLER: Well, I think they sent it	
10	used the Shared Parking Matrix, which is a very		10	back to you, because of this addition, that	
11	straight-forward Code provision, and that's how		11	they wanted you to look at.	
12	they have accommodated those spaces. So those		12	MR. TRIAS: Let me	
13	are the facts.		13	MR. COLLER: Fortunately, we do have the	
14	Now, the Commission did say that they were		14	City Attorney here.	
15	looking for your opinion and recommendation		15	MR. TRIAS: Let me give it a try. The	
16	given the fact that the site had become a		16	reason they're interested in your opinion.	
17	little bit larger. So I think it would be		17	They want your professional or your view, as	
18	appropriate that you listen to any public		18	experts on planning, on the changes. That is	
19	comment and anybody from the audience, and then		19	the way I understood the request.	
20	take a vote, up or down, based on your opinion.		20	MS. RAMOS: Good evening. The Commission	
21	CHAIRMAN AIZENSTAT: Ramon, was there any		21	was concerned about density, about size, and	
22	additional parking study done?		22	about traffic, the traffic impact in the area,	
23	MR. TRIAS: Well, it was reviewed by Public		23	but they specifically referred it back to you	
24	Works, like we always do, but the issue is that		24	because, between the time that it came to	
25	once you use that matrix, it's simply black and		25	Planning and Zoning, and when it went to City	
		21			23
1	white. If it's yes, it's yes.		1	Commission, that sliver of property on the	
2	CHAIRMAN AIZENSTAT: And what about a		2	side, that's now commercial, was added to the	
3	traffic study based on the additional offices?		3	Site Plan, and it was put forth as residential.	
4	MR. TRIAS: Traffic? I don't know if that		4	The Commission felt that the entire thing	
5	was updated. Was that updated?		5	had not been reviewed by this Board, with the	
6	MR. GARCIA-SERRA: Indeed. The traffic		6	addition of that building, and so they sent it	
7	study was updated with all current program		7	back here, and now there's been some changes	
8	information, submitted to the City. There		8	made to address the more general concerns of	
9	wasn't any change in the recommendations of		9	the Commission, but the idea is for you to	
10	that traffic study.		10	review it together with this additional new	
11	MR. BELLIN: Ramon		11	building that's now commercial.	
12	CHAIRMAN AIZENSTAT: Go ahead, please,		12	MS. VELEZ: So initially it was presented	
13	Marshall.		13	as additional residential?	
14	MR. BELLIN: Ramon, did the Commission have		14	MS. RAMOS: Correct, to the City	
15	any concerns about the new project?		15	Commission.	
16	MR. TRIAS: Well, they voted for it, and		16	MS. VELEZ: So now it has switched to	
17	it's going to Second Reading as soon as it		17	office use, okay.	
18	passes the Planning and Zoning. So the		18	MS. RAMOS: But in either event, you had	
19	concerns they had, they expressed, and they had		19	not ever seen that additional piece and that's	
20	to do with density and issues like that. They		20	what the City Commission wanted you to weigh in	
21	were incorporated into the design and that's		21	on.	
22	what you're looking at.		22	MS. VELEZ: I think aesthetically I	
23	MR. BELLIN: Can we be clear as to the		23	remember the last time that little piece just	
24	recommendations that they made?		24	looked like David next to two Goliath.	
25	MR. TRIAS: I would defer to the City		25	MR. GARCIA-SERRA: Yeah.	
		22			24

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1	MS. VELEZ: So it's good to see it		1	CHAIRMAN AIZENSTAT: If you would raise	
2	incorporated into something else. I think,		2	your hand, please.	
3	probably, the use as office limits a lot or		3	MR. COLLER: Wait. To actually save time,	
4	diminishes somewhat the concerns of the traffic		4	I believe this gentleman wants to speak, and	
5	and the parking. Now I'm much clearer, that		5	he's also not been sworn in.	
6	we're doing the shared. That makes lot of		6	CHAIRMAN AIZENSTAT: Is there anybody else	
7	sense.		7	that's here, that wishes to speak on any item,	
8	MR. TRIAS: Yeah. The theory of the Shared		8	that has not been sworn in?	
9	Parking Matrix is that if one has office and		9	Okay.	
10	residential, that's better than it's all office		10	MR. PINERA: Wow, suddenly everybody wants	
11	or all residential, in terms of parking		11	to talk about this project, after I showed up.	
12	demands. The reason why there's an issue with		12	CHAIRMAN AIZENSTAT: We're going to go	
13	parking demand on the other building is		13	ahead and swear the three of you in at this	
14	probably because it's only offices and retail.		14	time, if you'd go ahead and proceed, please.	
15	CHAIRMAN AIZENSTAT: Now, but the study or		15	(Thereupon, more participants were sworn.)	
16	the matrix is done based upon the parking		16	CHAIRMAN AIZENSTAT: Thank you.	
17	spaces that are not assigned to owners or		17	If you'd state your name and address, for	
18	living units or are they taking the same living		18	the record, please.	
19	unit spaces and assigning it during the day to		19	MR. PINERA: Sure. My name is Henry	
20	the office?		20	Pinera. I live at 1215 Aduana Avenue, and I'm	
21	MR. GARCIA-SERRA: When you use that		21	here representing the larger Riviera	
22	matrix, you can't assign parking.		22	Neighborhood Association. I just want to get a	
23	MR. TRIAS: Right.		23	few things on the record prior to going to	
24	CHAIRMAN AIZENSTAT: Okay. That answers		24	Commission, as I'm sure that you guys will soon	
25	that.		25	understand why.	
	25				27
1	MR. TRIAS: There are some rules, and		1	So I should also mention that I have a	
2	they're in the Code, and they're very clear. I		2	degree in computer engineering from the	
3	mean, it's black and white.		3	University of Miami, and I graduated in 1998.	
4	MR. BELLIN: Ramon, I have a question.		4	The reason I mention that is because an	
5	MR. TRIAS: Yes.		5	engineering degree will tell you that the	
6	MR. BELLIN: The parking for the little		6	stated purpose for a building will have an	
7	office building is in the main building?		7	impact on the design requirements.	
8	MR. TRIAS: Yes.		8	Now, I'm going to show you that the stated	
9	MR. BELLIN: And how is it accessed? They		9	purpose for this building is student housing,	
10	have to walk through the		10	and I'm going to introduce some evidence that	
11	MR. TRIAS: From the sidewalk.		11	was given to the Riviera Neighborhood	
12	MR. BELLIN: So they can't go directly from		12	Association that shows that this is clearly a	
13	the office building into the		13	student housing project and that the intent is	
14	MR. TRIAS: The buildings are separated, so		14	student housing, first and foremost.	
15	there's no connection.		15	MS. VELEZ: Thank you.	
16	MR. BELLIN: Okay.		16	MR. GRABIEL: Thank you.	
17	CHAIRMAN AIZENSTAT: I'd like to go ahead		17	CHAIRMAN AIZENSTAT: Thank you.	
18	and open it up to the public at this time.		18	Will you also give a copy to the secretary?	
19	Have people signed up?		19	MR. PINERA: Actually, I believe Ramon	
20	THE SECRETARY: We only have one speaker,		20	already entered this evidence as part of the	
21	and it is Mr. Pinera.		21	MR. TRIAS: Yeah, it's already in the record.	
22	CHAIRMAN AIZENSTAT: I think there's		22	CHAIRMAN AIZENSTAT: Okay. If you would	
23	another gentleman that wants to sign up also.		23	please direct everything to the dais, I'd	
24	Have you been sworn in?		24	appreciate it.	
25	MR. PINERA: No.		25	MR. TRIAS: We can provide it.	
	26			<b>-</b>	28

1	CHAIRMAN AIZENSTAT: Please proceed.	1	Landmark Properties, with an address of Athens,	
2	MR. PINERA: Okay. So if you'd like one,	2	Georgia.	
3	here.	3	The next page is a document from Bermello,	
4	CHAIRMAN AIZENSTAT: He has.	4	Ajamil & Partners, who I believe is represented	
5	MR. PINERA: I wanted to make sure I had	5	here. Is that correct?	
б	enough for them, the Board Members.	6	Okay. And I'll just read the one	
7	Okay. So, as you can see, the first page	7	highlighted sentence. "The site is not only	
8	is a web screenshot from the Dodge Report's	8	within walking distance to the Shops at Sunset	
9	website, which is a construction website that	9	Place and the neighboring Rivera Park, but more	
10	bids projects out, and it is clearly labeled,	10	importantly the proximity to the University of	
11	Venera Student Housing. This was a screenshot	11	Miami and the Metrorail Transit Station along	
12	from January 17, 2018.	12	Dixie Highway makes this location prime for	
13	We then went ahead and purchased the entire	13	student apartments." So there is an intent to	
14	package, which has all of the design	14	market to students with this.	
15	schematics. We've sent those design schematics	15	The next page is also a screenshot from	
16	to Mr. Trias, and I'm sorry, the	16	Landmark Properties' web page, directly from	
17	Walter Mr. Walter Foeman, as well. Have the	17	Landmark Properties' web page, and the	
18	full schematics been entered into the record,	18	screenshot was taken February 12, 2018, and you	
19	the ones that we sent?	19	can clearly see that they refer to themselves	
20	MR. TRIAS: What you sent was entered into	20	as the nation's top developer of student	
21	the record, yes.	21	housing two years running.	
22	MR. PINERA: I'm sorry?	22	The next page that I'd like to call out,	
23	MR. TRIAS: Yes, what you sent was entered	23	and you may have to skip ahead, I may not have	
24	into the record.	24	ordered it correctly, is labeled, Preliminary	
25	MR. PINERA: Including the CAD drawings?	25	Geotechnical Engineering Report.	
	29			31
1	MR. TRIAS: I don't recall the details, but	1	Are you guys able to see the Preliminary	
1 2	MR. TRIAS: I don't recall the details, but if that was part of the attachment, then it	1 2	Are you guys able to see the Preliminary Geotechnical and Engineering Report? And it	
2	if that was part of the attachment, then it	2	Geotechnical and Engineering Report? And it	
2 3	if that was part of the attachment, then it was, yes.	2 3	Geotechnical and Engineering Report? And it says it was prepared for Landmark Collegiate	
2 3 4	if that was part of the attachment, then it was, yes. MR. PINERA: It was a link, because the CAD	2 3 4	Geotechnical and Engineering Report? And it says it was prepared for Landmark Collegiate Development of Athens, Georgia. Again, why	
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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	<pre>if that was part of the attachment, then it was, yes.</pre>	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Geotechnical and Engineering Report? And it says it was prepared for Landmark Collegiate Development of Athens, Georgia. Again, why would and I believe the owner, last week, when he had his meeting with some of the with some of the residents, pointed out that, no, this was his property and that Landmark was not engaged. I won't speak to that. That's the impression that I got during that meeting, but why would another company pay for a development that was not their own? It says, "Landmark Collegiate Development, LLC." Again, pointing to the same company that has already stated that they are one of the foremost developers of collegiate housing, student housing. Next is another document from another construction partner, not just the architect, from Cast Construction, detailing the trade responsibilities. You'll note that the very top is labeled, Venera Student Housing, Coral Gables, Florida, and the bid was due January	32

1	the larger package that was a full zip file		1	family renting that three-bedroom unit and	
2	that I sent to the Commissioners and that I		2	having one car for the parents, and one of them	
3	sent to Ramon Trias. I will also gladly send		3	is a work at home parent with an office, and	
4	the full package that we purchased to you guys.		4	you also can't argue that there's going to be a	
5	If you guys want the e-mail, I'll send you the		5	small child there that's not going to take up a	
6	e-mail completely, as well.		б	car.	
7	The last document that I have says it is		7	The more likely scenario is instead that	
8	Exhibit C, and this is another document that		8	they will take up each and every parking spot	
9	was included in that same packet. Again, at		9	and there will not be enough parking spots.	
10	the very top, it says, "Venera Student		10	This impacts the businesses that are around the	
11	Housing," and it is insurance requirements. So		11	entire neighborhood.	
12	this is another angle on or another document		12	I just wanted to get this on the record.	
13	that shows that even the insurance refers to it		13	CHAIRMAN AIZENSTAT: Thank you very much.	
14	as Venera Student Housing.		14	MR. PINERA: Thank you.	
15	So the fact that the purpose of this		15	CHAIRMAN AIZENSTAT: Thank you.	
16	project is primarily around student housing,		16	Can you call the next speaker, please?	
17	and that as far as I can tell was this made		17	THE SECRETARY: Hector.	
18	aware to you prior to this?		18	MR. LOMBANA: Good evening all. It's my	
19	CHAIRMAN AIZENSTAT: I'll let you please		19	pleasure to address you for the first time. My	
20	finish your comments as opposed to		20	name is Hector Lombana, and I live at 1233 San	
21	interrogatories.		21	Ignacio, and my wife walks the dogs in that	
22	MR. PINERA: Okay. But		22	area every day, and I walk every once in a	
23	CHAIRMAN AIZENSTAT: And I'll let you go		23	while, although obviously I don't walk as much	
24	ahead and put it on the record.	2	24	as she does.	
25	MR. PINERA: Okay. I'm guessing you guys		25	But magna cum laude graduate of Rutgers	
		33			35
1	were not aware of this prior to this or maybe		1	University in 1974, and went to law school and	
2	only recently made aware of this after the		2	graduated from law school in 1977. I'm a	
3	first time it came to be. If they are trying		3	lawyer. I've been a practicing lawyer in Coral	
4	to hide the true purpose of this, doesn't it		4	Gables for at least 20 years 18 years,	
5	have an impact on a lot of the studies that		5	actually, and I'm not here under anybody's	
6	we're talking about, the traffic studies,		б	employ, okay. Nobody's paying me.	
7	because the traffic patterns are going to be		7	I'm taking a position and I'm going to tell	
8	different?		8	you what it is, okay? I am a member of the	
9	I remember, a lot of times I had when I		9	Riviera Neighborhood Association, and we walk	
10	had classes at the University of Miami, I had		10	that area. This is a great project, okay, all	
11	time between my classes, and I might go back		11	right. Why? Because there are plazas involved	
12	and forth multiple times to the University. So		12	with this project, the street area will be made	
13	that's going to change the traffic studies.		13	more beautiful, there will be businesses that	
14	Also, the fact that they're and I'm sure		14	will draw more people to walk.	
15	that the numbers have changed, but the total		15	Unlike you, Ms. Velez, I've never had a	
16	number of bedrooms associated with this		16	problem parking at Publix and I shop there all	
17	project, I believe at the meeting last week,	:	17	of the time, whenever my wife sends me, or at	
18					
1.0	which may have changed, was 327. So if you	:	18	the other place, Whole Foods, because there's	
19	which may have changed, was 327. So if you guys can do the math, just total the number of		18 19	plenty of parking in both places. You guys	
19 20	which may have changed, was 327. So if you guys can do the math, just total the number of three-bedroom units, multiply it out all of	:		plenty of parking in both places. You guys have done I guess, you and your predecessors	
	which may have changed, was 327. So if you guys can do the math, just total the number of three-bedroom units, multiply it out all of those units, multiply it out, get the total	-	19	plenty of parking in both places. You guys have done I guess, you and your predecessors have done a good job.	
20	which may have changed, was 327. So if you guys can do the math, just total the number of three-bedroom units, multiply it out all of those units, multiply it out, get the total number of rooms, that is the density that we		19 20	plenty of parking in both places. You guys have done I guess, you and your predecessors have done a good job. The issue about students, well, there's a	
20 21	which may have changed, was 327. So if you guys can do the math, just total the number of three-bedroom units, multiply it out all of those units, multiply it out, get the total number of rooms, that is the density that we should be looking at strictly, because if this		19 20 21	plenty of parking in both places. You guys have done I guess, you and your predecessors have done a good job. The issue about students, well, there's a bus that picks up and takes students from the	
20 21 22	which may have changed, was 327. So if you guys can do the math, just total the number of three-bedroom units, multiply it out all of those units, multiply it out, get the total number of rooms, that is the density that we should be looking at strictly, because if this is going to be aimed at student housing, you		19 20 21 22 23 24	<pre>plenty of parking in both places. You guys have done I guess, you and your predecessors have done a good job. The issue about students, well, there's a bus that picks up and takes students from the University of Miami, both to Publix I've</pre>	
20 21 22 23	which may have changed, was 327. So if you guys can do the math, just total the number of three-bedroom units, multiply it out all of those units, multiply it out, get the total number of rooms, that is the density that we should be looking at strictly, because if this		19 20 21 22 23	plenty of parking in both places. You guys have done I guess, you and your predecessors have done a good job. The issue about students, well, there's a bus that picks up and takes students from the	36

1	place and they're there. So the impacts on the	1	now has now the amount of residences has	
2	traffic study, I don't know what that has done	2	now been reduced in order to make sure that	
3	in their traffic studies, because I haven't	3	this project will survive, okay.	
4	seen them, okay.	4	With that, thank you spending time with me.	
5	To discriminate against rental properties	5	I appreciate you, and if anybody needs anything	
6	based on who is going to inhabit, being college	6	or whatever, I have a card, especially if they	
7	students or not, I have a house next door to	7	have a good case, I'll take that.	
8	mine that is rented to college students every	8	CHAIRMAN AIZENSTAT: Thank you.	
9	year. They're some of the nicest people I've	9	THE SECRETARY: Ms. Fernandez.	
10	ever met. They go to the University of Miami	10	MS. FERNANDEZ: My name is Alicia	
11	and it takes some requirements to get there,	11	Fernandez, and that area has old buildings	
12	and they're very sweet, sometimes they even	12	CHAIRMAN AIZENSTAT: Can you state your	
13	bring cookies and stuff. They have their	13	address, please, for the record.	
14	parties, you know. I've had college students	14	MS. FERNANDEZ: I'm sorry, 6000 Granada	
15	living in my house, okay, and unless they're	15	Boulevard.	
16	falling off the roof or something, which they	16	CHAIRMAN AIZENSTAT: Thank you.	
17	never have, it's never a problem.	17	MS. FERNANDEZ: Okay. I believe this is a	
18	I think this is a this thing about it	18	great project, that will enhance the area. It	
19	being some kind of a subterfuge, I mean, I got	19	has old buildings now, and this will replace	
20	this in my door, this thing that has been given	20	the old buildings. And the open space, we can	
21	to you. Somebody slid this in my door the	21	use and we can enjoy in that area, and I think	
22	other day. I mean, I think everybody in town	22	it just enhances the area more than having all	
23	or in the area got one of these. And I talked	23	of those little buildings there, the way they	
24	to my next door neighbor, and he goes and	24	are now, and I hope you approve this project.	
25	he's like, who cares who is going to live in	25	Thank you.	
	37			39
1	there. They're going to live in a building. I	1	CHAIRMAN AIZENSTAT: Thank you.	
1 2	there. They're going to live in a building. I mean, somebody is going to be paying their	1 2	CHAIRMAN AIZENSTAT: Thank you. Are there any other speakers?	
			_	
2	mean, somebody is going to be paying their	2	Are there any other speakers?	
2 3	mean, somebody is going to be paying their rent, and I'm sure they're not going to be	2 3	Are there any other speakers? THE SECRETARY: No.	
2 3 4	mean, somebody is going to be paying their rent, and I'm sure they're not going to be paying it, their parents are, so this is just a	2 3 4	Are there any other speakers? THE SECRETARY: No. CHAIRMAN AIZENSTAT: Mario, would you like	
2 3 4 5	mean, somebody is going to be paying their rent, and I'm sure they're not going to be paying it, their parents are, so this is just a complete red herring that means nothing.	2 3 4 5	Are there any other speakers? THE SECRETARY: No. CHAIRMAN AIZENSTAT: Mario, would you like to	
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1	as study areas, which also are not present in	1	three unrelated persons living together.	
2	this project.	2	Again, another law that could be enforced to	
3	This is a rental apartment project. By the	3	make sure there isn't any overcrowding of any	
4	way, that is defined in the Zoning Code, and,	4	units, but again, remember, we cannot say,	
5	by the way, you can tell by just looking at the	5	we're not going to approve this, because this	
б	plans that are before you.	6	entity owns it or we think they might own it or	
7	The documents circulated don't have the	7	we hear that somebody else has said that they	
8	names of any of the owner or the applicant	8	might ultimately want to be interested in	
9	entities or any of their affiliates. My client	9	buying and purchasing it at some point. That	
10	is one of the most prolific developers here in	10	is purely completely against the law, much less	
11	Miami-Dade County, one of the most successful	11	can we say, we'll approve you, but don't you	
12	of both, condominium and rental projects,	12	rent to X, Y and Z, whatever that X, Y and Z	
13	commercial and non-commercial. You know, his	13	might be, including students.	
14	name is well-known. He is not Landmark.	14	So with that said, I think it's pretty	
15	Landmark, as best we can gather, is	15	clear what the law is, and I think this is a	
16	potentially an entity that is interested in	16	project which was excellent to begin with. You	
17	purchasing this site and has circulated these	17	guys recognized that when you unanimously	
18	documents in their ability to try to price and	18	recommended approval by a 5 to 0 vote back in	
19	see what they should offer for the property,	19	October. It's only gotten better. It's only	
20	but Landmark is not my client, and it's pretty	20	gotten better because of input from the City	
21	clear. You can go on the public records of	21	Commission, input from the neighbors and our	
22	Miami-Dade County, look at the deed, see what	22	own development of the project, and I just hope	
23	corporate entities have acquired this property,	23	you acknowledge that and permit us to move	
24	and look under Sunbiz.com for you to see who is	24	forward with a continued recommendation of	
25	affiliated with each of those corporate	25	approval.	
	- 41			43
1	entities You will see they will ultimately	1	CHATRMAN ATZENSTAT: Thank you	
1	entities. You will see they will ultimately	1	CHAIRMAN AIZENSTAT: Thank you.	
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10       cliners and so on, made it well-known in the       10       changes and permit us to move forward.         11       commity, and then some individuals have come       11       You know, this has already been along         11       in and some have actually given input through       1       including the public that's already been along         12       I mean, there has been a conversation. So       14       I don't think would be of beendit to anybody.         14       I mean, there has been a conversation. So       14       I don't think would be of beendits in anybody.         15       it's up to you. You can take whatever action       10       CHAINEWA MIZENTAT: CAR. J would         16       you think is aggroprised at this point. I       16       CHAINEWA MIZENTAT: CAR. J would         18       expert opinion as the Board that makes       19       NE. MELLIN: I have a question. Romo,         19       there would be no vote that could be taken       10       NE. MELLIN: I have a question. Romo,         20       there would be no vote that could be taken       20       NE. TREAS: It's one percept.         21       there would be no vote that could be taken       21       NE. TREAS: It's one percept.         22       MR. COLLER: I have the benefit of being       22       NE. TREAS: It's one percept.         23       MR. COLLER:	8	there was a hearing at the Commission, and that		8	action, but I think, you know, you just need to	
11       community, and then some individuals have come       11       Tou know, this has already been a long         12       in and some have actually given input through       11       Tou know, this has already been a long         13       the process, including MP. Pinza.       13       I don't think would be of benefit to anyhody,         14       T mean, there has been a conversation.       50       14       Inducting the public that's already had ample         15       if you think is seprectivate at this point.       16       CANIPWA MIZENSIMT: Way. I would         16       expert opinion as the Board that makes       16       CANIPWA MIZENSIMT: But in this case,       17         17       thes would be no wote that could be taken       20       MR. TOLLER: I have the benefit of being       21       MR. TOLLER: I was any question.         18       evento, fifthe Board feels unconfortable and       24       You can have multiple buildings. It's the only         20       MR. COLLER: I have the benefit for       1       MR. BELLIN: That was any question.       47         21       able to consult with the City Attorney this       1       MR. BELLIN: That was any question.       47         22       MR. COLLER: I have the benefit or being       1       MR. BELLIN: The tawas ny question.       47         23       believes that thare n	9	that was already attended by some of the		9	communicate substantively what you think of the	
12       in and some have actually given input through       13       process for us, and to prolong it any further,         13       the process, including Mr. Pinera.       13       I don't think would be of benefit to anybody,         14       Including the public that's already had ample       0       0         15       it's up to you. You can take whatever action       15       0       0         16       you think is agropritate at this point.       1       1       1       1         16       that that the Comission is interested in your       1       1       1       0         19       recommendations on plaming, given the fact       10       1       1       0       RELLIN' I have a question. Ranon,         10       there would be no wote that could be taken       2       MR. TELNS: It's one property, and what         11       there would be no wote that could be taken       2       MR. TELNS: It's one property, and what         12       MR. COLLER: I have the benefit of being       2       MR. TELNS: Make may question.         12       evening. If the Board feels unconfortable and       3       MR. TELNS: Make may question.         14       make consult with the City Mtorney this       1       MR. TELNS: Make may question.         15       baleve that opertunity to d	10	citizens and so on, made it well-known in the		10	changes and permit us to move forward.	
13       the process, including Mr. Pinera.       13       I don't think would be of benefit to anybody,         14       I mean, there has been a conversation. So       14       Including the public that's already had ample         15       it's up to you. You can take shatever action       15       opportunity to provide input.         16       you think is appropriate at this point. I       16       CHAIRMAN ALZENSTAT: Okay. I would         17       think that the Commission is interested in your       17       actually like to ask up fellow Baced Members         18       recommendations on planning, given the fact       19       REBLIN: I have a question. Ramon,         18       there would be no vote that could be taken       11       10       11         19       ophead.       11       11       11       11       11         19       where woulk at inderstood that request.       12       12       MR. TRIAS: It's eme orperty, and shat         10       ophead.       12       NR. COLLER: I have the benefit to being       12       NR. TRIAS: But it is one property, and shat         13       eventing. If the Board the is uncomfortable and       14       MR. TRIAS: But it is one property.       14         14       able to consult with the City Attorney this       14       MR. TRIAS: But it is an erstrictive	11	community, and then some individuals have come		11	You know, this has already been a long	
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15       it's up to you. You can take whatever action       15       opportunity to provide input.         16       you think is appropriate at this point. I       16       GRHMMA AIZENET: Okay. I would         17       think that the Commendations on planning, given the fact       17       17       actually like to ask my fellow Board Members         18       expert opinion as the Board that makes       18       for their thoughts.       NR. BELLIN: I have a question. Ramon,         20       that some changes have been made. So that's       18       NR. BELLIN: I have a question.       10         21       there would be no wote that could be taken       29       NR. COLLER: I have the benefit of being       20       NR. COLLER: I have the benefit of being       21       NR. TRINS: But it is one property.       47         25       MR. COLLER: I have the benefit of being       26       NR. TRINS: But it is one property.       47         26       MR. COLLER: I have the benefit of being       28       NR. TRINS: But it is one property.       47         27       MR. COLLER: I have the benefit of being       28       NR. TRINS: But it is one property.       47         28       helperes that there needs to be a deferral for       4       NR. TRINS: But it is one property.       30         39       believes that there sneeds to be a deferral for <td>13</td> <td>the process, including Mr. Pinera.</td> <td></td> <td>13</td> <td>I don't think would be of benefit to anybody,</td> <td></td>	13	the process, including Mr. Pinera.		13	I don't think would be of benefit to anybody,	
16       you think is appropriate at this point. I       15       GHERMAN AIZENSTAT: Okay. I would         17       think that the Commission is interseted in your       17       actually like to ake my fellow Board Members         18       expert pointon as the Board that makes       18       for their thoughts.       19         19       recommendations on planning, given the fact       19       M. BELLIN: I have a question. Ramon,         20       that some changes have been made. So that's       20       the swy that I understood that request.         21       CHAIRMAN AIZENSTAT: But in this case,       21       NR. TRIAS: It's one property, and what         23       may that I understood that request.       21       NR. TRIAS: It's one property, and what         24       go ahead.       24       you can have multiple buildings. It's the only         25       MR. COLLER: I have the benefit of being       25       NR. TRIAS: But it is one property.         26       vou can have multiple buildings. It's the only       25       NR. EBLLIN: That was my question.         2       evening. If the Board feels uncomfortable and       2       MR. TRIAS: But it is one property.         3       believes that there needs to be a deferral for       3       MR. TRIAS: But it has         4       purposes of providing additional rotice, you       <	14	I mean, there has been a conversation. So		14	including the public that's already had ample	
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19       recommendations on planning, given the fact       13       MR. BELLIN: I have a question. Ramon,         20       that some changes have been made. So that's       21       Ids or is i one platted lot?         21       CHANNAN ALZENSTAT: But in this case,       21       10s or is i one platted lot?         23       there would be no vote that could be taken       23       MR. COLLER: I have the benefit of being       24         24       go ahead.       25       MR. COLLER: I have the benefit of being       24         25       MR. COLLER: I have the benefit of being       25       MR. COLLER: I have the benefit of being         26       evening. If the Board feels unconfortable and       2       MR. RELLIN: That was my question.         2       pointed out to me that it is going to go back       1       MR. BELLIN: That was my question.         3       believes that there needs to be a deferral for       3       MR. RELAS: Multi has one property.         4       go urant       10       S commission. So there will be that notice, as       9         9       well.       9       MR. RELLIN: No, I mean       10         10       S there is that this is going to go       10       MS. VELEZ: So there will be a restrictive         11       commission.       MR. RELLIN: No, I mean       <	17	think that the Commission is interested in your		17	actually like to ask my fellow Board Members	
20       that some changes have been made. So that's       20       these are basically they're two different         21       there way that I understood that request.       21       lots or is it one platted lot?         22       CHAIRMAN AIZENSTAT: But in this case,       22       MR. TRIAS: It's one property, and what         23       there would be no vote that could be taken       23       MR. TRIAS: It's one property, and what         24       go ahead.       24       you can have multiple buildings. It's the only         25       MR. COLLER: I have the benefit of being       45       47         45       45       47         46       47       47         47       48       5       5         48       5       6       6         49       6       7       7         40       20       MR. BELLIN: That was my question.       47         41       able to consult with the City Attorney this       2       MR. BELLIN: Is there any issue with the         42       purposes of providing additional notice, you       4       5       5         5       haye the opportunity to do so. It's been       5       parking, it's one owner, so       6       NR. TRIAS: Well, the issue is that it has         7 </td <td>18</td> <td>expert opinion as the Board that makes</td> <td></td> <td>18</td> <td>for their thoughts.</td> <td></td>	18	expert opinion as the Board that makes		18	for their thoughts.	
21       the way that I understood that request.       21       lots or is it one platted lot?         22       CHAIRMAN AIZENSTAT: But in this case,       22       MR. TELAS: It's one property, and what         23       there would be no vote that could be taken       23       happens is that in the Mixed-Use regulations         24       MR. COLLER: I have the benefit of being       24       MR. COLLER: I have the benefit of being       77         45       45       MR. EELLIN: That was my question.       77         3       believes that there needs to be a deferral for       3       MR. EELLIN: Is there any issue with the         4       separate buildings. And with request to the       separate buildings. Mult request to the       separate buildings. And with request to the         5       have the opportunity to do so. It's been       6       MR. TRIAS: Well, the issue is that it has         7       to remain one property.       7       7         8       commission. So there will be that notice, as       9       MR. EELLIN: No, I mean         9       well.       9       MR. EELLIN: No, I mean         10       So there is that this is going to go that       10       MR. EELLIN: No, I mean         11       before a second public hearing before the City       10       MR. EELLIN: No, I mean <td>19</td> <td>recommendations on planning, given the fact</td> <td></td> <td>19</td> <td>MR. BELLIN: I have a question. Ramon,</td> <td></td>	19	recommendations on planning, given the fact		19	MR. BELLIN: I have a question. Ramon,	
22       CHAIRMAN AIZENSTRT: But in this case,       22       MR. TRLAS: It's one property, and what         23       go ahead.       23       MR. TRLAS: It's one property, and what         24       go ahead.       24       you can have multiple buildings. It's the only         25       MR. COLLER: I have the benefit of being       24       you can have multiple buildings. It's the only         25       MR. COLLER: I have the benefit of being       25       MR. TRLAS: But it is one property.         26       able to consult with the City Attorney this       1       MR. BELLIN: That was my question.         2       evening. If the Board feels unconfortable and       2       MR. TRLAS: But it is one property.         3       believes that there needs to be a deferral for       3       MR. BELLIN: Is there any issue with the         4       purposes of providing additional notice, you       4       separate buildings? And with respect to the         5       pointed out to me that it is going to go back       6       MR. TRLAS: Well, the issue is that it has         7       for a Second Reading before the City       7       10       So there is that this is going to go         10       So there is that this is going to go back       7       MR. TRLAS: Yes. Yes.         11       before a second public hearing before the City <t< td=""><td>20</td><td>that some changes have been made. So that's</td><td></td><td>20</td><td>these are basically they're two different</td><td></td></t<>	20	that some changes have been made. So that's		20	these are basically they're two different	
23       there would be no vote that could be taken       23       happens is that in the Mixed-Use regulations         24       go ahead.       24       you can have multiple buildings. It's the only         25       MR. COLLER: I have the benefit of being       45       47         26       45       47         27       48       47         28       48       47         29       able to consult with the City Attorney this       1       MR. BELLIN: That was my question.         2       evening. If the Board feels uncomfortable and       2       MR. TELS: But it is one property.         3       believes that there needs to be a deferral for       3       MR. TELS: Is there any issue with the         4       separate buildings? And with respect to the       separate buildings? And with respect to the         5       pointed out to me that it is going to go back       6       MR. TELS: Note anone, you and you annot just do a         6       pointed out to me that in they is going to go       10       NS. VELEZ: So there will be a restrictive         10       So there is that this is going to go       10       MR. TELS: In addition, I think that the         14       Applicant is going to say that they had a       14       MR. GRACIA-SERRA: Correct. We had a         15       neigh	21	the way that I understood that request.		21	lots or is it one platted lot?	
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25       MR. COLLER: I have the benefit of being       25       time where you're able to do that.       27         1       able to consult with the City Attorney this       1       MR. BELLIN: That was my question.       27         1       able to consult with the City Attorney this       1       MR. BELLIN: That was my question.       27         3       believes that there needs to be a deferral for       3       MR. TRIAS: But it is one property.       30         4       purposes of providing additional notice, you       4       58       Separate buildings? And with respect to the       5         5       have the opportunity to do so. It's been       5       parking, it's one owner, so       6       MR. TRIAS: Well, the issue is that it has       7         6       commission.       So there will be that notice, as       9       MR. TRIAS: In addition, I think that the       9       MR. TRIAS: In addition, I think that the       10       MR. TRIAS: In addition, I think that the         16       MR. GARCIA-SERRA: Correct. We had a       12       MR. GRADEL: I don't know what's the best         17       it has been improved. All of the       11       considerations and concerns that we had         17       meighborhood meeting which was noticed, and       12       MR. GRADEL: I don't know what's the best         18	23	there would be no vote that could be taken		23	happens is that in the Mixed-Use regulations	
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	24	And at that meeting, we announced also that		24	that bringing students to that area is actually	
46 48	25	this hearing or this presentation was taking		25	going to improve the area. They will use the	
		46	5			48

1	retail, the restaurants, et cetera. Most	1	I think it would be appropriate, since the	
2	students, I don't know, but when I was a	2	Board acts by motion, to make a motion.	
3	student, I didn't have a car, and I don't think	3	CHAIRMAN AIZENSTAT: It's just unusual when	
4	most students who come to the University of	4	something is listed as a Discussion Item to go	
5	Miami necessarily have a car.	5	into a roll call.	
6	So I'm in agreement with the building the	6	MR. COLLER: Right, because it's not	
7	way it is and I have absolutely no problem	7	typical that the City Commission would refer to	
8	recommending it personally to the Commission	8	seek input on apparently what is a rather	
9	the way it is.	9	narrow issue about how this additional	
10	CHAIRMAN AIZENSTAT: Maria?	10	property, since it was not before you in the	
11	MS. VELEZ: My only concern at this point	11	format that it is now, that I think they just	
12	is that we are missing several members of our	12	want your input for that.	
13	group here tonight, but that's the way it is.	13	CHAIRMAN AIZENSTAT: Okay. Are there any	
14	CHAIRMAN AIZENSTAT: But we do have a	14	other recommendations besides the ones that I	
15	quorum.	15	have made for this project? No?	
16	MS. VELEZ: We have a quorum, yes, but	16	Is there a motion?	
17	otherwise I agree with Julio. I liked the	17	MR. BELLIN: I'll make a motion.	
18	project the first time around. I like the	18	CHAIRMAN AIZENSTAT: And what would that	
19	office component.	19	motion be?	
20	The only thing I don't like is the fact	20	MR. BELLIN: Approve.	
21	that you can't access the office building from	21	CHAIRMAN AIZENSTAT: As presented?	
22	the parking. I think I'm with Marshall on	22	MR. BELLIN: Yes.	
23	that.	23	MR. GRABIEL: I second it.	
24	MR. BELLIN: Yeah.	24	CHAIRMAN AIZENSTAT: With the	
25	MS. VELEZ: I think that makes it a little	25	MR. GRABIEL: But include the Chairman's	
	49			51
1	difficult, unless people park on the street or	1	notes.	
2	something else, but that's but that would be	2	MR BELLIN: Yes.	
3	it.	3	CHAIRMAN AIZENSTAT: Okay. We have a	
4	CHAIRMAN AIZENSTAT: Okay. One of my	4	first, we have a second. Any other comments?	
5	recommendations would be for the City to	5	No?	
б	actually look into licensure you know,	6	Call the roll, please.	
7	licensing or whatever is needed for this	7	THE SECRETARY: Marshall Bellin?	
8	building. I know that you cannot discriminate	8	MR. BELLIN: Yes.	
9	against who your rent and so forth, but I don't	9	THE SECRETARY: Julio Grabiel?	
10	know what the life safety would be for a	10	MR. GRABIEL: Yes.	
11	building if it's a certain way or how it's	11	THE SECRETARY: Maria Velez?	
12	inhabited or if you need a specific type of		MC VELEC: Voc	
13	Indericed of it you need a specifie cype of	12	MS. VELEZ: Yes.	
	license that is different. That would be my	12	MS. VELEZ: TES. THE SECRETARY: Eibi Aizenstat?	
14				
14 15	license that is different. That would be my only recommendation additional, for the Staff	13	THE SECRETARY: Eibi Aizenstat? CHAIRMAN AIZENSTAT: Yes.	
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15	license that is different. That would be my only recommendation additional, for the Staff and the City to look into that. Can we get a motion	13 14 15	THE SECRETARY: Eibi Aizenstat? CHAIRMAN AIZENSTAT: Yes. MR. GARCIA-SERRA: Thank you very much. Have a good night.	
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