

<p style="text-align: center;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT CORAL GABLES CITY HALL 405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA WEDNESDAY, AUGUST 29, 2018, COMMENCING AT 6:06 P.M.</p> <p>Board Members Present: Eibi Aizenstat, Chairman Rhonda A. Anderson Maria A. Menendez Julio Grabel Maria Velez</p> <p>City Staff and Consultants: Ramon Trias, Planning Director Craig Collier, Special Counsel Jennifer Garcia, City Planner Arceli Redila, Principal Planner Jill Menendez, Administrative Assistant, Board Secretary</p> <p>Also Participating: Mario Garcia-Serra, Esq., on behalf of Item E-1 Glenn Pratt, Architect Dean Warhaft, TWJ Zamora, LLC Dr. Barbara Bloom Aurelia Falero</p>	<p style="text-align: center;">Page 2</p> <p>1 THEREUPON: 2 (The following proceedings were held.) 3 CHAIRMAN AIZENSTAT: Okay. Let's go ahead 4 and get started, please. We have a quorum. 5 Before we start, if you're here for Item 6 E-3, that has been deferred, just to let 7 everybody know, in case there are some 8 individuals here for that item. That's Item 9 E-3, which has been deferred. 10 Good evening. I'd like to call the meeting 11 to order. I would like to ask you to turn off 12 your cell phones or put them on silent, also 13 pagers, at this time. Thank you. 14 This Board is comprised of seven members. 15 Four members of the Board shall constitute a 16 quorum and the affirmative vote of four members 17 shall be necessary for the adoption of any 18 motion. If only four Board Members are 19 present, an applicant may request and be 20 entitled to a continuance to the next regularly 21 scheduled meeting of the Board. If a matter is 22 continued due to a lack of a quorum, the 23 Chairperson or Secretary of the Board may set a 24 Special Meeting to consider such matter. In 25 the event that four votes are not obtained, an</p>
<p style="text-align: center;">Page 3</p> <p>1 applicant may request a continuance or allow 2 the application to proceed to the City 3 Commission without a recommendation. 4 The next item is for lobbyist registration. 5 I'd also ask, at this time, that any person who 6 acts as a lobbyist pursuant to the City of 7 Coral Gables Ordinance Number 2006-11 must 8 register with the City Clerk prior to engaging 9 in lobbying activities or presentations before 10 City Staff, Boards, Committees and/or the City 11 Commission. A copy of the Ordinance is 12 available in the Office of the City Clerk. 13 Failure to register and provide proof of 14 registration shall prohibit your ability to 15 present to the Board. 16 As Chair, I now officially call the City of 17 Coral Gables Planning and Zoning Board of 18 August 29, 2018 to order. The time is 6:06. 19 The reading of ex parte communication. 20 Please be advised that this Board is a 21 quasi-judicial board and the items on the 22 agenda are quasi-judicial in nature, which 23 requires Board Members to disclose any ex parte 24 communication and/or site visits. An ex parte 25 communication is defined as any contact,</p>	<p style="text-align: center;">Page 4</p> <p>1 communication, conversation, correspondence, 2 memorandum or other written or verbal 3 communication that takes place outside the 4 public hearing between a member of the public 5 and a member of a quasi-judicial board 6 regarding matters to be heard by the Board. 7 If anyone made any contact with a Board 8 Member regarding an issue before the Board, the 9 Board Member must state, on the record, the 10 existence of the ex parte communication and the 11 party who originated the communication. If a 12 Board Member conducted a site visit 13 specifically related to the case before the 14 Board, the Board Member must disclose such 15 visit. In either case, the Board member must 16 state, on the record, whether the ex parte 17 communication and/or site visit will affect the 18 Board Member's ability to impartially consider 19 the evidence to be presented regarding this 20 matter. The Board Member shall also state that 21 his or her decision will be based on 22 substantial and competent evidence and 23 testimony presented on the record today. 24 Have any of the Members had such a 25 communication or site visit to disclose at this</p>

<p style="text-align: right;">Page 5</p> <p>1 time?</p> <p>2 At this time, what I would like to do is</p> <p>3 ask everybody who is coming up to speak to</p> <p>4 please stand up so you could be sworn.</p> <p>5 (Thereupon, all participants were sworn.)</p> <p>6 MS. ANDERSON: Thank you.</p> <p>7 Call the roll, please.</p> <p>8 THE SECRETARY: Jolie Balido-Hart?</p> <p>9 Robert Behar?</p> <p>10 Marshall Bellin?</p> <p>11 Julio Grabiell?</p> <p>12 MR. GRABIEL: Here.</p> <p>13 THE SECRETARY: Maria Menendez?</p> <p>14 MS. MENENDEZ: Here.</p> <p>15 THE SECRETARY: Maria Velez?</p> <p>16 MS. VELEZ: Here.</p> <p>17 THE SECRETARY: Maria Anderson?</p> <p>18 MS. ANDERSON: Rhonda.</p> <p>19 THE SECRETARY: Rhonda Anderson?</p> <p>20 MS. ANDERSON: Old memories. Yes, here.</p> <p>21 THE SECRETARY: Eibi Aizenstat?</p> <p>22 CHAIRMAN AIZENSTAT: Here. Thank you.</p> <p>23 Once again, Item E-3 has been deferred. If</p> <p>24 anybody came in late, I'd just like to point</p> <p>25 that out.</p>	<p style="text-align: right;">Page 6</p> <p>1 Let's take a look at the -- is there a</p> <p>2 motion for the minutes?</p> <p>3 MS. VELEZ: So moved.</p> <p>4 MR. GRABIEL: Second.</p> <p>5 MS. ANDERSON: Second.</p> <p>6 CHAIRMAN AIZENSTAT: Moved, second.</p> <p>7 Any discussion?</p> <p>8 MS. ANDERSON: No.</p> <p>9 CHAIRMAN AIZENSTAT: Having heard none,</p> <p>10 call the roll, please.</p> <p>11 THE SECRETARY: Rhonda Anderson?</p> <p>12 MS. ANDERSON: Yes.</p> <p>13 THE SECRETARY: Julio Grabiell?</p> <p>14 MR. GRABIEL: Yes.</p> <p>15 THE SECRETARY: Maria Menendez?</p> <p>16 MS. MENENDEZ: Yes.</p> <p>17 THE SECRETARY: Maria Velez?</p> <p>18 MS. VELEZ: Yes.</p> <p>19 THE SECRETARY: Eibi Aizenstat?</p> <p>20 CHAIRMAN AIZENSTAT: Yes.</p> <p>21 The first item that we have on the agenda</p> <p>22 is E-1. Mr. City Attorney, if you would please</p> <p>23 read that into the record.</p> <p>24 MR. COLLIER: Item E-1, a Resolution of the</p> <p>25 City Commission of Coral Gables, Florida</p>
<p style="text-align: right;">Page 7</p> <p>1 granting conditional use approval pursuant to</p> <p>2 Zoning Code Article 4, "Zoning Districts,"</p> <p>3 Division 2, "Overlay and Special Purpose</p> <p>4 Districts," Section 4-208.A.3(a), "Residential</p> <p>5 Infill Regulations (RIR)," for multi-family</p> <p>6 building on property zoned Multi-Family 2 (MF2)</p> <p>7 legally described as Lots 1 thru 7, Block 43 of</p> <p>8 Douglas Section, Coral Gables, Florida;</p> <p>9 including required conditions; providing for</p> <p>10 severability, repealer, and an effective date.</p> <p>11 Item E-1, public hearing.</p> <p>12 CHAIRMAN AIZENSTAT: Thank you.</p> <p>13 MR. TRIAS: Mr. Chairman, first of all, I</p> <p>14 want to congratulate the television staff.</p> <p>15 They've done a great job with the new screens</p> <p>16 and the high quality video feed. So I think</p> <p>17 that's a great improvement. Thank you very</p> <p>18 much.</p> <p>19 The project today, 44 Zamora, is one of</p> <p>20 those projects that takes advantage of the</p> <p>21 recently adopted Overlay for North Ponce.</p> <p>22 Remember that we adopted three sections in that</p> <p>23 area. One of them was the Infill, and the</p> <p>24 Infill is what they're trying to take advantage</p> <p>25 of.</p>	<p style="text-align: right;">Page 8</p> <p>1 I'll also say that this is the second</p> <p>2 significant project that is taking advantage of</p> <p>3 the Overlay. So that shows that your advice</p> <p>4 and your ideas certainly were very effective in</p> <p>5 the process.</p> <p>6 Now, the project is most of the northern</p> <p>7 half of the block that is bound by Zamora and</p> <p>8 Galiano. Zamora and Galiano is the</p> <p>9 intersection, and then it's most of that</p> <p>10 block -- most of the northern half of that</p> <p>11 block.</p> <p>12 The Zoning is MF2. MF2, you may recall, is</p> <p>13 the Zoning designation that has created some</p> <p>14 challenges in the past, and the project is</p> <p>15 within the GRID, which, as you know, means that</p> <p>16 the traffic impacts are not reviewed in terms</p> <p>17 of capacity; however, we do have our traffic</p> <p>18 expert here in case you have any issues or any</p> <p>19 questions related to traffic.</p> <p>20 Now, the North Ponce Residential Infill</p> <p>21 Regulations achieved a couple of things -- or,</p> <p>22 actually, four things. One, they apply to MF2.</p> <p>23 So this is properly done. Then they allow an</p> <p>24 increase in density to a hundred units per</p> <p>25 acre. I think that, plus the FAR increase to</p>

<p style="text-align: right;">Page 9</p> <p>1 2.5 with Med Bonus, those are the two main 2 issues that I think encourage these types of 3 projects in this area. And, finally, they have 4 to apply for a site that is 20,000 square feet, 5 just like so many other cases in the Code where 6 the larger projects require that minimum size. 7 So those are the basic regulations. And I 8 would say that the request follows the 9 regulation. They're not asking to do anything 10 different and it's not a Re-Zoning, it's not a 11 change of Land Use, it's simply applying the 12 regulations, except that in the Code, that the 13 Commission decided to make it a Conditional 14 Use -- a Conditional Use, because the projects 15 were larger and so on, and there may be an 16 opportunity to talk to you as a Board and come 17 up with some conditions. So that's basically 18 it. 19 So the site is a little bit less than an 20 acre. It's 39,000 square feet. The FAR is 21 2.5. The height is a hundred feet. And the 22 program has 68 one bedroom units, 23 23 two-bedroom units and a landscaped area all 24 around the perimeter, especially along the 25 front, that is consistent with the goal of</p>	<p style="text-align: right;">Page 10</p> <p>1 having as much greenery along those buildings 2 in North Ponce. 3 Now, the ground level, as you can see, the 4 green basically wraps around the project, but 5 it's particularly more carefully designed 6 towards the front, trying to create the public 7 space, with the sidewalk, and then, of course, 8 the bulb outs and the additional landscape that 9 is encouraged throughout the City. And that 10 gives you a general sense of the project. 11 The architect, of course, is going to 12 explain the project in great detail, so I will 13 just give you a sense of it. 14 And then, some of the concepts that we 15 believe should be conditions of approval, in 16 terms of the actual design of the public areas 17 at the ground level, nothing particularly new 18 compared to what the applicant has discussed, 19 just a little bit more detail, and we can talk 20 about that later on after the applicant makes 21 the presentation. 22 The review time line, DRC happened in 23 January. Then the Board of Architects reviewed 24 it in June. The neighborhood meeting took 25 place recently, in August. And today we have</p>
<p style="text-align: right;">Page 11</p> <p>1 Planning and Zoning. 2 Staff has reviewed the project several 3 times, and at all of those times, we got 4 comments from all of the departments. We 5 notified property owners within a thousand 6 feet, which is not a requirement of the Code. 7 This is beyond what the Code requires. 8 MS. MENENDEZ: I'm sorry, that says a 9 thousand feet? 10 MR. TRIAS: Yes. 11 MS. MENENDEZ: What does the Code require? 12 MR. TRIAS: It doesn't. It doesn't require 13 it for this kind of -- so we're doing some 14 additional -- 15 MS. MENENDEZ: Why doesn't it require it, 16 if it's a Conditional Use? 17 MR. TRIAS: We are -- 18 MS. MENENDEZ: Why doesn't it require it, 19 if it's a Conditional Use? 20 MR. TRIAS: Actually, Craig can explain how 21 -- the point I was making, Ms. Menendez, is 22 that we're making it -- we're sending letters 23 all of the time now, beyond what the Code 24 requires, because we're in the process of 25 adding requirements of the Code. So that was</p>	<p style="text-align: right;">Page 12</p> <p>1 it. It's not a big discussion. 2 MS. MENENDEZ: No, but I have a question. 3 If it's a Conditional Use, what is the notice 4 requirement? 5 MR. TRIAS: We can check. 6 Oh, it's a thousand feet. Oh, I'm sorry, 7 it's a thousand feet for a Conditional Use. 8 MS. MENENDEZ: So there is a notice -- 9 MR. TRIAS: Yes. I was wrong. I was 10 wrong. 11 MS. MENENDEZ: Okay. 12 MR. TRIAS: I'm sorry, I got caught up on 13 that. 14 So then we had two letters, the 15 neighborhood meeting and the Planning & Zoning. 16 Then the property was posted for DRC, Board of 17 Architects and Planning & Zoning. And then, of 18 course, we had the website posting three times, 19 and then the newspaper advertisement. We're 20 trying to -- like I said, we're trying to 21 enhance the notices. And I apologize. I got 22 confused. 23 Now, the Staff recommendation, the Staff 24 recommends approval with conditions, and 25 they're in the Staff report. And, again, after</p>

<p style="text-align: right;">Page 13</p> <p>1 the presentation from the applicant, we can 2 discuss them. And, then, the conditions have 3 been satisfied based on our review. 4 So that is my presentation, and I'm sure 5 the applicant can follow up. 6 CHAIRMAN AIZENSTAT: Thank you, Ramon. 7 MR. GARCIA-SERRA: Good evening, Mr. Chair, 8 Members of the Board, Mario Garcia-Serra, with 9 offices at 600 Brickell Avenue, here 10 representing the property owner and applicant, 11 TWJ Zamora, LLC. I'm joined this evening by my 12 client, Dean Warhaft, as well as our project 13 architects, Glenn Pratt and Marshall Bellin. 14 The subject site is indicated here in that 15 yellow highlighting on the aerial photograph, 16 it's about 40,000 feet in size and it's located 17 on the southeast intersection of Galiano Street 18 and Zamora Avenue. The site's been vacant for 19 some time. Previous structures that existed 20 there were demolished many years ago. 21 The site is within the North Ponce 22 Residential Infill Overlay Zone, as Ramon 23 mentioned in his presentation, and the project 24 before you tonight complies with those 25 residential infill regulations that were</p>	<p style="text-align: right;">Page 14</p> <p>1 previously adopted by the City Commission. 2 The only request which we have before you 3 tonight is this Conditional Use Site Plan 4 request. In other words, it's to approve the 5 Site Plan that has been submitted. 6 The project before you tonight is generally 7 a seven-story building, with a small 8 eight-story, and has a total of 91 apartment 9 units, which are a mix of one and two bedrooms, 10 along with related amenities. My client is one 11 of South Florida's premiere developers and 12 owners of rental apartments, and this promises 13 to be a project that will truly implement and 14 fulfill the intent of the Residential Infill 15 Regulations which is to provide greater housing 16 opportunities, in strategic areas of the City, 17 such as this one, close to work areas and 18 transit. 19 With that said, I'll ask Glenn Pratt to 20 come up here and do the presentation of the 21 architectural plans, so you guys get a better 22 feel for the building that's being proposed. 23 MR. PRATT: Good evening. Glenn Pratt, 24 Bellin, Pratt, Fuentes Architects, 285 Sevilla 25 Avenue, Coral Gables 33134.</p>
<p style="text-align: right;">Page 15</p> <p>1 Good evening, ladies and gentlemen. We're 2 presenting the building, 44 Zamora. We've been 3 developing the design for some time, and we 4 took a lot of, I guess -- give me just one 5 second to put a board up. 6 I'm not sure if you can see the board, but 7 one of the things that gave us a lot of 8 direction for the design was the original 9 school, the Coral Gables Military Academy, that 10 was across the street. The current building is 11 still there or -- actually, it's just kind of 12 the exterior shell now. So many of the details 13 have been striped off over the years by the 14 public school system and just, I guess, lack of 15 maintenance, but the original design was really 16 an incredible design, and it was one of the 17 first military schools, military academies, 18 here. 19 And it had a series of towers and turrets 20 and crenulated tops and arcades that wrapped 21 around the courtyard. The courtyard is still 22 there, and, actually, the courtyard is centered 23 or a tower for -- the main part of our building 24 is centered on that courtyard. 25 The other thing that gave us some design</p>	<p style="text-align: right;">Page 16</p> <p>1 direction was a lot of the entry features and 2 gables and arches that, as you can see from our 3 reference -- historical reference board, and so 4 we were trying to -- one of the really 5 beautiful things that I think George Merrick 6 did, when he initiated a lot of the entry 7 futures, was he introduced water into -- and 8 fountains and the play of water and reflecting 9 pools. 10 So one of the things that we've done with 11 our building, along with taking a lot -- or 12 trying to re-introduce some of the 13 architectural details that the school 14 originally had in the arcade that we used to 15 line Zamora, that they had, that was 16 wrapping -- these top three photos are of the 17 school, and the original arcade was actually an 18 internal arcade that went around the interior 19 or the courtyard of the school. And so we've 20 kind of picked up on the rhythm of those -- and 21 the detailing of that arcade, as well as also 22 kind of the scale and proportions of the tower, 23 to try and bring the scale of the new building, 24 the seven-story, 44 Zamora, to more of a 25 residential and pedestrian scale, so that the</p>

<p style="text-align: right;">Page 17</p> <p>1 piece that meets the street -- so that the</p> <p>2 pieces that meet the street -- and this is the</p> <p>3 entry to the garage, to the upper level</p> <p>4 parking.</p> <p>5 The building contains two levels of</p> <p>6 parking, an underground parking level to try</p> <p>7 and conceal as many of the cars as we possibly</p> <p>8 could and to minimize the impact of the parking</p> <p>9 on grade, and also to be able to set up</p> <p>10 essentially a liner element that is the main</p> <p>11 lobby of the building, and we also have a</p> <p>12 resident manager apartment at the opposite end,</p> <p>13 that's on the ground level, to generate</p> <p>14 activity, and, you know, animation, so that at</p> <p>15 nighttime, evening, there's lights on and</p> <p>16 people, you can see moving about inside the</p> <p>17 building, and just to create a nicer urban</p> <p>18 field and a nicer urban character, rather than</p> <p>19 just looking in and seeing cars parked on the</p> <p>20 ground level.</p> <p>21 I mean, there are so many buildings around,</p> <p>22 that that's really, we felt, a negative</p> <p>23 feature, that we tried to do -- or we tried to</p> <p>24 correct with this building, by concealing all</p> <p>25 of the parking -- which the Residential Infill</p>	<p style="text-align: right;">Page 18</p> <p>1 Regulations actually mandate that at grade</p> <p>2 level, all parking is to be set back on the --</p> <p>3 which I'm sure you're aware of, is to be set</p> <p>4 back 30 feet from the front property line.</p> <p>5 And we have actually exceeded that. We</p> <p>6 were able to -- this is all of the residential</p> <p>7 and the liner that shields all of the parking</p> <p>8 behind the building or under the building and</p> <p>9 inside the building. And so our setback for</p> <p>10 our parking, is actually 32 feet three. The</p> <p>11 requirement is 30 feet.</p> <p>12 So it was a challenge to try and provide</p> <p>13 the necessary parking the Code requires and to</p> <p>14 also satisfy the 30 feet, which is also partly</p> <p>15 what drove us to -- pardon the pun, I guess,</p> <p>16 which made us go with an underground level of</p> <p>17 parking to be able to conceal that as much as</p> <p>18 possible.</p> <p>19 Going back to what I was saying about</p> <p>20 George Merrick, one of the things that we tried</p> <p>21 to do is, there are so many really beautiful</p> <p>22 entry features in that area along Alhambra and</p> <p>23 the Alhambra entrance and so many of the other</p> <p>24 features, the Granada entrance, one of the</p> <p>25 things we tried to do is to pull the parking</p>
<p style="text-align: right;">Page 19</p> <p>1 inside the building and to create a sense of</p> <p>2 entry for the vehicular traffic, and to also</p> <p>3 then kind of create a buffer, an auto court, so</p> <p>4 that you don't really see the parking.</p> <p>5 So that the parking is -- in three</p> <p>6 locations, that's the only three parking spaces</p> <p>7 that occur outside of the building, but they</p> <p>8 are set back all of the way to the rear of the</p> <p>9 property line.</p> <p>10 Well, what I was saying before about the</p> <p>11 fountain and the future, by allowing the</p> <p>12 additional height for the RIR, what we were</p> <p>13 able to do is pull the buildings in on the</p> <p>14 side, with the additional height, so that we</p> <p>15 were able to develop more buffer zones and open</p> <p>16 areas, that the building isn't pushed right to</p> <p>17 the side setbacks, and, you know, right up</p> <p>18 against the adjacent neighbors.</p> <p>19 We felt that it was very important to try</p> <p>20 and transition the buildings down in height and</p> <p>21 scale, so that the main part of the tower, the</p> <p>22 main seven-story part of the building, really</p> <p>23 sits on the -- well, I think we have it.</p> <p>24 I don't know if you can see, but the white</p> <p>25 is actually the building, and so we've got that</p>	<p style="text-align: right;">Page 20</p> <p>1 much additional space and that much additional</p> <p>2 space on the ends of the property that allow</p> <p>3 for a transition back into a more residential</p> <p>4 area. And, then, also, we've put, on the low</p> <p>5 end of the side, that's where the pool and</p> <p>6 amenity deck and all of that occurs. And,</p> <p>7 again, what I was saying is that then, these</p> <p>8 individual towers that create the entry for the</p> <p>9 building, they're essentially the same</p> <p>10 proportional height as the towers -- what would</p> <p>11 have been the towers in the old school, so that</p> <p>12 you get a sense of proportion, and that it</p> <p>13 remains in more of a pedestrian scale.</p> <p>14 Lastly, one of the things that we were</p> <p>15 trying to do was, along with the fountains and</p> <p>16 the entry portals for the garage, is to create</p> <p>17 some nice plaza feature and open space and so</p> <p>18 we carved out the building from the ground</p> <p>19 level. So that at the Galiano corner and</p> <p>20 Zamora corner, we've carved out the building</p> <p>21 completely underneath -- from underneath -- the</p> <p>22 area that's underneath the pool, and so that</p> <p>23 this will be a series of cloisters and like a</p> <p>24 grotto, essentially, but a cloister that will</p> <p>25 be open, that works with the fountains, to</p>

<p style="text-align: right;">Page 21</p> <p>1 create a nice space, you know, for the</p> <p>2 residents and neighbors that are out for an</p> <p>3 evening stroll, a husband and wife that are</p> <p>4 taking their dog for a walk.</p> <p>5 We've introduced a place where there's</p> <p>6 seating and there's additional landscaping</p> <p>7 that's actually inside, with ivy growing up the</p> <p>8 walls, but just as a place where you can get</p> <p>9 out of the sun, sit down and listen to the</p> <p>10 trickle of the water. And one of the things</p> <p>11 that we were doing is that then, you know, we</p> <p>12 want to light that, so that at night it has</p> <p>13 this glow, and one of the things that I always</p> <p>14 love about the fountains is that, you know,</p> <p>15 just the illumination of the water and the way</p> <p>16 that the water refracts the light, that it just</p> <p>17 creates this, you know, beautiful atmosphere</p> <p>18 and twinkle.</p> <p>19 So we've tried to really develop a really</p> <p>20 nice amenity for the neighborhood and it's open</p> <p>21 for everyone's use. It's not strictly a</p> <p>22 feature of the residents of the buildings.</p> <p>23 We've carved out a space on the -- one of the</p> <p>24 other things that was important to us, this is</p> <p>25 the rear of the building, and one of the other</p>	<p style="text-align: right;">Page 22</p> <p>1 things I was wanting to point out is that the</p> <p>2 original -- one of the real, I think, wonderful</p> <p>3 features of the original school, the original</p> <p>4 military academy, was that it had this -- the</p> <p>5 towers had these beautiful crenulated tops.</p> <p>6 There was a very decorative form to the top of</p> <p>7 the building.</p> <p>8 And so we, as a way of integrating the</p> <p>9 building, we've carried that kind of same</p> <p>10 crenulated around the top of the parapet to</p> <p>11 give it -- rather than just being a wall, but</p> <p>12 to give it, you know, a really nice life and</p> <p>13 detail, where there will be shadowing, and as</p> <p>14 the sun changes, it will, you know, have a</p> <p>15 different appearance, depending on, you know,</p> <p>16 the time of the day, but you'll catch a lot of</p> <p>17 activity and detail along the top of the</p> <p>18 building.</p> <p>19 One of the other things that we did, to go</p> <p>20 back, is that we broke the building essentially</p> <p>21 into two elements, so it doesn't feel like such</p> <p>22 a huge mass, because the site is a very long</p> <p>23 site. And so one of the things that we were</p> <p>24 doing is to create -- and this is actually an</p> <p>25 open sun deck that works on the third level</p>
<p style="text-align: right;">Page 23</p> <p>1 with the amenities and the pool and it's just</p> <p>2 essentially an open deck, that if somebody, a</p> <p>3 resident, has a birthday party for their child</p> <p>4 or any kind of function, there could be a space</p> <p>5 that they can break out, and, you know, have a</p> <p>6 gathering, but we felt it was important to try</p> <p>7 and carve away at the overall building and the</p> <p>8 mass to create and make it something that, you</p> <p>9 know, is not only visually, but physically</p> <p>10 smaller.</p> <p>11 So that's basically the concept of the</p> <p>12 building, and we've tried to use as many</p> <p>13 Mediterranean -- one of the things that's also</p> <p>14 a mandate of the Infill is that it has to be a</p> <p>15 Mediterranean design, and so we've tried to</p> <p>16 study and implement as much of the</p> <p>17 Mediterranean character that George Merrick</p> <p>18 loved.</p> <p>19 So that's it.</p> <p>20 MS. ANDERSON: Thank you.</p> <p>21 MR. PRATT: All right.</p> <p>22 MR. GARCIA-SERRA: Thank you, Glenn.</p> <p>23 As you can see from Glenn's presentation,</p> <p>24 this was a very well thought-out designed. It</p> <p>25 was very well received by the Board of</p>	<p style="text-align: right;">Page 24</p> <p>1 Architects and unanimously approved by the</p> <p>2 Board of Architects.</p> <p>3 Your Staff is recommending approval, and we</p> <p>4 would ask that you follow their professional</p> <p>5 recommendation and also recommend approval of</p> <p>6 the Site Plan.</p> <p>7 That's the conclusion of our presentation.</p> <p>8 I would like to reserve some time for rebuttal,</p> <p>9 if necessary.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you.</p> <p>11 What I'd like to do at this time is open up</p> <p>12 the floor. Do we have any speakers for this</p> <p>13 item?</p> <p>14 THE SECRETARY: Yes, we have two.</p> <p>15 CHAIRMAN AIZENSTAT: Okay. Please call</p> <p>16 them.</p> <p>17 THE SECRETARY: Dr. Barbara Bloom.</p> <p>18 DR. BLOOM: Where shall I?</p> <p>19 CHAIRMAN AIZENSTAT: Please. The</p> <p>20 microphone.</p> <p>21 DR. BLOOM: Here?</p> <p>22 CHAIRMAN AIZENSTAT: Please.</p> <p>23 DR. BLOOM: Okay. Hi.</p> <p>24 CHAIRMAN AIZENSTAT: Hi. Please state your</p> <p>25 name and address.</p>

<p style="text-align: right;">Page 25</p> <p>1 DR. BLOOM: My name is Dr. Barbara Bloom. 2 I live at 1650 Galiano Street. It's a low-rise 3 upscale condominium building. 4 We are directly across from the school and 5 from Phillips Park. Our unit, and much of the 6 building, faces where the projected new 7 multi-family building is going to go. 8 Our objections are not to have a building 9 there, and we think that what they've designed 10 is lovely; however, I don't think George 11 Merrick ever really planned on having something 12 that large in the Gables. We certainly didn't 13 expect or want that in our neighborhood. 14 The immediate buildings around -- the 15 immediate blocks around where this is projected 16 are all low-rises. They're mostly three and 17 four, some five-story buildings. There may be 18 one or two six-story. 19 On Douglas, on the east side, that's a 20 business street, it's a major thoroughfare, so 21 those already have tall business buildings. On 22 Ponce, the same thing. There are a lot of 23 businesses. There's a lot of multi-use 24 buildings, and so those apartment buildings are 25 larger.</p>	<p style="text-align: right;">Page 26</p> <p>1 We feel the major impact negatively is that 2 it's going to greatly impact on our parking on 3 Galiano and on Zamora. I don't know that this 4 was thoroughly thought out. 5 The concept that was presented to us at the 6 initial meeting, when we were at the Marriott 7 Courtyard, was that there was going to be 8 apartments attracting younger people, with 9 smaller units, and that the new rules 10 apparently now do not -- you do not need as 11 many parking spaces, and the belief system is 12 that younger people are going to use mass 13 transit more, and if there's two people, say, a 14 couple living in a unit, they're not going to 15 have two cars. 16 We don't believe that that's so, and we 17 think that's off in the future, and as much as 18 I think it's a wonderful dream, I don't think 19 it's a reality for that particular street. 20 It's not near mass transit. 21 When you look at the one that's going in 22 front of Merrick, in front of Douglas Station, 23 that's right in front of the Metrorail. When 24 you look at the two that are going on and 25 projected to be built in front of the Coconut</p>
<p style="text-align: right;">Page 27</p> <p>1 Grove Station, those make sense to have high 2 multi-family, multi-use or whatever it is, 3 because the Metrorail is right there. Downtown 4 Dadeland, also. 5 This is not near mass transit. I don't 6 think it's realistic. I live there. There are 7 times where I will take and -- use the car as 8 little as possible, and I will take and walk 9 over to Ponce and take the trolley and then 10 have to wait, and if you miss it, it takes time 11 to then get over to the Douglas Station. If 12 you're working Downtown, you would have to 13 project an extra half hour to an hour. I don't 14 think most young people have the patience to do 15 that, and this building has been designed to 16 attract younger renters. 17 I think the design is beautiful. I think 18 it needs to be much lower. Some of it is eight 19 stories, some of it is seven stories. We would 20 like to see it be a lower height to it. We 21 would like to see fewer units and more parking 22 spaces. 23 What's going to happen is, they're already 24 eliminating -- they've gotten approval to 25 eliminate the parking on Zamora that's already</p>	<p style="text-align: right;">Page 28</p> <p>1 there. They're going to be putting other 2 parking in. So the angle parking is going to 3 disappear, and they're going to have some 4 parallel parking to replace it. 5 As you know, on Miracle Mile, that 6 eliminated a lot of parking spaces. 7 Aesthetically you can debate whether it looks 8 good or not, but there are not a lot of parking 9 spaces there anymore. I know it has impacted, 10 for example, like the coin dealer there. I 11 remember I was reading that in one of the basic 12 articles recently. 13 But our main contention is, because we have 14 a special thing with Phillips Park and because 15 of the school, that our parking is different 16 than if it were in a different neighborhood. 17 You can't really make it better by having 18 permit parking, because you have a park there. 19 Also, if there's permit parking, the people 20 moving in are going to also have that permit 21 parking. 22 So if you're going to -- if you're not 23 going to have, on the two bedrooms, two parking 24 spaces, what's going to happen is, they're 25 going to park on the streets that are already</p>

<p style="text-align: right;">Page 29</p> <p>1 crowded and we're going to have big issues. We</p> <p>2 bought -- we bought an upscale place. We</p> <p>3 didn't want to lower the value or where we are.</p> <p>4 It's also a quiet neighborhood. This is a</p> <p>5 very, very different feel.</p> <p>6 So we are requesting that you reconsider --</p> <p>7 the project is beautiful, but it needs to be a</p> <p>8 smaller scale and you need much more parking.</p> <p>9 Thank you.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you.</p> <p>11 THE SECRETARY: Aurelia Falero.</p> <p>12 MS. FALERO: Hello. Aurelia Falero, 1615</p> <p>13 Galiano. I'm not going to tell you where it</p> <p>14 is, 'cause you already know, but I'm just going</p> <p>15 to reiterate what she said.</p> <p>16 The building is beautiful. It is a great</p> <p>17 improvement to what we have now, which is</p> <p>18 horrible, but where we are, we are at the --</p> <p>19 this does have the park and the school and many</p> <p>20 small, low-rise buildings that do not have</p> <p>21 parking. So as it is right now, we have a</p> <p>22 parking issue on those streets. If we</p> <p>23 introduce 91 units, with 110 parking spaces --</p> <p>24 you do the math -- I don't believe that all of</p> <p>25 these units are going to have one person living</p>	<p style="text-align: right;">Page 30</p> <p>1 in them with one car.</p> <p>2 You're going to have couples in a lot of</p> <p>3 the one bedrooms, that have two cars, which</p> <p>4 means that even if we're conservative, we're</p> <p>5 going to have an extra 30 cars, and that's</p> <p>6 conservative, spilling on to the street, that</p> <p>7 we don't have space for right now. So we're</p> <p>8 going to have an issue with parking.</p> <p>9 Our only concern is the parking, is that</p> <p>10 maybe they try to find a way to put more</p> <p>11 parking in the building, and if they can do</p> <p>12 that, to at least accommodate an extra 30 spots</p> <p>13 for cars, because realistically people -- I</p> <p>14 mean, I don't know anybody in this room that</p> <p>15 each person that drives doesn't have a car.</p> <p>16 And maybe we are and older -- an older</p> <p>17 generation, and the younger generation, but I</p> <p>18 know a lot of young people and they all have</p> <p>19 cars.</p> <p>20 So I don't know that that is a reality.</p> <p>21 Maybe it is in four or five years, maybe it is,</p> <p>22 but maybe it is not. So I would rather see</p> <p>23 that we correct it now, before it's built,</p> <p>24 than, you know, have a real problem going into</p> <p>25 this, because I bought, and, you know, we --</p>
<p style="text-align: right;">Page 31</p> <p>1 this is not a rental building that we live in,</p> <p>2 so this is our investment. So to have somebody</p> <p>3 that really -- you know, they're not going to</p> <p>4 care if my values go down, because, you know, I</p> <p>5 have 10,000 cars on the street and people can't</p> <p>6 park.</p> <p>7 And we have an added -- because of the park</p> <p>8 and the school, we have people -- you know,</p> <p>9 transient people parking all day long, because</p> <p>10 people are coming in and out of the park. So</p> <p>11 it's a real issue and we would like you to at</p> <p>12 least, you know, pay attention to it. Thank</p> <p>13 you.</p> <p>14 CHAIRMAN AIZENSTAT: Thank you.</p> <p>15 MS. MENENDEZ: Thank you.</p> <p>16 CHAIRMAN AIZENSTAT: Are there any other</p> <p>17 speakers? No?</p> <p>18 At this time, what I'd like to do is close</p> <p>19 the floor.</p> <p>20 Mario, do you have any --</p> <p>21 MR. GARCIA-SERRA: Sure. If I could just</p> <p>22 address some of those concerns, and it's</p> <p>23 similar to the concerns, or the exact same</p> <p>24 concerns that we heard when we had the</p> <p>25 neighborhood meeting a few weeks ago, and it's</p>	<p style="text-align: right;">Page 32</p> <p>1 basically parking, and to a lesser extent,</p> <p>2 perhaps, scale and size of the building.</p> <p>3 And with parking, we really sincerely think</p> <p>4 that what we're proposing, and similar</p> <p>5 development is really part of the solution and</p> <p>6 not the problem, and let me explain that a</p> <p>7 little bit. First of all, you heard discussion</p> <p>8 about the existing on-street parking on Zamora,</p> <p>9 and while cars might park there, it's very,</p> <p>10 very important to point out that they should</p> <p>11 not be parking there. Those are not actually</p> <p>12 designated on-street City parking spaces.</p> <p>13 As you can see, cars are parked there, but</p> <p>14 they are pretty much taking almost -- more than</p> <p>15 half and almost the whole lane of travel in one</p> <p>16 direction on that street. This is happening</p> <p>17 haphazardly. It shouldn't be happening. They</p> <p>18 should be cited.</p> <p>19 What we're proposing to do, actually, as</p> <p>20 opposed to this situation where you literally</p> <p>21 have cars parking in the middle of the street,</p> <p>22 is to create sort of standard parking spaces,</p> <p>23 which Glenn can show you on the Site Plan where</p> <p>24 they go, but standard parallel type parking</p> <p>25 spaces along this street, so that cars could be</p>

<p style="text-align: right;">Page 33</p> <p>1 parking there in a proper, full parking stall</p> <p>2 space and in a safe manner and not jutting out</p> <p>3 to the street as it is right now.</p> <p>4 MS. MENENDEZ: But that parking space is</p> <p>5 striped? Those are legitimate parking spaces.</p> <p>6 They're striped.</p> <p>7 MR. GARCIA-SERRA: No. I've --</p> <p>8 MR. PRATT: They're not striped I think</p> <p>9 what you're seeing is actually dirt from the</p> <p>10 road.</p> <p>11 MS. MENENDEZ: Oh, really? Okay.</p> <p>12 MR. PRATT: But they're non-striped and</p> <p>13 they don't conform -- they don't have enough</p> <p>14 for perpendicular parking. The swale is -- or</p> <p>15 the area between the drive -- the street and</p> <p>16 the sidewalk is only 16 feet, which is not</p> <p>17 sufficient for a parking stall.</p> <p>18 So what happens is that either the car</p> <p>19 extends, as Mario was saying, into the street</p> <p>20 or it extends and blocks the sidewalk, but</p> <p>21 they're non-conforming right now and they</p> <p>22 aren't marked --</p> <p>23 MS. MENENDEZ: Right.</p> <p>24 MR. PRATT: -- and people park there helter</p> <p>25 skelter. It's sometimes --</p>	<p style="text-align: right;">Page 34</p> <p>1 MS. MENENDEZ: So you're saying they're not</p> <p>2 striped right now?</p> <p>3 MR. PRATT: No.</p> <p>4 MS. MENENDEZ: Okay. They look striped</p> <p>5 from here.</p> <p>6 CHAIRMAN AIZENSTAT: Any signs at all?</p> <p>7 MR. PRATT: I'm sorry?</p> <p>8 CHAIRMAN AIZENSTAT: Any street signs for</p> <p>9 parking, anything that says do not park, park</p> <p>10 to pay, at all?</p> <p>11 MR. PRATT: That I don't know. I do know</p> <p>12 that the City has used the site for a staging</p> <p>13 area for multiple things for the street -- the</p> <p>14 Miracle Mile and for the streetscape</p> <p>15 improvement. There may have been signs at that</p> <p>16 time, but I don't -- recently I haven't seen</p> <p>17 any.</p> <p>18 CHAIRMAN AIZENSTAT: Okay.</p> <p>19 MR. GARCIA-SERRA: Secondly, the problem</p> <p>20 that exists today is not a problem of newer</p> <p>21 projects that have parking, but really it's</p> <p>22 more a problem of older existing buildings that</p> <p>23 don't provide any parking at all.</p> <p>24 After hearing the concerns that we heard at</p> <p>25 the neighborhood meeting, we started looking</p>
<p style="text-align: right;">Page 35</p> <p>1 around the neighborhood to see how much parking</p> <p>2 is provided by the existing buildings, and we</p> <p>3 were able to find, every property that you see</p> <p>4 there highlighted is a building that does not</p> <p>5 provide even one on-site parking space, and we</p> <p>6 indicate there also how many living units there</p> <p>7 are in each of those buildings. In total,</p> <p>8 within a, what, two-minute walk probably from</p> <p>9 this property, there's 120 apartment units that</p> <p>10 do not provide even one parking space between</p> <p>11 all of them.</p> <p>12 MS. MENENDEZ: But --</p> <p>13 MR. GARCIA-SERRA: Those people are parking</p> <p>14 on the street right now.</p> <p>15 MS. ANDERSON: A lot of those are</p> <p>16 historical buildings. I mean, I recognize</p> <p>17 which ones they are.</p> <p>18 MR. GARCIA-SERRA: Sure. Sure.</p> <p>19 MS. ANDERSON: There's no possibility for</p> <p>20 them to provide parking.</p> <p>21 MR. GARCIA-SERRA: But the point that I'm</p> <p>22 trying to make is, the cars that are being</p> <p>23 parked on the street right now are not in</p> <p>24 response to buildings that are being built</p> <p>25 today under the existing parking regulations.</p>	<p style="text-align: right;">Page 36</p> <p>1 CHAIRMAN AIZENSTAT: If I may, we closed</p> <p>2 the floor.</p> <p>3 MR. TRIAS: Mr. Chairman --</p> <p>4 CHAIRMAN AIZENSTAT: Yes.</p> <p>5 MR. TRIAS: -- just for historical</p> <p>6 purposes, prior to 1964, there were no parking</p> <p>7 requirements. So the older buildings don't</p> <p>8 have parking.</p> <p>9 MS. MENENDEZ: Right, but -- okay.</p> <p>10 MS. ANDERSON: Let me run through a little</p> <p>11 bit of math with you, Mario, and ask you what</p> <p>12 the contingency plan is.</p> <p>13 You have 68 one bedroom units, which we</p> <p>14 know often people, boyfriend and girlfriend,</p> <p>15 each will have their own vehicle and it's still</p> <p>16 typical today. If half of those units, just</p> <p>17 half of those, each have two cars, plus then</p> <p>18 you have two-bedroom units, which will</p> <p>19 typically be somebody that's a two-car type</p> <p>20 family, you're going have 146 vehicles with 110</p> <p>21 parking spaces. What's the contingency plan to</p> <p>22 deal with the additional 36 cars?</p> <p>23 MR. GARCIA-SERRA: Using that hypothetical</p> <p>24 -- Dean Warhaft, my client, I think, wants to</p> <p>25 provide some input on that himself.</p>

<p style="text-align: right;">Page 37</p> <p>1 MR. WARHAFT: Good evening. Dean Warhaft, 2 Manager, TWJ, LLC. 3 CHAIRMAN AIZENSTAT: Could you state your 4 office address? 5 MR. WARHAFT: Sure. It's 100 South 6 Biscayne, Suite 900 -- 7 CHAIRMAN AIZENSTAT: Thank you. 8 MR. WARHAFT: -- Miami 33131. 9 Good evening. So we talked a little bit 10 about this at the community outreach, so I'm 11 going to go backwards in time to some of things 12 that we spoke to neighbors about. 13 One of the things that -- we just finished 14 building a huge building in Downtown Miami, 15 which is completely different than what we do 16 here in the Gables, and we've built quite a few 17 buildings here in the Gables, also, so we 18 understand a lot of the differences about what 19 goes on over there and what goes on here in 20 Coral Gables, and onto themselves, they are 21 very different places, and there's a different 22 atmosphere that needs to be created. 23 So I say that to you, because when you hear 24 my address, I don't want you to think that, oh, 25 we're trying to bring the City of Miami to</p>	<p style="text-align: right;">Page 38</p> <p>1 Coral Gables, but we have learned some 2 important things building in a highly populated 3 urban area like Brickell, for example. 4 One of the things that we're doing at 5 Panorama Tower right now, that we're going to 6 bring to the buildings that we've been building 7 and will continue to build here in Coral Gables 8 is that we offer basically discounts to our 9 residents when they come and they move into our 10 buildings without vehicles. 11 And I don't know what the numbers are today 12 to tell you what the discount will be for these 13 units, because normally you get there when you 14 get closer to opening the building, but, for 15 example, at Panorama, we give a thousand dollar 16 discount for somebody -- annually for somebody 17 who moves in without a vehicle, and just so 18 that you understand the size of the units we're 19 talking about, we're talking about 20 approximately a thousand square foot one 21 bedrooms and 1,200 square foot two-bedroom 22 units. So these are sizable units, and we're 23 offering discounts to people to move in without 24 vehicles. 25 Here, at this site, we'll be doing the</p>
<p style="text-align: right;">Page 39</p> <p>1 same, finding that it works and that we're 2 getting people to move into the building that 3 are taking advantage of the discounts and 4 they're moving in, and they're not bringing 5 vehicles. 6 Now, part of that is where you build the 7 building. Just so that you understand what's 8 in close proximity to this building, at the 9 corner of Douglas, which is at the end of this 10 street, you have a bus stop and you have three 11 different buses that go to that bus stop, and 12 those buses go in multiple different 13 directions, including to the Douglas Road 14 station. So you have immediate access from 15 that side of the street, from the east, at the 16 end of the block, to the Douglas Road station. 17 Also, one block to the west, there's a station 18 on Ponce for the trolley. 19 So from the standpoint of walkability and 20 the concept of being able to use mass transit 21 to get around, this is actually a perfectly 22 located site for that purpose. And we look at 23 all of those factors when we're trying to 24 decide what makes sense and what doesn't make 25 sense with regard to not just the amount of</p>	<p style="text-align: right;">Page 40</p> <p>1 units, the size of the units, the amount of 2 parking. It's not just about what's necessary 3 for meeting Code purposes. It's also, from our 4 standpoint, what makes sense for the unit mix 5 and how to design the property properly. 6 MS. MENENDEZ: Can I ask you a question? 7 What is the percentage of your tenants that 8 have utilized that incentive that you provide 9 in your other buildings? 10 MR. WARHAFT: I'm going to guesstimate the 11 number right now. So that building has 821 12 units. So far we've got about two -- I think 13 there's about 215 tenants that have moved into 14 the building. There's another 90 move-ins 15 happening over the next, you know, month or so. 16 I'd say, probably we see anywhere from a 20 17 to 30 percent take, so far, where we have 18 people moving into the building and not 19 bringing their vehicles. 20 MS. MENENDEZ: So like 30 out of 300, 21 something like that? 22 MR. WARHAFT: Maybe something like that. 23 MS. MENENDEZ: That's pretty high. I mean, 24 I have to believe that there must be some 25 People Mover, you're located right in Downtown,</p>

<p style="text-align: right;">Page 41</p> <p>1 and there's --</p> <p>2 MR. WARHAFT: Yeah, we're a block away from</p> <p>3 the People Mover, yes.</p> <p>4 MS. MENENDEZ: Right.</p> <p>5 MR. WARHAFT: I agree. That's why I said,</p> <p>6 different places --</p> <p>7 MS. MENENDEZ: Nobody is going to -- oh,</p> <p>8 well, nobody is going to stand in Douglas Road</p> <p>9 waiting for the bus. You know, it's just, our</p> <p>10 weather doesn't really give that incentive for</p> <p>11 people to say, you know what, I'm going to save</p> <p>12 a thousand dollars a year and I'm going to go</p> <p>13 and get the bus. I'm not sure it's going to</p> <p>14 work, and my concern is that we're all kind of</p> <p>15 like hoping that it will work, but, at the end</p> <p>16 of the day, I'm not sure it's really going</p> <p>17 to -- you can't compare, is what I'm trying to</p> <p>18 say.</p> <p>19 MS. VELEZ: I can see people say, "Oh, I</p> <p>20 don't have a car," but they know that there are</p> <p>21 places in the area where they can park. We</p> <p>22 have Ponce and we have another side street. So</p> <p>23 although I think it's a good idea, but I</p> <p>24 believe in other parts of the city -- in other</p> <p>25 cities, I have a daughter and son-in-law who</p>	<p style="text-align: right;">Page 42</p> <p>1 have a car parked in a garage and they never</p> <p>2 use it, because they live in another city,</p> <p>3 where they have mass transit and they don't</p> <p>4 need to use a car and the weather allows.</p> <p>5 I love to walk, but I can't walk in this</p> <p>6 weather and show up in my office dressed like</p> <p>7 this. So we have certain limitations because</p> <p>8 of where we are.</p> <p>9 I also had another question, the 110</p> <p>10 spaces, are they counting the ones on the</p> <p>11 street?</p> <p>12 MR. GARCIA-SERRA: No.</p> <p>13 MS. VELEZ: They're not, okay.</p> <p>14 CHAIRMAN AIZENSTAT: How do you control who</p> <p>15 has a car and who doesn't have a car? They</p> <p>16 just tell you they don't have a car? I mean,</p> <p>17 they won't have a parking space in your</p> <p>18 building, but how do you control if they have a</p> <p>19 car and they park outside?</p> <p>20 MR. WARHAFT: Well, one of the things that</p> <p>21 you have to remember is that when you have</p> <p>22 renters, you do credit checks. You're going to</p> <p>23 see -- most people aren't buying their car</p> <p>24 outright. Most people are paying for a lease</p> <p>25 or they're paying their car monthly. So the</p>
<p style="text-align: right;">Page 43</p> <p>1 mass majority of people, you're going to see</p> <p>2 that on their credit report. So you're going</p> <p>3 to know that they have a vehicle they're paying</p> <p>4 for.</p> <p>5 There's certain indicators that we're going</p> <p>6 to know what's going on, and, obviously, if</p> <p>7 somebody was to not be telling the truth and</p> <p>8 then, all of a sudden, they're parking in, you</p> <p>9 know, one of the guest parking spaces all of</p> <p>10 the time, and they're a tenant, of course, that</p> <p>11 creates, you know, an issue where, as</p> <p>12 management, you have to be watching those</p> <p>13 things and you have to be taking care of those</p> <p>14 types of issues, along with the plethora of</p> <p>15 other problems.</p> <p>16 There's always going to be somebody that</p> <p>17 tries to break the rules. I mean, regrettably,</p> <p>18 that's why we have law enforcement and alike,</p> <p>19 because, in society, that happens. You know,</p> <p>20 we also try and set things up so that we have</p> <p>21 less of that, but I can't promise you that</p> <p>22 we'll catch everybody, and I also can't tell</p> <p>23 you that they're going to break the rules.</p> <p>24 MS. ANDERSON: I'm going to ask to go back</p> <p>25 to the beginning, because, I mean, there's a</p>	<p style="text-align: right;">Page 44</p> <p>1 number of ways to control tenants. You can</p> <p>2 restrict how many tenants have cars altogether</p> <p>3 and not rent out any more units beyond that</p> <p>4 point, if they have a vehicle, but you're going</p> <p>5 to have to have a contingency plan, assuming</p> <p>6 that you're not willing to put in any more</p> <p>7 parking.</p> <p>8 What are you going to do with the extra</p> <p>9 vehicles?</p> <p>10 MR. WARHAFT: Well, we are meeting the Code</p> <p>11 requirements for the amount of parking. We</p> <p>12 don't see it as an issue that we have -- an</p> <p>13 issue that's going to require a contingency</p> <p>14 plan.</p> <p>15 You're saying that we will, but we don't</p> <p>16 believe that we will.</p> <p>17 MS. ANDERSON: I'm familiar with the area.</p> <p>18 MR. WARHAFT: Okay.</p> <p>19 MS. ANDERSON: There's a number of</p> <p>20 historical buildings here, and, historically,</p> <p>21 and I'm going back 30 years ago, there was a</p> <p>22 fight for parking on those blocks. This is not</p> <p>23 going to change that whatsoever. It's going to</p> <p>24 exacerbate it.</p> <p>25 So what is your contingency plan for</p>

<p style="text-align: right;">Page 45</p> <p>1 dealing with the extra vehicles?</p> <p>2 MR. GARCIA-SERRA: Ms. Anderson, if I</p> <p>3 might -- if you don't mind, Dean -- we need to</p> <p>4 have some faith in the City's parking</p> <p>5 requirements. You know, these parking</p> <p>6 requirements have been looked at I don't know</p> <p>7 how many times. This Board has been part of</p> <p>8 that process. They've been amended. They've</p> <p>9 been revised multiple times in the last few</p> <p>10 years. They have to mean something.</p> <p>11 You know, those requirements are there.</p> <p>12 There has to be some assumption that they've</p> <p>13 been studied and that it has been determined</p> <p>14 that that's what's appropriate and that's what</p> <p>15 we're complying with. And if that's the issue,</p> <p>16 then let's re-look at those requirements.</p> <p>17 MS. MENENDEZ: Exactly. I agree with you a</p> <p>18 hundred percent, because I don't think that we</p> <p>19 ever envisioned this to be the case, in</p> <p>20 particular in the area where the building's</p> <p>21 going. Maybe if it was on Ponce, maybe if it</p> <p>22 was somewhere else where you have constant flow</p> <p>23 of the trolley, you know, the transportation</p> <p>24 options, but I think you hit it right on the</p> <p>25 nose. And at least I was thinking of that,</p>	<p style="text-align: right;">Page 46</p> <p>1 "Where did we go wrong with these parking</p> <p>2 reductions?" Because I think it is going --</p> <p>3 MR. GARCIA-SERRA: Or did we really go</p> <p>4 wrong? You know, do they actually work?</p> <p>5 MS. MENENDEZ: Well, when you're looking at</p> <p>6 one space for two bedroom apartments, I mean,</p> <p>7 you're almost one to one -- almost one to one.</p> <p>8 I imagine you have some guest parking.</p> <p>9 MR. GARCIA-SERRA: The way the requirements</p> <p>10 work right now, it's one parking space for</p> <p>11 every one bedroom, 1.75 for every two-bedroom</p> <p>12 and then 2.25 for a three-bedroom or more,</p> <p>13 which isn't applicable here, because we don't</p> <p>14 have any three bedrooms, but those are the</p> <p>15 requirements as they are right now.</p> <p>16 CHAIRMAN AIZENSTAT: And if you wouldn't</p> <p>17 have the Overlay District, what would have been</p> <p>18 the requirements?</p> <p>19 MR. GARCIA-SERRA: The same. The Overlay</p> <p>20 District didn't affect the parking requirement.</p> <p>21 CHAIRMAN AIZENSTAT: The same? So that is</p> <p>22 within the Code as it would have been --</p> <p>23 MR. GARCIA-SERRA: Right.</p> <p>24 MS. MENENDEZ: And what was it before?</p> <p>25 MR. GARCIA-SERRA: Ramon, I want to say,</p>
<p style="text-align: right;">Page 47</p> <p>1 1.5 for one bedrooms at one point in time?</p> <p>2 MR. TRIAS: Yeah, and --</p> <p>3 MR. GARCIA-SERRA: I think it 1.5 for one</p> <p>4 bedrooms, 1.75 for two bedrooms and the 2.25</p> <p>5 for three bedrooms.</p> <p>6 CHAIRMAN AIZENSTAT: So what would have</p> <p>7 been the total number of parking spaces?</p> <p>8 MR. GARCIA-SERRA: In this project?</p> <p>9 CHAIRMAN AIZENSTAT: Yeah.</p> <p>10 MR. GARCIA-SERRA: I'd have to go back and</p> <p>11 do the math right now.</p> <p>12 CHAIRMAN AIZENSTAT: Roughly.</p> <p>13 MR. GARCIA-SERRA: But it would increase by</p> <p>14 a factor of like 30 parking spaces, right,</p> <p>15 because we have about 68 one bedrooms, I think</p> <p>16 it's what it is. So another half parking space</p> <p>17 of each of those.</p> <p>18 And, remember, this is a very sort of</p> <p>19 sensitive sort of balancing that we're doing</p> <p>20 here, because too much parking, as your</p> <p>21 Planning Department will tell you, could</p> <p>22 potentially be an issue, too. You start making</p> <p>23 the massing of the building bigger. Those</p> <p>24 liners that we have fought so hard to try to</p> <p>25 get around the parking garages and so forth,</p>	<p style="text-align: right;">Page 48</p> <p>1 could potentially be lost, also.</p> <p>2 MS. MENENDEZ: I think that what would help</p> <p>3 us, though, in these types of developments has</p> <p>4 been, when you have mixed-use, you also have a</p> <p>5 parking component to the retail or the</p> <p>6 restaurant or whatever you have, so you always</p> <p>7 -- and then you have the whole thought process</p> <p>8 that when the retail might be closed, the</p> <p>9 residents are arriving, and then you have the</p> <p>10 same -- you know, the same people using the</p> <p>11 same spaces. So I think that helped, right.</p> <p>12 But here we have a purely residential</p> <p>13 building, that basically you're almost one to</p> <p>14 one on parking, and then, realistically, does</p> <p>15 that work, right, because of the factor that</p> <p>16 you're building in an area that has already a</p> <p>17 parking deficiency, and then you potentially,</p> <p>18 most likely, are going to add to that</p> <p>19 deficiency. So I think that that's where</p> <p>20 perhaps the Code really wasn't thought out</p> <p>21 right, when you're looking at a building that's</p> <p>22 just residential, as compared to the mixed-use</p> <p>23 concept, which provides for more parking within</p> <p>24 the development.</p> <p>25 CHAIRMAN AIZENSTAT: Julio.</p>

<p style="text-align: right;">Page 49</p> <p>1 MR. GRABIEL: Yeah.</p> <p>2 I'm going to respectfully disagree with my</p> <p>3 fellow members.</p> <p>4 MS. MENENDEZ: That's okay.</p> <p>5 MR. GRABIEL: I know we discussed, you</p> <p>6 know, ad nauseam when we were going and looking</p> <p>7 at the Code for this area and we saw a lot of</p> <p>8 benefit to reducing the number of parking. I</p> <p>9 think we agreed at that time that this Zone was</p> <p>10 surrounded by access to rapid transit or public</p> <p>11 transit, Ponce, Eighth Street and Douglas, that</p> <p>12 it was going to reduce the size of the units,</p> <p>13 and, therefore, attract younger couples and</p> <p>14 people who don't need to have two cars, and</p> <p>15 this is the result.</p> <p>16 I think the building is well designed. I</p> <p>17 think the massing is correct. And I know</p> <p>18 parking could be a problem. I hope it's not,</p> <p>19 but I have kids that live with only one car,</p> <p>20 and I have a lot of friends who only live with</p> <p>21 one car, and I think that's the direction we're</p> <p>22 going, and this building is fitting that. It's</p> <p>23 just the first wave of this kind of</p> <p>24 development. So I don't have any problem with</p> <p>25 the parking number.</p>	<p style="text-align: right;">Page 50</p> <p>1 CHAIRMAN AIZENSTAT: Maria.</p> <p>2 MS. VELEZ: I'm seeing more and more of the</p> <p>3 curb cutting, which is a very attractive look,</p> <p>4 on our streets, but the result of curb cutting</p> <p>5 is that we're eliminating a lot of parking, and</p> <p>6 although I wish we didn't rely on cars, we do.</p> <p>7 And so I'm seeing -- I mean, I understand that</p> <p>8 the parking that's taking place on the site</p> <p>9 right now is not allowed, but it's there.</p> <p>10 Those neighbors -- those are probably neighbors</p> <p>11 who live in buildings that do not have parking.</p> <p>12 I'm not saying that we're going to add a</p> <p>13 lot more with this building. We may. But</p> <p>14 there is existing shortages already. So if it</p> <p>15 needs to be something that needs to be looked</p> <p>16 at again, as far as what our requirements are,</p> <p>17 then so be it. If you're within your rights,</p> <p>18 from what I'm seeing, you are within the</p> <p>19 numbers that we presently allow, then we may</p> <p>20 have to bite the bullet, but I'm not happy</p> <p>21 about it.</p> <p>22 I don't like the fact that all of those</p> <p>23 people, who are presently parking there, are</p> <p>24 going to have to find somewhere else to park,</p> <p>25 because what we're providing with the curb is</p>
<p style="text-align: right;">Page 51</p> <p>1 not going to take care of those people, and we</p> <p>2 will probably need more parking for the people</p> <p>3 who live in the building, and for their guests.</p> <p>4 These people are going to have guests. Where</p> <p>5 are their guests going to park?</p> <p>6 I don't think that the Publix nearby is</p> <p>7 going to allow them to park. I have no idea if</p> <p>8 the school has any parking for the teachers and</p> <p>9 the staff that work there all day. I don't</p> <p>10 know that. But we do have a problem in the</p> <p>11 neighborhood.</p> <p>12 MR. GARCIA-SERRA: And that could very well</p> <p>13 be the case, but we can't expect this one</p> <p>14 building, which is already complying --</p> <p>15 MS. VELEZ: No, no, understood. I think</p> <p>16 we're all venting. I think we're all venting.</p> <p>17 MS. MENENDEZ: No, but also we want to make</p> <p>18 sure that whatever is being built is going to</p> <p>19 take care of its own parking.</p> <p>20 MR. GARCIA-SERRA: Agreed. Agreed. We</p> <p>21 have confidence and they had that concern --</p> <p>22 MS. MENENDEZ: That's, I think, the</p> <p>23 concern. We're not looking for you to solve</p> <p>24 the entire area's parking.</p> <p>25 MR. WARHAFT: I have a good contingency.</p>	<p style="text-align: right;">Page 52</p> <p>1 So one of the things that we did was -- well,</p> <p>2 it's at a much greater expense to us to go down</p> <p>3 in order to create those subgrade parking</p> <p>4 spaces. Part of the reason we did that was</p> <p>5 because of, again, we wanted to create this</p> <p>6 element of livelihood, where you don't see the</p> <p>7 parking along the streetscape of Zamora and</p> <p>8 that it's hidden behind the building and that</p> <p>9 you don't have these cars peering out and</p> <p>10 headlights peering into the neighbors and</p> <p>11 everybody else's homes and alike.</p> <p>12 The other thing that we did by doing that</p> <p>13 is that -- and I was just verifying with our</p> <p>14 architect, that we have, what was it, twelve or</p> <p>15 thirteen -- we have twelve feet clear on one of</p> <p>16 the parking floors, on the upper parking floor.</p> <p>17 So what that means is, and this is because</p> <p>18 I do a lot of work in Downtown Miami, we can</p> <p>19 fit parking lifts into that floor. So,</p> <p>20 hypothetically speaking, because we wouldn't</p> <p>21 potentially need to buy them and install them</p> <p>22 if our hypothesis is correct and Walker Parking</p> <p>23 and the other consultants that we work with,</p> <p>24 that work on a global scale with regard to</p> <p>25 parking and the reduction that they're seeing</p>

<p style="text-align: right;">Page 53</p> <p>1 globally with people buying vehicles, if we're</p> <p>2 correct, then we would never need to install</p> <p>3 those parking lifts, but in the case that we</p> <p>4 had a parking issue, we could install them, and</p> <p>5 we could fit them in there, where you could</p> <p>6 stack cars on that floor.</p> <p>7 MS. MENENDEZ: How many more do you think</p> <p>8 you could get in?</p> <p>9 MR. WARHAFT: So we'd have look at that,</p> <p>10 but, I mean, we've got -- we've got 50 some odd</p> <p>11 spaces on that floor.</p> <p>12 MR. PRATT: Yes. Yes.</p> <p>13 MR. WARHAFT: So just, you know, roughing</p> <p>14 it, say that it would be -- I think it's</p> <p>15 reasonable to say that we could probably get at</p> <p>16 least 20 or 30 in there, if needed. I wouldn't</p> <p>17 want to be held to a standard that's higher</p> <p>18 than what we would have to have, if then it's</p> <p>19 just basically throwing money away, but one of</p> <p>20 the conditions of -- that Staff has made is</p> <p>21 that we have to review the site, I think it's a</p> <p>22 year after --</p> <p>23 MR. TRIAS: And, Mr. Chairman, that's what</p> <p>24 I would recommend. The traffic conditions talk</p> <p>25 about a three-year process of review of</p>	<p style="text-align: right;">Page 54</p> <p>1 traffic. We could add parking to that review,</p> <p>2 parking impacts, and, then, based on the data,</p> <p>3 make a requirement of more or less lifts, if</p> <p>4 you feel comfortable with that.</p> <p>5 CHAIRMAN AIZENSTAT: And what happens if</p> <p>6 there's really a shortage of parking, what do</p> <p>7 you do?</p> <p>8 MR. TRIAS: Then, in the condition, it says</p> <p>9 that they will be required to install as many</p> <p>10 lifts as --</p> <p>11 CHAIRMAN AIZENSTAT: So even on the</p> <p>12 underground, where the space doesn't give to do</p> <p>13 a lift? In other words, we're only limited to</p> <p>14 that floor?</p> <p>15 MR. WARHAFT: Correct, but that floor would</p> <p>16 allow for quite a few lifts.</p> <p>17 CHAIRMAN AIZENSTAT: Okay. Okay.</p> <p>18 MR. TRIAS: What they've done is actually</p> <p>19 pretty clever. They have two levels of parking</p> <p>20 only and you don't get to see any of it,</p> <p>21 because there's a liner in the front. So</p> <p>22 basically you go down or up.</p> <p>23 Anything beyond that is very, very -- is a</p> <p>24 major redesign, except for the lifts.</p> <p>25 MR. WARHAFT: And Glenn just confirmed</p>
<p style="text-align: right;">Page 55</p> <p>1 there's 47 spaces that we could potentially</p> <p>2 create two spaces --</p> <p>3 CHAIRMAN AIZENSTAT: If needed.</p> <p>4 MR. WARHAFT: Right.</p> <p>5 CHAIRMAN AIZENSTAT: And then you'd have to</p> <p>6 figure out, I guess, how to assign those spaces</p> <p>7 so they're usable. Meaning, you'd have to have</p> <p>8 two cars within the same apartment.</p> <p>9 MR. WARHAFT: Right. Right. So, again,</p> <p>10 this goes back to the fact that we build in</p> <p>11 other areas. We have tandem spaces. We have</p> <p>12 lifts. We've dealt with this before and we</p> <p>13 understand the complexities that come from that</p> <p>14 particular issue, because we deal with it</p> <p>15 already.</p> <p>16 MR. TRIAS: And I think that looking at the</p> <p>17 data and doing the analysis will be better, you</p> <p>18 know, to see what the real impact is, and,</p> <p>19 therefore, we have some way to track it, in a</p> <p>20 three-year period.</p> <p>21 CHAIRMAN AIZENSTAT: Let me ask you</p> <p>22 something. I wanted to ask you about</p> <p>23 affordable housing. If you're doing rentals,</p> <p>24 how are you taking care of that? What's the</p> <p>25 City requirement today on affordable housing on</p>	<p style="text-align: right;">Page 56</p> <p>1 a project, Ramon?</p> <p>2 MR. TRIAS: We don't have a requirement.</p> <p>3 CHAIRMAN AIZENSTAT: I thought we used to</p> <p>4 have a requirement on affordable housing.</p> <p>5 MS. MENENDEZ: No. There's been talks</p> <p>6 about doing a study and I thought they had</p> <p>7 engaged the services --</p> <p>8 MR. TRIAS: There was a study done, yes.</p> <p>9 There was a study, yes.</p> <p>10 MS. MENENDEZ: There was a study done? But</p> <p>11 we've never seen it. Are we supposed to see it</p> <p>12 or no?</p> <p>13 MR. TRIAS: There was really no interest in</p> <p>14 taking any action at the Commission discussion.</p> <p>15 If you want to discuss that in the September</p> <p>16 meeting, we can talk about that, certainly.</p> <p>17 MS. MENENDEZ: No?</p> <p>18 He's just asking whether it exists.</p> <p>19 MR. TRIAS: Yeah.</p> <p>20 MS. MENENDEZ: What is the rental for these</p> <p>21 units? Are you asking because of the rental</p> <p>22 for the units?</p> <p>23 MR. TRIAS: You're correct. I mean, you</p> <p>24 would think --</p> <p>25 CHAIRMAN AIZENSTAT: I'm asking because of</p>

<p style="text-align: right;">Page 57</p> <p>1 the rental for the units, and you've got people</p> <p>2 that live in the City, that work in the City,</p> <p>3 that have a certain affordability based on</p> <p>4 their income.</p> <p>5 MR. WARHAFT: Right, so --</p> <p>6 MR. TRIAS: And Mr. Chairman, if I could</p> <p>7 interrupt. There's also a minimum size of 650</p> <p>8 square feet in the Code, which is fairly large</p> <p>9 and it does contribute to the expense.</p> <p>10 MS. MENENDEZ: It's not very large.</p> <p>11 MS. VELEZ: For a one bedroom.</p> <p>12 MS. MENENDEZ: It's not very large. I have</p> <p>13 a one bedroom that's 700 square feet, that it's</p> <p>14 only for a couple. You can't put anything else</p> <p>15 there.</p> <p>16 CHAIRMAN AIZENSTAT: Let's ask, what are</p> <p>17 the sizes of your -- Mario, what are the sizes</p> <p>18 of your one bedroom and two bedroom units in</p> <p>19 this project, just ranges?</p> <p>20 MR. PRATT: The average unit size -- well,</p> <p>21 I think the average unit size for a one bedroom</p> <p>22 is 750 square feet and the average for a</p> <p>23 two-bedroom is 850 -- between 850 and 900.</p> <p>24 CHAIRMAN AIZENSTAT: Okay. And what are</p> <p>25 your projected rentals, as far as an average</p>	<p style="text-align: right;">Page 58</p> <p>1 for a one bedroom and a two-bedroom?</p> <p>2 MR. WARHAFT: They range somewhere between</p> <p>3 2.25 and 2.65.</p> <p>4 MR. GARCIA-SERRA: A square foot.</p> <p>5 MR. WARHAFT: A square foot.</p> <p>6 MS. MENENDEZ: How much, I'm sorry?</p> <p>7 CHAIRMAN AIZENSTAT: 2.25 to 2.65 a square</p> <p>8 foot.</p> <p>9 MR. WARHAFT: Right, and what happens is,</p> <p>10 with the numbers, the way that that works is,</p> <p>11 because there's a charge for somebody who has a</p> <p>12 vehicle and there's a credit for somebody who</p> <p>13 doesn't have a vehicle. So it has that range.</p> <p>14 That's generally what happens.</p> <p>15 CHAIRMAN AIZENSTAT: Understood.</p> <p>16 Okay. The other question that I had is, if</p> <p>17 I take a look at your rendering, where you see</p> <p>18 your roof, that roof, what is that to be used</p> <p>19 as or for? You've got quite a large roof</p> <p>20 that's up there that's all enclosed by the area</p> <p>21 that you talked about, how you picked up the</p> <p>22 design.</p> <p>23 MR. PRATT: Correct, and that would all be</p> <p>24 a mechanical space or that would be where the</p> <p>25 mechanical equipment would go and it will be</p>
<p style="text-align: right;">Page 59</p> <p>1 completely concealed by the parapet, so that it</p> <p>2 sits down on the roof, actually, and so that</p> <p>3 it's concealed from the street. You won't see</p> <p>4 any mechanical equipment or any conditioning</p> <p>5 equipment --</p> <p>6 CHAIRMAN AIZENSTAT: So it won't be usable</p> <p>7 space for residents?</p> <p>8 MR. PRATT: No. No. And the reason that</p> <p>9 the tower -- aside from it being an</p> <p>10 architectural feature and creating kind of a</p> <p>11 visual point for the entry of the building, the</p> <p>12 tower is really for the elevator overrides and</p> <p>13 for the elevator equipment. There is no use of</p> <p>14 the roof, other than for mechanical equipment</p> <p>15 and elevator equipment.</p> <p>16 CHAIRMAN AIZENSTAT: Are there any plans to</p> <p>17 have valet on-site?</p> <p>18 MR. WARHAFT: It could be. At this point,</p> <p>19 we haven't envisioned having valet, especially</p> <p>20 because it's strictly a residential building.</p> <p>21 So since there's no mixed-use to it, we</p> <p>22 don't -- at this point, we don't envision it,</p> <p>23 but, in the plans, what you will notice is that</p> <p>24 we've got a pretty big bike storage room.</p> <p>25 We're finding that with these types of</p>	<p style="text-align: right;">Page 60</p> <p>1 developments, that a lot of people are</p> <p>2 utilizing the bike storage and we do -- what</p> <p>3 we're doing at some of our other projects is,</p> <p>4 we're actually creating a bike valet system,</p> <p>5 where you've got a mechanic that comes and</p> <p>6 washes and cleans the bikes and takes care of</p> <p>7 the bikes. So it's more of a bike valet than</p> <p>8 it is just a bike storage room.</p> <p>9 CHAIRMAN AIZENSTAT: Would you be open to</p> <p>10 somehow putting in there that if through the</p> <p>11 years, if there is an issue with parking, that</p> <p>12 you would put in a valet to take care of</p> <p>13 whether you have to tandem space or you have to</p> <p>14 go ahead and do lifts, so forth, so that your</p> <p>15 parking is encompassed within your building,</p> <p>16 what you need, so there's no overflow?</p> <p>17 MR. WARHAFT: Right, so there's no</p> <p>18 overflow. I understand where you're going to</p> <p>19 with the valet. I don't know if that would end</p> <p>20 up being the answer more so than potentially</p> <p>21 putting the lifts in --</p> <p>22 CHAIRMAN AIZENSTAT: Right, but if it</p> <p>23 doesn't work.</p> <p>24 MR. WARHAFT: -- but either way I think</p> <p>25 that what we would definitely be agreeable to</p>

<p style="text-align: right;">Page 61</p> <p>1 is, you know, being stuck with whatever the</p> <p>2 results of the study three years later are and</p> <p>3 what we would need to do to rectify the</p> <p>4 situation.</p> <p>5 So if it means that it would require valet</p> <p>6 and that that would actually solve the problem,</p> <p>7 that would be the case. The reason that the</p> <p>8 valet might be necessary is depending on how we</p> <p>9 actually manage the operation of the lifts.</p> <p>10 CHAIRMAN AIZENSTAT: That's what I'm</p> <p>11 concerned about, to be very honest with you.</p> <p>12 MR. TRIAS: Right. That's a very good</p> <p>13 suggestion, and basically what I'm saying is,</p> <p>14 include all of that and do a professional study</p> <p>15 that reviews the data and that could be one of</p> <p>16 the options, valet, and another option</p> <p>17 certainly is the lifts.</p> <p>18 MR. WARHAFT: Right. So what we have at</p> <p>19 another building, so that you -- because I</p> <p>20 understand what you're saying. What we have in</p> <p>21 another building is, we have two areas within</p> <p>22 the parking structure that have lifts, totally</p> <p>23 separate areas. One is a valet only use. The</p> <p>24 other is where it's assigned spaces and the</p> <p>25 people actually go through training. They have</p>	<p style="text-align: right;">Page 62</p> <p>1 training to learn how to use the lifts. And so</p> <p>2 we have two different types of areas, and</p> <p>3 they're separate and to themselves, in the same</p> <p>4 building, with the same lifts.</p> <p>5 CHAIRMAN AIZENSTAT: With the same lifts?</p> <p>6 MR. WARHAFT: Yeah, and the lifts have all</p> <p>7 kinds of life safety features to them. You</p> <p>8 know, there's fire sprinkler requirements that</p> <p>9 are heightened when you have lifts. There's</p> <p>10 backup power requirements. There's an arm</p> <p>11 crank so that you can get it down. There's a</p> <p>12 safety mechanism so that the lift doesn't drop</p> <p>13 if there's another vehicle below it. It locks</p> <p>14 it out. So there's a lot of other safety</p> <p>15 features that go along with the lift. It's not</p> <p>16 just the lift.</p> <p>17 And what we would also have to do at the</p> <p>18 front end is just make sure that we got</p> <p>19 together with FPL, that we also sized our volt</p> <p>20 properly, to make sure that we had enough</p> <p>21 power, that if we needed the additional load</p> <p>22 capacity for the lifts, that we'd have it.</p> <p>23 So, I mean, there's a few little things</p> <p>24 that we would have to do on our end so that we</p> <p>25 could future proof for the necessity, if we</p>
<p style="text-align: right;">Page 63</p> <p>1 needed it, without actually having to do the</p> <p>2 physical work.</p> <p>3 CHAIRMAN AIZENSTAT: Ramon, does the Code</p> <p>4 require any guest parking to be maintained on</p> <p>5 site?</p> <p>6 MR. TRIAS: No. It just has the overall</p> <p>7 requirement that the applicant explained.</p> <p>8 CHAIRMAN AIZENSTAT: And what about ADA</p> <p>9 compliance with handicap and so forth?</p> <p>10 MR. PRATT: ADA is required.</p> <p>11 MS. ANDERSON: Is that counted within your</p> <p>12 110 spaces?</p> <p>13 MR. TRIAS: Yes.</p> <p>14 CHAIRMAN AIZENSTAT: And how many ADA</p> <p>15 spaces do you have?</p> <p>16 MR. PRATT: Eight spaces.</p> <p>17 CHAIRMAN AIZENSTAT: I'm sorry?</p> <p>18 MR. PRATT: Eight.</p> <p>19 CHAIRMAN AIZENSTAT: Eight spaces, and that</p> <p>20 would be for residents that require those</p> <p>21 spaces?</p> <p>22 MR. PRATT: Yes.</p> <p>23 MR. TRIAS: In addition, there's electrical</p> <p>24 vehicle charging stations that are required by</p> <p>25 the Code.</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. PRATT: Yes. And lifts are permitted</p> <p>2 by the Code, the utilization of them.</p> <p>3 CHAIRMAN AIZENSTAT: Yes.</p> <p>4 MR. TRIAS: But the power requirements of</p> <p>5 the charging stations also need to be taken</p> <p>6 into account.</p> <p>7 CHAIRMAN AIZENSTAT: Understood.</p> <p>8 Rhonda, do you have anything?</p> <p>9 MS. ANDERSON: No, I had a few other</p> <p>10 follow-up questions here.</p> <p>11 You spoke about the power for the lifts. I</p> <p>12 was also wondering about backup power for pumps</p> <p>13 for the underground section. Do you have a</p> <p>14 contingency plan, backup pumps?</p> <p>15 MR. PRATT: Yeah. They'll be -- there's --</p> <p>16 yeah, pumps and everything for emergency will</p> <p>17 be supplied or be a part of the building and</p> <p>18 that's a requirement by the building Code.</p> <p>19 MS. ANDERSON: No, I'm talking about for</p> <p>20 the underground parking, because it's a</p> <p>21 historical problem in these buildings that have</p> <p>22 this underground parking.</p> <p>23 MR. PRATT: Yes, there are will be sumps,</p> <p>24 and, you know, the necessary exfiltration</p> <p>25 trenches, and, you know, the necessary means of</p>

<p style="text-align: right;">Page 65</p> <p>1 getting any water that may come in out, yes.</p> <p>2 MS. ANDERSON: And during a storm, will</p> <p>3 they operate?</p> <p>4 MR. PRATT: We haven't done those</p> <p>5 calculations yet, but that will be addressed,</p> <p>6 I'm sure. I'm sure the owner doesn't want to</p> <p>7 have an underground basement full of submerged</p> <p>8 cars.</p> <p>9 MS. ANDERSON: Right.</p> <p>10 MR. WARHAFT: Glenn, if you don't mind, I</p> <p>11 happen to be a land surveyor, so -- so a couple</p> <p>12 of things with regards to that. Number One is</p> <p>13 that the way in which we're constructing, we're</p> <p>14 still -- we're going to be above the Artesian</p> <p>15 aquifer, Number One. We're not going down into</p> <p>16 an area where we're going to be submerged.</p> <p>17 In addition to that, we will have sump</p> <p>18 pumps and exfiltration trenches mentioned, and</p> <p>19 in all likelihood, depending on some of the</p> <p>20 other scenarios that come into play whenever</p> <p>21 you do something like this, we may have to</p> <p>22 actually put up flood barriers and alike. So</p> <p>23 those are all things that, at this point, we</p> <p>24 haven't -- because we're in the stages of</p> <p>25 working with kind of a concept and a design and</p>	<p style="text-align: right;">Page 66</p> <p>1 we haven't gotten into the mechanical,</p> <p>2 electrical and plumbing yet.</p> <p>3 MS. ANDERSON: Right.</p> <p>4 MR. WARHAFT: As we get into that, we'll</p> <p>5 have to deal with all of those issues and make</p> <p>6 sure that they're covered, because the building</p> <p>7 will require it.</p> <p>8 MS. ANDERSON: Right. Then I'm assuming,</p> <p>9 since you're not going into any of the</p> <p>10 aquifers, that you're going less than twelve</p> <p>11 feet?</p> <p>12 MR. WARHAFT: Yes.</p> <p>13 MR. PRATT: Yes, the excavation of the</p> <p>14 depth of the parking garage will not -- well,</p> <p>15 as a part of the design, actually, one of the</p> <p>16 things that we did and it was a part of working</p> <p>17 with urban character, is to elevate the first</p> <p>18 floor a little bit, so that there is a little</p> <p>19 bit of -- you're not -- the residents and the</p> <p>20 activities aren't directly at grade level.</p> <p>21 So -- sorry -- so one of the things that we</p> <p>22 did is, we elevated the first floor by several</p> <p>23 feet, which minimizes the amount of excavation</p> <p>24 and that's really one of the reasons why we did</p> <p>25 that, too, was to minimize the amount of</p>
<p style="text-align: right;">Page 67</p> <p>1 excavation or the depth that we have to go down</p> <p>2 for the underground parking.</p> <p>3 MS. ANDERSON: Okay.</p> <p>4 MS. MENENDEZ: I have a question on that.</p> <p>5 How deep -- how far down is the aquifer?</p> <p>6 MR. WARHAFT: I think it's --</p> <p>7 MR. PRATT: I thought it was 14 feet.</p> <p>8 MR. WARHAFT: Yeah, it's at about 14 feet</p> <p>9 and we're in a Zone X, also. So based on the</p> <p>10 location of the aquifer, we're actually --</p> <p>11 we're pretty close to the outside edge of where</p> <p>12 the Artesian aquifer kind of travels. The only</p> <p>13 thing that I would say with that is, that over</p> <p>14 time it can migrate from one area to another,</p> <p>15 because it's basically like an underground</p> <p>16 river. If you'd hit it, you'd know.</p> <p>17 MS. ANDERSON: Oh, yeah.</p> <p>18 MR. WARHAFT: But the way that this is</p> <p>19 designed, we're not going to have any kind of a</p> <p>20 hydrostatic slab issue or anything like that,</p> <p>21 that we're going to have to create, because we</p> <p>22 will be above all of that.</p> <p>23 MS. ANDERSON: I just have a couple of more</p> <p>24 questions, because in rental units, you usually</p> <p>25 have pets and people, like a grassy area for</p>	<p style="text-align: right;">Page 68</p> <p>1 having their pets go. And other than using the</p> <p>2 City side streets and swale, is there any area</p> <p>3 in this building, either within the building,</p> <p>4 on top of the building or any of the levels,</p> <p>5 for people to take their pets?</p> <p>6 MR. WARHAFT: So, you know, we haven't</p> <p>7 designed a pet space within the building, but</p> <p>8 in all of the buildings that we're doing now,</p> <p>9 we're either -- well, for example, at our</p> <p>10 building downtown, we have a company called Dog</p> <p>11 Town that's coming in that's like an actual</p> <p>12 like pet spa and they're going to actually be</p> <p>13 in the building.</p> <p>14 But what we will have is, we'll have dog</p> <p>15 washing stations and alike in the building, so</p> <p>16 that people can wash their dogs and take care</p> <p>17 of them there. And then there's over 11,000</p> <p>18 square feet of green space that's inside of our</p> <p>19 property, that we also have.</p> <p>20 MS. ANDERSON: You're talking about --</p> <p>21 MR. WARHAFT: All of the way around.</p> <p>22 MS. ANDERSON: -- the piece that surrounds</p> <p>23 it?</p> <p>24 MR. WARHAFT: Yeah.</p> <p>25 MS. ANDERSON: Is there a walk path that's</p>

<p style="text-align: right;">Page 69</p> <p>1 going to make it feasible for people to walk 2 through it?</p> <p>3 MR. WARHAFT: I mean, if you put the 4 hardscape down, then it won't be green.</p> <p>5 MS. ANDERSON: Well, you know, pavers, a 6 little path like you would in your garden in 7 your own yard, instead of stepping in the 8 deposits that are left behind.</p> <p>9 MR. WARHAFT: Yeah. I think probably the 10 more important thing to do is, what we've found 11 over time is fining residents for not picking 12 up after their dogs and creating a fine 13 committee that's made up of residents.</p> <p>14 We've done that in rental properties and in 15 condominium buildings that we've built, and it 16 works. And it also works for -- because you're 17 talking about the landscape around the 18 property, but we also have that problem in the 19 elevators and in the lobby sometimes with small 20 dogs and the like.</p> <p>21 So by creating a committee of your peers, 22 it creates a responsibility that's a little bit 23 different than just having management after 24 you, and we've found that people actually take 25 part in that. So it has worked in other</p>	<p style="text-align: right;">Page 70</p> <p>1 buildings and we'll continue to do it.</p> <p>2 MS. ANDERSON: Okay. Now, regarding the 3 off-street parking and the parking inside, is 4 any of those high top accessible for those 5 individuals unfortunate enough to use a lift?</p> <p>6 MR. WARHAFT: Yes. We have the high stop 7 accessible ADA spaces.</p> <p>8 MR. PRATT: Yes. You're required by Code 9 to have one van accessible space for each -- 10 for the handicap parking.</p> <p>11 MR. WARHAFT: In this particular case, 12 while not all of them are -- because that 13 particular ADA space has to be wider than the 14 rest of the spaces, the rest of the ADA spaces, 15 all of the ADA spaces that we're talking about, 16 they're all located where you've got the 17 twelve-foot clearance. So there's no problem 18 at all there.</p> <p>19 MS. ANDERSON: Okay.</p> <p>20 CHAIRMAN AIZENSTAT: Maria, you had some 21 questions?</p> <p>22 MS. MENENDEZ: Yes.</p> <p>23 Do you have any elevations that show the 24 neighboring properties, as far as the elevation 25 of your building versus the one across the</p>
<p style="text-align: right;">Page 71</p> <p>1 street, on all sides?</p> <p>2 CHAIRMAN AIZENSTAT: So a massing study?</p> <p>3 MS. MENENDEZ: Yeah, like --</p> <p>4 MR. PRATT: Unfortunately I don't have them 5 with us. That was a part of our presentation 6 to the Board of Architects for the context and 7 for the contextual studies, and that was a part 8 of what I was explaining, too, in the beginning 9 of the explanation of the building; is that by 10 pushing the building in for the seven-story and 11 keeping that more in the center of the site, it 12 allowed us to transition the entry for the 13 garage and the raised deck for the pool and the 14 amenity level on the Galiano side to keep those 15 at three stories.</p> <p>16 So, you know, it does transition back to -- 17 and the adjacent buildings, actually there's -- 18 to the east is, I believe, a four-story 19 building.</p> <p>20 MS. MENENDEZ: To the east, do you go all 21 of the way to Douglas?</p> <p>22 MR. PRATT: No. No. We only go -- there's 23 a building between us and Douglas.</p> <p>24 MS. MENENDEZ: That's right.</p> <p>25 So you're going -- how high are you on the</p>	<p style="text-align: right;">Page 72</p> <p>1 east? See, it's hard. Normally we get 2 elevations that show that.</p> <p>3 MR. PRATT: Yeah. Maybe I can show you by 4 the -- there's a large structure, there's a 5 couple of three-story and a two-story where we 6 meet with our two-story piece.</p> <p>7 MS. MENENDEZ: How far back do you go from 8 that two-story?</p> <p>9 MR. PRATT: I'm sorry?</p> <p>10 MS. MENENDEZ: How far back do you go 11 before it goes up? What's the setback?</p> <p>12 MR. PRATT: There's almost 40 feet, 39 feet 13 two-and-a-half inches from the setback -- or on 14 the side setback. Ten is all that's required. 15 But we're keeping that, which is the entry, and 16 keeping that as the entry feature. That's just 17 a two-story element that meets the adjacent 18 two-story building.</p> <p>19 MS. MENENDEZ: Right.</p> <p>20 MR. PRATT: And, again, on the two-story 21 portion --</p> <p>22 MR. COLLIER: It might be helpful -- Mr. 23 Chair, I'm a little concerned about the record. 24 I'm just wondering if you might be able to pick 25 up the mobile mike when he's referring to it so</p>

<p style="text-align: right;">Page 73</p> <p>1 it will be a little bit easier.</p> <p>2 CHAIRMAN AIZENSTAT: Please. Thank you</p> <p>3 Turn it on. Underneath, I think.</p> <p>4 MR. PRATT: How is that?</p> <p>5 CHAIRMAN AIZENSTAT: Here comes the guru.</p> <p>6 MR. COLLER: Well, I thought it was a good</p> <p>7 idea.</p> <p>8 MR. PRATT: Well, no, I'll use this. I'll</p> <p>9 try and stay close to the mike. Maybe what I</p> <p>10 can do is to -- can everyone still see the</p> <p>11 board?</p> <p>12 CHAIRMAN AIZENSTAT: Yes.</p> <p>13 MS. ANDERSON: Yes.</p> <p>14 MS. VELEZ: Yes.</p> <p>15 MR. PRATT: So on the east end of the</p> <p>16 building, the required setback is ten feet.</p> <p>17 What we have is approximately -- well, not</p> <p>18 approximately, but it's 39 feet two-and-a-half</p> <p>19 inches for the tower portion or for the</p> <p>20 seven-story portion of the building.</p> <p>21 MS. MENENDEZ: Right.</p> <p>22 MR. PRATT: So there is -- you know, we</p> <p>23 tried to create buffers around the building to</p> <p>24 transition from the tower piece to the lower</p> <p>25 scale, because those buildings may be there for</p>	<p style="text-align: right;">Page 74</p> <p>1 another, you know, twenty years or more.</p> <p>2 MS. MENENDEZ: How about on -- I'm sorry,</p> <p>3 go ahead.</p> <p>4 MR. PRATT: No, and we did the same thing</p> <p>5 on the west and on the south, because the</p> <p>6 buildings that -- actually, the buildings that</p> <p>7 back up to us on the south side of the</p> <p>8 building are actually two-story and so what</p> <p>9 we've done is, in order -- as I was saying, in</p> <p>10 order to try and transition back down to that</p> <p>11 kind of massing and pedestrian scale, you know,</p> <p>12 we pulled that end of the building down and set</p> <p>13 the building -- the tower portion or the</p> <p>14 seven-story portion of the building back so</p> <p>15 that, on the Galiano side, the tower setback is</p> <p>16 30 feet three inches, and the required setback</p> <p>17 is 12.</p> <p>18 So we did our best to try, and, you know,</p> <p>19 transition the building with breaking down the</p> <p>20 ends and to -- you know, to be able to kind of</p> <p>21 go back into the surrounding character and</p> <p>22 scale of the adjacent buildings, and I think</p> <p>23 that they -- you know, I feel they were very,</p> <p>24 you know, successful in doing that, in keeping</p> <p>25 the building kind of at a smaller scale that</p>
<p style="text-align: right;">Page 75</p> <p>1 you perceive from the pedestrian experience of</p> <p>2 walking on the sidewalk.</p> <p>3 MS. MENENDEZ: Do you know what -- normally</p> <p>4 in our packages Staff provides us a map that</p> <p>5 shows the Zoning around your property, the</p> <p>6 property that's being considered. Do we have</p> <p>7 that map? Do we have --</p> <p>8 MR. PRATT: I thought that was in the</p> <p>9 package.</p> <p>10 MS. MENENDEZ: I didn't see it.</p> <p>11 MS. ANDERSON: It's here somewhere.</p> <p>12 MS. VELEZ: I think they do.</p> <p>13 MR. TRIAS: On Page 3 of the Staff report,</p> <p>14 I think that's the information you're looking</p> <p>15 for.</p> <p>16 MR. PRATT: Yeah, it's all MF2.</p> <p>17 MS. MENENDEZ: Oh, we normally get a nice</p> <p>18 colored one.</p> <p>19 MR. PRATT: Cut backs. Your taxes.</p> <p>20 MR. TRIAS: Our default is black and white</p> <p>21 on the printer. That's probably what happened.</p> <p>22 MS. MENENDEZ: I'm sorry?</p> <p>23 CHAIRMAN AIZENSTAT: Default is black and</p> <p>24 white.</p> <p>25 MS. MENENDEZ: Let me ask you --</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. PRATT: There's an "S" use across the</p> <p>2 street, but that's the only different -- or the</p> <p>3 only change of Zoning. Everything else is MF2.</p> <p>4 MS. MENENDEZ: Right, but do we know like,</p> <p>5 for example -- I'm just trying to get an idea</p> <p>6 of how many more of this area is going to start</p> <p>7 taking advantage of this Ordinance that was</p> <p>8 approved last year.</p> <p>9 MR. TRIAS: Ms. Menendez, the requirement</p> <p>10 of the 20,000 square feet minimum is the one</p> <p>11 that I think has the biggest impact.</p> <p>12 MS. MENENDEZ: 200 by 100.</p> <p>13 MR. TRIAS: True, and what happens is that</p> <p>14 most of the parcels are not that large.</p> <p>15 MS. MENENDEZ: Yeah, but they get</p> <p>16 assembled. I mean, I'm sure that's how this</p> <p>17 one happened, right?</p> <p>18 MR. TRIAS: Absolutely. Absolutely. But --</p> <p>19 MS. MENENDEZ: You assemble them and you</p> <p>20 build them, and I'm just concerned that --</p> <p>21 CHAIRMAN AIZENSTAT: But that's not a fault</p> <p>22 of the applicant, though, that's coming before</p> <p>23 us. Right now, the applicant is coming for</p> <p>24 conditional approval based upon our Code.</p> <p>25 MS. MENENDEZ: Right, but the Code that</p>

<p style="text-align: right;">Page 77</p> <p>1 approved the Infill basically calls for -- the</p> <p>2 maximum FAR could be 2.0 or 2.5, with</p> <p>3 architectural incentive, okay, and the maximum</p> <p>4 height can be 70 feet or 100 feet, with</p> <p>5 architectural incentives.</p> <p>6 So, I mean, there's a lot of wiggle room</p> <p>7 here as far as who decides on the architectural</p> <p>8 incentives. And then it says, "Open space at</p> <p>9 ground level should be required to achieve</p> <p>10 maximum allowed height and FAR." And then it</p> <p>11 doesn't have, what is that, you know. So</p> <p>12 there's a lot of things here that I'm just not</p> <p>13 clear of how we determine them.</p> <p>14 MR. TRIAS: What kinds of issues are you</p> <p>15 concerned about?</p> <p>16 CHAIRMAN AIZENSTAT: What she just said.</p> <p>17 MS. MENENDEZ: Size, the height primarily.</p> <p>18 Why 100? I mean, it's the maximum allowable</p> <p>19 height.</p> <p>20 MR. TRIAS: We spent three years discussing</p> <p>21 those issues. I mean, many people did.</p> <p>22 MS. MENENDEZ: The Ordinance just got</p> <p>23 approved last year.</p> <p>24 MR. TRIAS: Yeah, and since 2015, when we</p> <p>25 had Workshops with the neighbors and so on,</p>	<p style="text-align: right;">Page 78</p> <p>1 that discussion began. All I'm saying is,</p> <p>2 there was a long discussion, and at the end,</p> <p>3 the Commission approved what you see here in</p> <p>4 terms of the dimensions and so on. And there</p> <p>5 were different opinions.</p> <p>6 MS. MENENDEZ: And they approved a</p> <p>7 Condition Use, which requires a public hearing.</p> <p>8 It's not a given.</p> <p>9 MR. TRIAS: Absolutely. Absolutely.</p> <p>10 CHAIRMAN AIZENSTAT: I think you're saying</p> <p>11 the range.</p> <p>12 MS. MENENDEZ: Yeah, the range. You know,</p> <p>13 2 to 2.5, everything is around the</p> <p>14 architectural incentives, which I'm not sure</p> <p>15 who determines that. Is that the Architectural</p> <p>16 Board?</p> <p>17 MR. TRIAS: The Board of Architects, yeah,</p> <p>18 they determine the Mediterranean requirements,</p> <p>19 which are the same that apply to the</p> <p>20 Mediterranean bonus in other cases.</p> <p>21 MS. MENENDEZ: Well, it doesn't mention</p> <p>22 Mediterranean in the Ordinance that approved</p> <p>23 the Infill.</p> <p>24 MR. TRIAS: It does --</p> <p>25 MS. MENENDEZ: It just says,</p>
<p style="text-align: right;">Page 79</p> <p>1 "Architectural."</p> <p>2 MR. TRIAS: Architectural standards, Coral</p> <p>3 Gables Mediterranean Architectural Design.</p> <p>4 It's on page --</p> <p>5 MS. MENENDEZ: Okay. I see that.</p> <p>6 MR. TRIAS: Yeah, those things are</p> <p>7 mentioned specifically.</p> <p>8 Now, what I would say to you is that</p> <p>9 through -- through the three-year process,</p> <p>10 there were different opinions about height,</p> <p>11 different opinions about FAR, and it went back</p> <p>12 and forth and so on, and what you see here is</p> <p>13 the final outcome of that discussion.</p> <p>14 The density was also an issue, and it was</p> <p>15 very -- discussed extensively, in terms of what</p> <p>16 the maximum density was, which ended up being</p> <p>17 another one of those simple requirements, 100</p> <p>18 units per acre, with architectural incentives.</p> <p>19 And what happens is that all of those</p> <p>20 things, like I said, that was a long process,</p> <p>21 and that's what we have now in the Code. If</p> <p>22 you think that it should be different, we do</p> <p>23 have --</p> <p>24 MS. MENENDEZ: No, I think that these --</p> <p>25 you know, when you have a Conditional Use, you</p>	<p style="text-align: right;">Page 80</p> <p>1 have to look at it case by case.</p> <p>2 MR. TRIAS: Yeah.</p> <p>3 MS. MENENDEZ: You know, because they meet</p> <p>4 some of these requirements doesn't mean that</p> <p>5 it's a given.</p> <p>6 MR. TRIAS: Absolutely.</p> <p>7 MS. MENENDEZ: It's a Conditional Use.</p> <p>8 It's a case by case application.</p> <p>9 MR. TRIAS: This is the maximum.</p> <p>10 MS. MENENDEZ: Right.</p> <p>11 MR. TRIAS: And you have a responsibility</p> <p>12 to make a recommendation to the Commission</p> <p>13 whether it makes sense or not to go to the</p> <p>14 maximum.</p> <p>15 MS. MENENDEZ: Right.</p> <p>16 MR. WARHAFT: If I may --</p> <p>17 MR. PRATT: Could I --</p> <p>18 MR. COLLIER: Mr. Chairman, just on that</p> <p>19 point, there is the criteria in Section 3-408</p> <p>20 that outlines the criteria for consideration of</p> <p>21 Conditional Uses.</p> <p>22 MS. MENENDEZ: Can you read that to us,</p> <p>23 because I don't think we have it?</p> <p>24 MR. COLLIER: Sure. It states, "The</p> <p>25 Planning and Zoning Board and the City</p>

<p style="text-align: right;">Page 81</p> <p>1 Commission shall provide findings of fact that</p> <p>2 a Conditional Use complies with the following</p> <p>3 standards and the criteria applicable to each</p> <p>4 Conditional Use.</p> <p>5 "A) The proposed Conditional Use is</p> <p>6 consistent with and furthers the goals,</p> <p>7 policies and objectives of the Comprehensive</p> <p>8 Plan and furthers the purposes of these</p> <p>9 regulations and other City Ordinances and</p> <p>10 actions designed to implement the plan.</p> <p>11 "The available use to which property may be</p> <p>12 put is appropriate to the property that is</p> <p>13 subject to the proposed Conditional Use and</p> <p>14 compatible with existing and planned uses in</p> <p>15 the area.</p> <p>16 "C) The proposed Conditional Use does not</p> <p>17 conflict with the needs and character of the</p> <p>18 neighborhood and the City.</p> <p>19 "D) The proposed Conditional Use will not</p> <p>20 adversely or reasonably affect the use of other</p> <p>21 property in the area.</p> <p>22 "E) --"</p> <p>23 MR. TRIAS: Craig, can I interrupt briefly?</p> <p>24 MR. COLLIER: Sure. Do you have it?</p> <p>25 MR. TRIAS: Because on Page 8 of your Staff</p>	<p style="text-align: right;">Page 82</p> <p>1 report, all of that information is listed.</p> <p>2 MR. COLLIER: Thank you for saving my</p> <p>3 breath.</p> <p>4 MR. TRIAS: Yeah, I'm just trying to help.</p> <p>5 The criteria are listed and the analysis is</p> <p>6 there.</p> <p>7 MS. MENENDEZ: Where is the criteria? I</p> <p>8 don't see that.</p> <p>9 CHAIRMAN AIZENSTAT: On the left side.</p> <p>10 MR. TRIAS: They're standards.</p> <p>11 CHAIRMAN AIZENSTAT: They are standards,</p> <p>12 and the recommendation from the standards.</p> <p>13 MS. MENENDEZ: Okay. Yeah, but Staff says</p> <p>14 yes to everything. That's always the case.</p> <p>15 MR. TRIAS: Well, not exactly. We said,</p> <p>16 no, recently to something. But the issue is</p> <p>17 that Staff gives you a professional review and</p> <p>18 certainly you can disagree.</p> <p>19 CHAIRMAN AIZENSTAT: What's your thinking,</p> <p>20 Maria?</p> <p>21 MS. MENENDEZ: You know, I think that</p> <p>22 there's the size, the height, the density is</p> <p>23 potentially causing an adverse effect to the</p> <p>24 area.</p> <p>25 MS. VELEZ: I have a question.</p>
<p style="text-align: right;">Page 83</p> <p>1 MR. PRATT: Can I just mention one thing?</p> <p>2 CHAIRMAN AIZENSTAT: One second.</p> <p>3 MS. VELEZ: I see on the landscape open</p> <p>4 space we're required to have 98, 99 square</p> <p>5 feet. It says the proposed development has</p> <p>6 11,960 square feet. What I'm looking at, the</p> <p>7 Diagram at A-0.2, I see that part of the</p> <p>8 numbers that are being taken into account are</p> <p>9 the parkway, which is not within your lot; is</p> <p>10 that correct?</p> <p>11 MR. PRATT: That's correct.</p> <p>12 MS. VELEZ: So we're counting the swale,</p> <p>13 basically, as part of the open space?</p> <p>14 MR. PRATT: Yes, and that's a part of the</p> <p>15 Code. That's permitted in the Code to do that.</p> <p>16 MS. VELEZ: Wow.</p> <p>17 MR. TRIAS: Well, they're rebuilding it and</p> <p>18 that is the reason why. Now, all I'm saying is</p> <p>19 that those are -- that's what's in the Code.</p> <p>20 MS. VELEZ: No, I understand, but if we</p> <p>21 remove the parkway, we don't even meet the</p> <p>22 minimum landscape open space under the</p> <p>23 currently permitted and required. So 9.49</p> <p>24 percent of the space is parkway.</p> <p>25 MS. ANDERSON: And some of the open space</p>	<p style="text-align: right;">Page 84</p> <p>1 that we have here is not green. It's pavers</p> <p>2 and things of that nature.</p> <p>3 MS. VELEZ: Right. It's open.</p> <p>4 MS. ANDERSON: So it doesn't give a lot of</p> <p>5 greenery, and I think what the intent is, is to</p> <p>6 increase the amount of greenery that we have,</p> <p>7 in exchange for, if you're going to have</p> <p>8 additional height, albeit with setbacks in</p> <p>9 there, so it doesn't have the impact on the</p> <p>10 neighborhood, then that's the benefit to the</p> <p>11 neighborhood.</p> <p>12 MR. PRATT: Mr. Chairman, can I address one</p> <p>13 thing about the height?</p> <p>14 CHAIRMAN AIZENSTAT: Yes.</p> <p>15 MR. PRATT: The height permitted in the MF2</p> <p>16 area for a lot with 20,000 square feet is 70</p> <p>17 feet, and our building -- not counting the</p> <p>18 tower, but our building is 73 feet eight</p> <p>19 inches. So we're three feet eight inches over</p> <p>20 what is permitted by Code or what is permitted</p> <p>21 even without the Mediterranean, without this</p> <p>22 Residential Infill Overlay additional height.</p> <p>23 We're basically the same height as what</p> <p>24 would be permitted just by the straight MF2</p> <p>25 Code. Our tower is 93 feet four inches. So</p>

<p style="text-align: right;">Page 85</p> <p>1 we're under the 100 feet. But the overall size</p> <p>2 of the building and the height of the building</p> <p>3 is what is permitted in the MF2 area. That's</p> <p>4 in the Zoning Code, and that's the allowable</p> <p>5 height for a building without any limitation.</p> <p>6 MS. ANDERSON: In exchange for that type of</p> <p>7 height, though, I'd like to see a little more</p> <p>8 area where people could enjoy green space, as</p> <p>9 opposed to just squeezing between that building</p> <p>10 and whatever building is going to be next to</p> <p>11 it. That's my opinion on that.</p> <p>12 CHAIRMAN AIZENSTAT: If you wouldn't have</p> <p>13 gone ahead and done your parking -- you went</p> <p>14 down for your parking. If you wouldn't have</p> <p>15 done your parking and gone down and you would</p> <p>16 have created what is the standard platform,</p> <p>17 what would happen to the property?</p> <p>18 MR. PRATT: What would happen is that the</p> <p>19 building would become taller. We probably</p> <p>20 would have gone up to the 100 feet with the</p> <p>21 additional -- instead of going down and</p> <p>22 concealing the parking, we would have had to</p> <p>23 create multiple parking decks or you would have</p> <p>24 had a parking structure, essentially, that then</p> <p>25 the building sits on top of, you know, which is</p>	<p style="text-align: right;">Page 86</p> <p>1 not an ideal situation, because by having all</p> <p>2 of the parking in an elevated manner, then that</p> <p>3 just increases the visual bulk of the building.</p> <p>4 CHAIRMAN AIZENSTAT: Right. So you</p> <p>5 softened it up, basically, by going down which</p> <p>6 I think going down in parking is a greater</p> <p>7 expense.</p> <p>8 MR. PRATT: Yes. It's a substantial</p> <p>9 expense.</p> <p>10 CHAIRMAN AIZENSTAT: Right. So you've gone</p> <p>11 down to soften it up and to add to the</p> <p>12 surrounding area and the vision which Merrick</p> <p>13 had for the ground floor --</p> <p>14 MR. PRATT: Yes, sir.</p> <p>15 CHAIRMAN AIZENSTAT: -- by the way you</p> <p>16 described the pools and the water features.</p> <p>17 MR. PRATT: Yes. That's correct.</p> <p>18 MS. ANDERSON: I had one comment about, you</p> <p>19 know, the bulking of the building. The front</p> <p>20 of the building, you broke it up with some</p> <p>21 architectural features, with some tile,</p> <p>22 together with the vertical aspect. In the</p> <p>23 back, it's just completely one design,</p> <p>24 essentially. You broke it up in sections, but</p> <p>25 the front is obviously much more prettier than</p>
<p style="text-align: right;">Page 87</p> <p>1 the rear of the building. If you changed it up</p> <p>2 a little bit --</p> <p>3 MR. PRATT: Well, I guess everybody has</p> <p>4 their --</p> <p>5 MS. ANDERSON: Everybody has an opinion. I</p> <p>6 understand.</p> <p>7 MR. PRATT: -- aesthetics. It's the truth</p> <p>8 and I'm not saying this in any other manner,</p> <p>9 other than what I truly feel, but I actually</p> <p>10 like the rear of the building better than I</p> <p>11 like the front.</p> <p>12 MS. ANDERSON: Again, we're all entitled to</p> <p>13 an opinion, but I just thought it makes the</p> <p>14 building look bigger.</p> <p>15 MS. MENENDEZ: Can you put the elevation,</p> <p>16 the front -- can you put up the building</p> <p>17 elevation?</p> <p>18 MR. TRIAS: Mr. Pratt, are you satisfied</p> <p>19 with the rear at the ground level, the thin</p> <p>20 columns in the rear?</p> <p>21 MR. PRATT: Let me get the microphone.</p> <p>22 CHAIRMAN AIZENSTAT: After we take a look</p> <p>23 at the front, I'd like to see if we move this</p> <p>24 along one way or another.</p> <p>25 MR. PRATT: Let's see if this works better.</p>	<p style="text-align: right;">Page 88</p> <p>1 We broke the front up, and one of the</p> <p>2 things that we tried to also do, which is more</p> <p>3 of an expense for the building or greater</p> <p>4 construction cost, is that unlike some of the</p> <p>5 buildings that you see that are going up, that</p> <p>6 really just have clip-on balconies and really</p> <p>7 non-usable balconies, they're really just like</p> <p>8 a decoration or an ornament on the face of the</p> <p>9 building, we recessed the balconies and pulled</p> <p>10 them back in, so that they're really usable.</p> <p>11 They're eight feet in depth. In most</p> <p>12 cases, they're covered by the balcony or by the</p> <p>13 recessed balcony above and they're covered at</p> <p>14 the roof with the roof elements, so that they</p> <p>15 are truly a usable outdoor space rather than</p> <p>16 just a little decorative piece. And so it all</p> <p>17 goes to kind of our feeling in making the</p> <p>18 building more of, you know, a really usable</p> <p>19 building, so that somebody can use --</p> <p>20 MS. MENENDEZ: It's a beautiful design. I</p> <p>21 compliment you. It's very nice, very</p> <p>22 beautiful.</p> <p>23 MR. PRATT: And originally we had only</p> <p>24 canvass awnings on the east and the west end,</p> <p>25 on the north side, and the Board of Architects,</p>

<p style="text-align: right;">Page 89</p> <p>1 when they reviewed it, their only comment, and 2 which we implemented -- actually, I apologize, 3 I think maybe this is from the Board of 4 Architects' presentation, they asked us to 5 introduce canvass awnings on all of these 6 windows on the corners, in the corner elements 7 of the building, which we did, and that should 8 be actually in your -- 9 MS. VELEZ: It is. 10 CHAIRMAN AIZENSTAT: It is. 11 MS. ANDERSON: It is. 12 MS. VELEZ: It looks good. 13 MR. PRATT: So that, you know, the canvass 14 gives some color and softness and creates a lot 15 of play of light and shadow. But one of the 16 things -- and, again, on the south side of the 17 building, we carved out balconies, so that 18 really they're all usable spaces that, you 19 know, truly have a function rather than just 20 being a decorative piece. 21 The only thing that we were unable to 22 accomplish, which Mr. Trias was just 23 mentioning, is that, on the ground level, 24 traditionally -- and I don't know when it was 25 implemented, but it's been a function of the</p>	<p style="text-align: right;">Page 90</p> <p>1 Code since I've been practicing architecture, 2 but there's a mismatch between the setback of 3 the parking and the setback of the building, 4 and so that one of the most difficult things is 5 to try to design the building so that you can 6 contain or conceal as much of the parking 7 within the building itself, without having the 8 front of the car or the parking space itself 9 extend beyond the building line, because then 10 what happens is that then you get, like some of 11 the buildings that you see on University, that 12 are just boxes sitting on top of stilts and 13 it's really an ugly condition. So the only 14 part that we were -- 15 MR. TRIAS: Mr. Pratt, if you were to 16 design it differently, then you would lose a 17 lot of parking, also, if you had -- 18 MR. PRATT: Yeah. 19 MR. TRIAS: And that's the issue. There's 20 a balancing act, that decisions have 21 significant consequences in terms of the 22 numbers. 23 CHAIRMAN AIZENSTAT: But you've already 24 gone through the Board of Architects and their 25 responsibility is to look at design, approve</p>
<p style="text-align: right;">Page 91</p> <p>1 the design and we're past that. 2 MR. GARCIA-SERRA: And the bonuses. 3 MR. TRIAS: And that review is what allows 4 the 100 feet and the -- 5 CHAIRMAN AIZENSTAT: That's one of the 6 layers that there is within the City. 7 MR. TRIAS: Yes. Yes. 8 CHAIRMAN AIZENSTAT: Yes. Julio? 9 MR. GRABIEL: I like the building. I think 10 the developer and the architects have done a 11 good job of trying to mass down the building in 12 all directions, on Galiano and on Zamora and on 13 the sides. 14 As we talked before, the design of this 15 building is based on arguments that we've had 16 for years of what all of these issues should be 17 and this is what they're working with. It's 18 been approved by the Board of Architects. 19 I have one concern architecturally, which 20 is, the back wall, that screens the cars? 21 MR. PRATT: Uh-huh. 22 MR. GRABIEL: Could that be raised higher, 23 so -- 24 MR. PRATT: Yeah. It's a retaining wall to 25 prevent the lights from the cars going out to</p>	<p style="text-align: right;">Page 92</p> <p>1 the adjacent -- 2 MR. GRABIEL: So it's tall enough? I don't 3 know. I can't tell how tall it is. 4 MR. PRATT: Yeah, it's four feet tall above 5 the deck of the parking. 6 MR. GRABIEL: Okay. So it hides the cars 7 from the neighbors to the south? 8 MR. PRATT: Correct. And in addition, I 9 don't, but if you look on the plan, one of the 10 things that we also -- I thought was a 11 little -- we've actually kind of sawtoothed the 12 back retaining wall so that we can put 13 substantial trees and planting along the back 14 of the property line to shield that from the 15 adjacent neighbors and from -- it's just a nice 16 thing to do and it's a neighborly thing to do 17 to try and -- 18 MR. GRABIEL: So I'd would like to move for 19 approval, taking into consideration Staff's -- 20 DR. BLOOM: Are we allowed any comments -- 21 CHAIRMAN AIZENSTAT: No. The floor's been 22 closed. 23 MR. GRABIEL: -- with the conditions that 24 the Staff has done, plus the additional 25 conditions of the analysis of parking for the</p>

<p style="text-align: right;">Page 93</p> <p>1 building to be looked at, obviously with</p> <p>2 Staff --</p> <p>3 CHAIRMAN AIZENSTAT: Including the valet --</p> <p>4 MR. GRABIEL: Including the valet and --</p> <p>5 MS. VELEZ: Tandem.</p> <p>6 MR. GRABIEL: -- and tandem --</p> <p>7 CHAIRMAN AIZENSTAT: If needed.</p> <p>8 MS. MENENDEZ: So they would have to design</p> <p>9 for that?</p> <p>10 MR. GRABIEL: Yes.</p> <p>11 MS. MENENDEZ: It has to be designed</p> <p>12 prepared for the possible lifts in the future,</p> <p>13 because, you know, we would hate to hear later,</p> <p>14 "Well, it wasn't designed."</p> <p>15 MR. PRATT: We have the height. It would</p> <p>16 be --</p> <p>17 MS. MENENDEZ: The height, but also the</p> <p>18 backup system for FP&L.</p> <p>19 MR. PRATT: Yeah, it would be basically</p> <p>20 implementing the systems -- the electrical and</p> <p>21 so forth into the development of the</p> <p>22 construction documents.</p> <p>23 MR. WARHAFT: The main thing that would</p> <p>24 have to be done, because FPL obviously is a</p> <p>25 matter of making sure that they can provide the</p>	<p style="text-align: right;">Page 94</p> <p>1 appropriate power to the volt, the main thing</p> <p>2 that comes into play is probably the load</p> <p>3 capacity of the floor. That's the dead load on</p> <p>4 the floor to be able to withstand the weight in</p> <p>5 concentrated areas.</p> <p>6 MR. TRIAS: Also the height.</p> <p>7 MR. WARHAFT: Well, we would already have</p> <p>8 the height.</p> <p>9 MR. TRIAS: And we had a case in which they</p> <p>10 didn't build it sufficiently tall, so, you</p> <p>11 know, that's very significant and you need to</p> <p>12 make --</p> <p>13 CHAIRMAN AIZENSTAT: What would you do?</p> <p>14 MR. WARHAFT: For a basic lift, you need</p> <p>15 ten feet six inches clear, and one of the</p> <p>16 things that you have to consider in height</p> <p>17 differential is that you also have your fire</p> <p>18 sprinklers that run on the underside of slab.</p> <p>19 So in a specific situation like this, where you</p> <p>20 have 12 feet clear, you have enough space that</p> <p>21 once you hang your fire sprinklers, you'll</p> <p>22 still have enough space.</p> <p>23 CHAIRMAN AIZENSTAT: And your</p> <p>24 weight-bearing?</p> <p>25 MR. WARHAFT: And the load bearing, I want</p>
<p style="text-align: right;">Page 95</p> <p>1 to say is 100 pounds, but I'm not positive. I</p> <p>2 don't have the specs in front of me --</p> <p>3 CHAIRMAN AIZENSTAT: But you would make</p> <p>4 sure that it is.</p> <p>5 MR. WARHAFT: Yeah, but we would meet the</p> <p>6 specs.</p> <p>7 MR. TRIAS: The point I was making is that</p> <p>8 it may be helpful to put some of that precise</p> <p>9 information in the condition. I mean, we don't</p> <p>10 know exactly what it is right now, but just so</p> <p>11 there are no mistakes.</p> <p>12 MR. WARHAFT: Yeah, what we would do is, we</p> <p>13 would work with Staff between now and</p> <p>14 Commission to make sure they have the</p> <p>15 appropriate specs so that we would then</p> <p>16 incorporate that in as a condition.</p> <p>17 CHAIRMAN AIZENSTAT: So that would be part</p> <p>18 of your recommendation?</p> <p>19 MR. GRABIEL: Yes. Structurally,</p> <p>20 mechanical, electrical all would be built into</p> <p>21 the design, so if you need to increase the</p> <p>22 number of cars, you'd be able to do that</p> <p>23 without any reasons whatsoever.</p> <p>24 CHAIRMAN AIZENSTAT: There's a motion. Is</p> <p>25 there a second for going to discussion?</p>	<p style="text-align: right;">Page 96</p> <p>1 Anybody want to second Julio's motion?</p> <p>2 MS. MENENDEZ: Can I just ask one last</p> <p>3 question?</p> <p>4 CHAIRMAN AIZENSTAT: Yes.</p> <p>5 MS. MENENDEZ: The height, you mentioned</p> <p>6 that most of it -- so I'm looking, there is 70</p> <p>7 feet. The height from ground floor up, for the</p> <p>8 most part --</p> <p>9 CHAIRMAN AIZENSTAT: 73.</p> <p>10 MS. MENENDEZ: -- 70 --</p> <p>11 MR. PRATT: Well, let me be clear. By the</p> <p>12 Zoning Code, the height is measured to the top</p> <p>13 of the roof slab.</p> <p>14 MS. MENENDEZ: Okay. Tell me where 70 feet</p> <p>15 hits there.</p> <p>16 MR. PRATT: 70 feet would be essentially to</p> <p>17 this part here.</p> <p>18 MS. MENENDEZ: Okay. So how much higher</p> <p>19 does it go up after that?</p> <p>20 MR. PRATT: And we had a six-foot parapet</p> <p>21 that was going up --</p> <p>22 MS. MENENDEZ: Okay. So 76 feet.</p> <p>23 MR. PRATT: By the time you get done</p> <p>24 with -- the air conditioning has to sit on</p> <p>25 stands that are approximately about 30 to 36</p>

<p style="text-align: right;">Page 97</p> <p>1 inches high and the unit itself is</p> <p>2 approximately 30 to 36 inches. So by the time</p> <p>3 you get done with the equipment, it's generally</p> <p>4 about five feet or so.</p> <p>5 And so we were wanting to make the parapet</p> <p>6 a sufficient height to conceal --</p> <p>7 MS. MENENDEZ: Cover all of that so it</p> <p>8 looks nicer.</p> <p>9 MR. PRATT: Yeah.</p> <p>10 MS. MENENDEZ: Okay. So they could have</p> <p>11 gone to 100. They went to 70 something.</p> <p>12 That's encouraging.</p> <p>13 MR. PRATT: Yes.</p> <p>14 MS. MENENDEZ: I think the biggest</p> <p>15 challenge is the parking.</p> <p>16 CHAIRMAN AIZENSTAT: Yes. I agree with</p> <p>17 you.</p> <p>18 MS. ANDERSON: I'm glad to see that we've</p> <p>19 incorporated the lift. I think that alleviates</p> <p>20 some of the concerns. The valet, I think that</p> <p>21 helps, as well. I'd like to see a little more</p> <p>22 usability of green space, with a path or</p> <p>23 something like that. If you're not going to</p> <p>24 use the roof for solar panels, to put a green</p> <p>25 roof up there, a section available for the</p>	<p style="text-align: right;">Page 98</p> <p>1 tenants to use, pavers instead of asphalt for</p> <p>2 percolation around the building -- those are</p> <p>3 some of my comments.</p> <p>4 MR. WARHAFT: Just with regard to the solar</p> <p>5 panels and the roof, actually all of the -- on</p> <p>6 the roof, right now, what we're actually</p> <p>7 looking at with any of the mansard areas is,</p> <p>8 we've actually been in talks with Tesla, where</p> <p>9 they're now producing a Tuscan style solar</p> <p>10 panel tile and they're actually in the process</p> <p>11 of trying to get all of their NOAs in place.</p> <p>12 So once that happens, we're actually looking at</p> <p>13 it on another project that Bellin, Pratt,</p> <p>14 Fuentes designed for us here in the Gables, so</p> <p>15 we would be implementing that into our project,</p> <p>16 if we're able to, because this project would</p> <p>17 have to be a Florida Green Building.</p> <p>18 MS. ANDERSON: Does that work on a flat</p> <p>19 roof or is this just for the tile around the</p> <p>20 edge?</p> <p>21 MR. WARHAFT: The tile around the edge, for</p> <p>22 that particular portion of it --</p> <p>23 MR. TRIAS: It may be better to do the flat</p> <p>24 roof behind design and then have it behind the</p> <p>25 parapet, and that could be one condition, also,</p>
<p style="text-align: right;">Page 99</p> <p>1 if you wanted.</p> <p>2 MS. ANDERSON: Actually, I would like to</p> <p>3 see that. I do like the tile around the front</p> <p>4 of the building and I'm partial to that, but</p> <p>5 the solar panels on the top --</p> <p>6 MR. WARHAFT: But those tiles, if you go</p> <p>7 online and look at them, you can't tell that</p> <p>8 it's not Tuscan tile.</p> <p>9 MS. ANDERSON: No. I have no quarrel with</p> <p>10 the solar panel tile.</p> <p>11 CHAIRMAN AIZENSTAT: Let me ask, would you</p> <p>12 add that to your motion?</p> <p>13 MR. GRABIEL: Yeah, I would welcome that.</p> <p>14 MS. ANDERSON: Okay.</p> <p>15 CHAIRMAN AIZENSTAT: Would you second his</p> <p>16 motion and we can go into discussion before we</p> <p>17 take a vote?</p> <p>18 MS. MENENDEZ: Can I ask one last question?</p> <p>19 LEED certification?</p> <p>20 MR. WARHAFT: We're going to be going for</p> <p>21 Florida Green Building, and it's a requirement,</p> <p>22 actually, I think.</p> <p>23 MR. PRATT: It's a part of the RIR. It is</p> <p>24 a requirement that it either has to be LEED or</p> <p>25 Florida Green Building.</p>	<p style="text-align: right;">Page 100</p> <p>1 MS. MENENDEZ: Okay.</p> <p>2 MS. ANDERSON: What level are you going to</p> <p>3 be seeking?</p> <p>4 MR. PRATT: A Florida Green Building, I</p> <p>5 don't think they have levels.</p> <p>6 MS. ANDERSON: No? Just a green building?</p> <p>7 So you would have the solar panels on top?</p> <p>8 MR. TRIAS: Page 14 of the conditions has</p> <p>9 that.</p> <p>10 CHAIRMAN AIZENSTAT: Right. That's in</p> <p>11 there.</p> <p>12 MS. ANDERSON: Okay. I'll second the</p> <p>13 motion.</p> <p>14 CHAIRMAN AIZENSTAT: We have Rhonda with a</p> <p>15 second.</p> <p>16 Any further discussion? Maria?</p> <p>17 MS. MENENDEZ: No.</p> <p>18 CHAIRMAN AIZENSTAT: No?</p> <p>19 Having no discussion, call the roll,</p> <p>20 please.</p> <p>21 THE SECRETARY: Julio Grabiell?</p> <p>22 MR. GRABIEL: Yes.</p> <p>23 THE SECRETARY: Maria Menendez?</p> <p>24 MS. MENENDEZ: Yes.</p> <p>25 THE SECRETARY: Maria Velez?</p>

<p style="text-align: right;">Page 101</p> <p>1 MS. VELEZ: Yes.</p> <p>2 THE SECRETARY: Rhonda Anderson?</p> <p>3 MS. ANDERSON: Yes.</p> <p>4 THE SECRETARY: Eibi Aizenstat?</p> <p>5 CHAIRMAN AIZENSTAT: Yes.</p> <p>6 MR. GARCIA-SERRA: Thank you very much.</p> <p>7 Have a good night.</p> <p>8 MR. PRATT: Thank you very much. Thank you.</p> <p>9 CHAIRMAN AIZENSTAT: Thank you.</p> <p>10 MS. ANDERSON: Thank you.</p> <p>11 MS. VELEZ: Thank you.</p> <p>12 MS. MENENDEZ: I'd like to ask a question.</p> <p>13 We're not taking a break, are we?</p> <p>14 CHAIRMAN AIZENSTAT: No, we weren't going</p> <p>15 to.</p> <p>16 MS. MENENDEZ: Ramon is going there? Good.</p> <p>17 So I asked the City Staff for these</p> <p>18 Ordinances that approved this Infill and I</p> <p>19 wanted them to look into something and maybe</p> <p>20 our capable attorney would be the one looking</p> <p>21 into it, but if you look at -- well, you don't</p> <p>22 have it. Ordinance 2017-22, on Page 2, and I</p> <p>23 will give you this, it mentions our Board and</p> <p>24 it says that we recommended approval on a six</p> <p>25 to one vote. I don't think we have seven</p>	<p style="text-align: right;">Page 102</p> <p>1 members here. So that's one thing. And that</p> <p>2 was passed on May 13th of 2017.</p> <p>3 And then the next Ordinance, which was that</p> <p>4 same day, which I'm not sure how these</p> <p>5 Ordinances --</p> <p>6 MR. TRIAS: Do you remember the actual vote</p> <p>7 by any chance or do we need to --</p> <p>8 MS. MENENDEZ: I don't remember the actual</p> <p>9 vote. That's too far away from me.</p> <p>10 CHAIRMAN AIZENSTAT: It would be in your</p> <p>11 minutes.</p> <p>12 MS. MENENDEZ: It's going to be in the</p> <p>13 minutes.</p> <p>14 MR. TRIAS: Yeah. I was just wondering.</p> <p>15 MS. MENENDEZ: The strange thing is, so we</p> <p>16 presented this Ordinance, right?</p> <p>17 MR. TRIAS: Yes.</p> <p>18 MS. MENENDEZ: And this one was to provide</p> <p>19 an increase in maximum density, intensity and</p> <p>20 height to permit for development pursuant to</p> <p>21 Residential Infill Regulations. That's</p> <p>22 Ordinance 2017-22. And, again, on Page --</p> <p>23 MR. COLLER: Wait a minute. The first one</p> <p>24 you mentioned was 201 --</p> <p>25 MS. MENENDEZ: No, this is the same one.</p>
<p style="text-align: right;">Page 103</p> <p>1 MR. COLLER: The same? Okay. The same one.</p> <p>2 MS. MENENDEZ: Yeah. And then on Page 2 --</p> <p>3 I'm repeating myself. On Page 2 of 3 of that</p> <p>4 Ordinance, it has, in one of the whereas, that</p> <p>5 the Board took a vote and it was a six to one</p> <p>6 vote, and so we have to look at that.</p> <p>7 But, that same day, there was another</p> <p>8 Ordinance passed, right after this one, I'm not</p> <p>9 sure why we had two Ordinances -- why it was</p> <p>10 presented this way -- this Ordinance which is</p> <p>11 2017-23 says, "Residential Infill Regulations</p> <p>12 to modify and supplement the existing</p> <p>13 Multi-Family 2 standards and criteria for</p> <p>14 certain properties located within the North</p> <p>15 Ponce area to allow for a Conditional Use,</p> <p>16 appropriate redevelopment, including increased</p> <p>17 density, intensity and height."</p> <p>18 And then it says that the Board, on Page 2</p> <p>19 of 5, we voted in favor on a four to three</p> <p>20 vote. So it's kind of strange. It seems to be</p> <p>21 the same date, but I don't remember going</p> <p>22 through two different Ordinances. Maybe I'm</p> <p>23 the one that doesn't remember.</p> <p>24 MR. TRIAS: I was just going to say,</p> <p>25 there's two Ordinances. One is Zoning and the</p>	<p style="text-align: right;">Page 104</p> <p>1 other is Land Use. That's the reason.</p> <p>2 MS. MENENDEZ: Okay. So I guess then the</p> <p>3 only issue is the vote, where this one says</p> <p>4 four to three.</p> <p>5 CHAIRMAN AIZENSTAT: You're asking for a</p> <p>6 verification?</p> <p>7 MS. MENENDEZ: A verification because we</p> <p>8 don't have seven members so I'm not sure how</p> <p>9 that vote came about.</p> <p>10 MR. TRIAS: We certainly can do that.</p> <p>11 MS. MENENDEZ: I'll give you these.</p> <p>12 Forgive my notes. My challenge is there.</p> <p>13 MR. TRIAS: Okay.</p> <p>14 MR. COLLER: I'm going to give them to</p> <p>15 Ramon, because he has the minutes.</p> <p>16 MR. TRIAS: I have it here. You saw the</p> <p>17 errors. They're in the whereas clauses,</p> <p>18 they're not in the text of the Ordinance, so</p> <p>19 that's a good thing, but we'll certainly verify</p> <p>20 it. Thank you very much.</p> <p>21 CHAIRMAN AIZENSTAT: All right. The next</p> <p>22 item on the agenda is E-2. Would you please</p> <p>23 read it?</p> <p>24 MR. COLLER: E-2, Item E-2, an Ordinance of</p> <p>25 the City Commission of Coral Gables, Florida</p>

<p style="text-align: right;">Page 105</p> <p>1 providing for a text amendment to the City of</p> <p>2 Coral Gables Official Zoning Code by amending</p> <p>3 Article 4, "Zoning Districts," Division 3,</p> <p>4 "Nonresidential Districts," Section 4-302,</p> <p>5 "Commercial District" requiring conditional use</p> <p>6 review for schools located within a Commercial</p> <p>7 zoning district; providing for severability,</p> <p>8 repealer, codification, and an effective date.</p> <p>9 Item E-2, public hearing.</p> <p>10 Mr. Chairman, let the record reflect that I</p> <p>11 only see Staff here.</p> <p>12 CHAIRMAN AIZENSTAT: Very good.</p> <p>13 MR. TRIAS: Mr. Chairman, the request is to</p> <p>14 add the Conditional Use to the Commercial</p> <p>15 District, the Conditional Use of schools.</p> <p>16 CHAIRMAN AIZENSTAT: Sorry.</p> <p>17 MS. MENENDEZ: Sorry.</p> <p>18 MR. TRIAS: No. No. It's fine. That's</p> <p>19 the request.</p> <p>20 MS. VELEZ: And why is this needed to be</p> <p>21 done?</p> <p>22 MR. TRIAS: There was some interest -- the</p> <p>23 Commission discussed the fact that it would be</p> <p>24 good to encourage schools and there was some</p> <p>25 difficulty finding sites and so on, and one of</p>	<p style="text-align: right;">Page 106</p> <p>1 the ideas is to have more urban schools and an</p> <p>2 urban school could be located, let's say, in a</p> <p>3 mixed-use building, and that could have some</p> <p>4 impacts. So a Conditional Use may be a good</p> <p>5 way to review that. So that was that thinking.</p> <p>6 MS. VELEZ: I know we deferred E-3, which</p> <p>7 has to do with this particular use.</p> <p>8 MR. TRIAS: Yeah, E-3 was an actual request</p> <p>9 for a school.</p> <p>10 MS. VELEZ: I think I would like to see all</p> <p>11 of that before I consider a Conditional Use for</p> <p>12 schools.</p> <p>13 MR. TRIAS: And that's a very good point,</p> <p>14 because what happened was, that particular</p> <p>15 school, upon review, we realized that there</p> <p>16 were some issues that had not been addressed,</p> <p>17 that dealt with the ultimate size of the</p> <p>18 student body, some issues about drop-off areas</p> <p>19 and circulation and so on, that we needed to</p> <p>20 review further. So that's why that was</p> <p>21 deferred.</p> <p>22 But the request is simply a Code change, is</p> <p>23 a text change, that adds the school as a use.</p> <p>24 MR. GRABIEL: If I understand it, this</p> <p>25 would help review the school's conditions when</p>
<p style="text-align: right;">Page 107</p> <p>1 they come --</p> <p>2 MR. TRIAS: That's right.</p> <p>3 MR. GRABIEL: -- which otherwise we</p> <p>4 wouldn't?</p> <p>5 MS. VELEZ: I would like to defer that</p> <p>6 until we consider an actual application and we</p> <p>7 see the whole picture.</p> <p>8 CHAIRMAN AIZENSTAT: Is everybody okay with</p> <p>9 deferring this until -- as Maria has said?</p> <p>10 MR. TRIAS: I think that the applicant had</p> <p>11 some challenges with the time frame and so on,</p> <p>12 and one of the requests was to have a September</p> <p>13 meeting. So we could look at it at that point.</p> <p>14 CHAIRMAN AIZENSTAT: Well, we'll discuss</p> <p>15 that at the end maybe on the date, but --</p> <p>16 MS. MENENDEZ: Why are we changing the date</p> <p>17 to September 10th?</p> <p>18 MS. VELEZ: We don't have a September</p> <p>19 meeting.</p> <p>20 MR. TRIAS: We haven't --</p> <p>21 MS. MENENDEZ: They asked about whether we</p> <p>22 were available for September 10th.</p> <p>23 CHAIRMAN AIZENSTAT: Let's take that up at</p> <p>24 the end of the meeting. That way we can get</p> <p>25 all of the agenda -- no, it's okay. Just let's</p>	<p style="text-align: right;">Page 108</p> <p>1 get all of the agenda items out of the way.</p> <p>2 Maria has asked for this item to be</p> <p>3 deferred since --</p> <p>4 MS. VELEZ: Yes.</p> <p>5 MS. MENENDEZ: I second.</p> <p>6 CHAIRMAN AIZENSTAT: We have a second. Any</p> <p>7 discussion?</p> <p>8 MR. COLLIER: Is the desire to have it</p> <p>9 deferred to the date that the E-3 item actually</p> <p>10 comes back on the agenda? Is that the request?</p> <p>11 Is that how you want to do it?</p> <p>12 MS. VELEZ: Yes, because that way we would</p> <p>13 see an actual proposal and be able to have more</p> <p>14 information. Right now I have no information</p> <p>15 on this.</p> <p>16 CHAIRMAN AIZENSTAT: Well, is it to be</p> <p>17 heard on the same day or is it to be heard</p> <p>18 afterwards?</p> <p>19 MS. VELEZ: No, it would have to be heard</p> <p>20 before.</p> <p>21 MR. COLLIER: You're going have to adopt --</p> <p>22 well, ultimately it's going to be at the</p> <p>23 Commission, but in order to accomplish -- in</p> <p>24 order to accomplish E-3, E-2 would have to be</p> <p>25 adopted first. E-2 just merely makes it a</p>

<p style="text-align: right;">Page 109</p> <p>1 Conditional Use.</p> <p>2 Whether a particular school in mind is</p> <p>3 compatible with the neighborhood, obviously</p> <p>4 just like we had this discussion, is going to</p> <p>5 be dependent on Site Specifics. So this only</p> <p>6 allows the consideration of the school. It</p> <p>7 doesn't mandate a school in the Commercial.</p> <p>8 MS. VELEZ: It does not make it something</p> <p>9 that would have to be mandatory for us to --</p> <p>10 MR. COLLIER: No. It makes it a Conditional</p> <p>11 Use, which means you separately consider</p> <p>12 whether -- when an application comes before</p> <p>13 you, whether in this particular instance that</p> <p>14 school would be compatible with the Commercial</p> <p>15 District.</p> <p>16 All this does is authorize for people to</p> <p>17 come forward or an applicant to come forward.</p> <p>18 MR. TRIAS: Yeah. What I would say is that</p> <p>19 it's very difficult to predict the actual</p> <p>20 impact until you actually have a proposal.</p> <p>21 That is why the Conditional Use proposed makes</p> <p>22 sense, now, if you agree with the concept of</p> <p>23 having schools in Commercial areas.</p> <p>24 MS. VELEZ: Well, we already have Coral</p> <p>25 Gables Elementary and Coral Gables 6 to 8.</p>	<p style="text-align: right;">Page 110</p> <p>1 MR. TRIAS: Yes.</p> <p>2 CHAIRMAN AIZENSTAT: They're already</p> <p>3 existing. It would just now be a Conditional</p> <p>4 Use.</p> <p>5 MR. TRIAS: And the likely scenario would</p> <p>6 be, a multi-story building, and, let's say, two</p> <p>7 stories are going to be a school, for example.</p> <p>8 MS. VELEZ: Don't we have a school south of</p> <p>9 US-1?</p> <p>10 MR. TRIAS: We do. We do. And what I'm</p> <p>11 saying is that this is not something -- we have</p> <p>12 these things. I mean, sometimes I speak to the</p> <p>13 Board -- we're talking about things that are</p> <p>14 fairly normal. It's just that the Code doesn't</p> <p>15 quite allow us to make those decisions. For</p> <p>16 example, the school in Madruga, that would be a</p> <p>17 Conditional Use, if it was a private school,</p> <p>18 following this process, if it were to be a</p> <p>19 private school. Now, it's a public school, so</p> <p>20 it didn't go through this process.</p> <p>21 CHAIRMAN AIZENSTAT: Now, before we</p> <p>22 continue, we have a motion and we have a</p> <p>23 second. Would you like to withdraw it to --</p> <p>24 MS. VELEZ: Yes, I think we can.</p> <p>25 CHAIRMAN AIZENSTAT: Are you okay with</p>
<p style="text-align: right;">Page 111</p> <p>1 that, so we'd have some discussion?</p> <p>2 MS. MENENDEZ: Sure.</p> <p>3 CHAIRMAN AIZENSTAT: Continue please.</p> <p>4 MR. TRIAS: I think it would be helpful to</p> <p>5 have the discussion, because -- again, thank</p> <p>6 you very much -- because that school, the one</p> <p>7 in Madruga, is a perfect example. Just to</p> <p>8 be -- did you work on that one?</p> <p>9 MR. GRABIEL: No.</p> <p>10 MR. TRIAS: No? It used to be an office</p> <p>11 building.</p> <p>12 Somebody did. Somebody did. I'm sorry, I</p> <p>13 didn't mean anything by it.</p> <p>14 CHAIRMAN AIZENSTAT: Let the record show</p> <p>15 that he was pointing to Julio.</p> <p>16 MR. TRIAS: It was an office building, and</p> <p>17 then it became a school, and it seems to</p> <p>18 function well.</p> <p>19 MR. GRABIEL: It's very successful.</p> <p>20 MR. TRIAS: Yes. That is what this request</p> <p>21 would allow, a Conditional Use, in a Commercial</p> <p>22 area, for a school.</p> <p>23 MS. ANDERSON: Okay. I don't have a</p> <p>24 problem putting schools in a Commercial area</p> <p>25 if, you know, it meets the requirements, you</p>	<p style="text-align: right;">Page 112</p> <p>1 know, pickup and drop-off areas, things of the</p> <p>2 nature, that would go into the evaluation of</p> <p>3 whether the building is appropriate for a</p> <p>4 school.</p> <p>5 Would it also allow like different college</p> <p>6 levels or we're just talking about --</p> <p>7 MR. TRIAS: Colleges are allowed already.</p> <p>8 MS. ANDERSON: All right.</p> <p>9 MR. TRIAS: That's a different category.</p> <p>10 This is a school, elementary through high</p> <p>11 school.</p> <p>12 MS. ANDERSON: Okay.</p> <p>13 MS. VELEZ: We have other schools in the</p> <p>14 City that are in Commercial areas.</p> <p>15 MR. TRIAS: Yeah. We have some colleges</p> <p>16 that are located in mixed-use buildings.</p> <p>17 CHAIRMAN AIZENSTAT: What you're asking for</p> <p>18 would be a condition we'd be looking at when an</p> <p>19 item is brought before us, correct, as opposed</p> <p>20 to setting a standard at this point? You're</p> <p>21 not asking us to set any standards?</p> <p>22 MR. TRIAS: No. It's important, because</p> <p>23 traffic and drop-off areas, major issues, and</p> <p>24 in the Madruga school, they weren't reviewed,</p> <p>25 because that's a public school.</p>

<p style="text-align: right;">Page 113</p> <p>1 CHAIRMAN AIZENSTAT: Understood. It's not 2 required. 3 MR. COLLIER: When you say, "We don't set 4 standards," there are standards for Conditional 5 Uses, which we just talked about. So they 6 would have to go through the criteria that's 7 set forth in the Code for any Conditional Use. 8 CHAIRMAN AIZENSTAT: But we're not going to 9 set any standards today for this Conditional 10 Use, if we want to have it as a Conditional 11 Use? 12 MR. TRIAS: Right. 13 MR. COLLIER: You have general standards for 14 Conditional Uses, like all Conditional Uses, 15 that's in the Code already. 16 CHAIRMAN AIZENSTAT: Which are in the Code, 17 correct. That's not for us today. 18 MR. COLLIER: Correct. 19 MR. TRIAS: That's correct. That's 20 correct. 21 And you may want to have more standards, if 22 you want to. I mean, there's room for that 23 recommendation. 24 CHAIRMAN AIZENSTAT: But the only way I 25 think that we can see for more standards is for</p>	<p style="text-align: right;">Page 114</p> <p>1 examples from you -- 2 MR. TRIAS: Yes. 3 CHAIRMAN AIZENSTAT: -- in, you know, some 4 areas that have failed and some areas that have 5 been good and have worked. So am I looking for 6 that, to approve this? Do I need that from 7 you? 8 MR. COLLIER: Well, can I just suggest, one 9 option, of course, is that when you look at a 10 particular school, in a particular place, there 11 may be unique things about the location of the 12 school where those standards become conditions 13 of approval, in theory, of a school. 14 For example, we talked about drop-off and 15 pick-up and there may be certain conditions 16 that you want to impose on a particular school 17 because of where the location is -- 18 MS. MENENDEZ: Right. 19 MR. COLLIER: -- where you need those 20 conditions. So that's the advantage of a 21 Conditional Use. You get to tailor a specific 22 approval based on that. 23 MR. TRIAS: That was my thinking, and the 24 standards of review that the attorney read last 25 time, those give you enough flexibility.</p>
<p style="text-align: right;">Page 115</p> <p>1 MS. VELEZ: And this is only within 2 Commercial Zoning Districts. 3 MR. TRIAS: Yes. 4 MS. ANDERSON: I have one more question. 5 If the County came and purchased a piece of 6 property in a Commercial Zoning District, would 7 we get the same process of the Conditional Use 8 review? 9 MR. TRIAS: The School Board does not 10 follow that process, but they do coordinate 11 with Staff and they -- 12 CHAIRMAN AIZENSTAT: As a courtesy. 13 MR. TRIAS: As a courtesy. 14 MS. MENENDEZ: There's some statute that 15 allows them, but it's more in terms of the 16 Building Code. I think Zoning is still 17 something that we always argue. 18 MR. COLLIER: Well, our argument is that we 19 utilize the balancing of interests test, which 20 is a general test when you have two different 21 governmental entities involved in a particular 22 Zoning issue. 23 CHAIRMAN AIZENSTAT: I remember that. 24 MR. COLLIER: So we use a little bit 25 different standard when you're dealing with two</p>	<p style="text-align: right;">Page 116</p> <p>1 different governments. 2 MS. MENENDEZ: Okay. 3 MR. TRIAS: This is for private schools, 4 and I think that the Conditional Use process is 5 the best way to address that issue, if you 6 agree, that it's a good use for a Commercial 7 District. 8 MS. MENENDEZ: Are you saying that this is 9 for private schools or are you just leaving it 10 open? 11 MR. TRIAS: Well, I'm just saying, from a 12 practical point of view, the public school 13 system doesn't follow our Code as a Conditional 14 Use, for example. 15 But, for example, when West Lab did an 16 addition, they went before the Board of 17 Architects, they went to DRC -- 18 MS. MENENDEZ: That's why I'm saying, I 19 wouldn't just exclusively say just the private 20 schools. 21 MR. TRIAS: -- voluntarily. They argued, 22 but at the end they decided, we will go through 23 the process, but they weren't required to go 24 through the process, and it was a very good 25 experience. I mean, it really worked out. It</p>

<p style="text-align: right;">Page 117</p> <p>1 was very nicely done, and they did a very good</p> <p>2 job.</p> <p>3 So I think the reality right now is that</p> <p>4 this probably applies mostly for the private</p> <p>5 schools that may want to locate in the Downtown</p> <p>6 area. That's my intuition on this or what I</p> <p>7 think that is the most likely scenarios.</p> <p>8 MS. VELEZ: All right. So I'll go ahead</p> <p>9 and move that we approve it as a Conditional</p> <p>10 Use.</p> <p>11 MS. ANDERSON: I'll second it.</p> <p>12 CHAIRMAN AIZENSTAT: We have a motion and</p> <p>13 we have a second by Rhonda?</p> <p>14 MS. ANDERSON: Yes.</p> <p>15 CHAIRMAN AIZENSTAT: Any discussion?</p> <p>16 Call the roll, please.</p> <p>17 THE SECRETARY? Maria Menendez?</p> <p>18 MS. MENENDEZ: Yes.</p> <p>19 THE SECRETARY: Maria Velez?</p> <p>20 MS. VELEZ: Yes.</p> <p>21 THE SECRETARY: Rhonda Anderson?</p> <p>22 MS. ANDERSON: Yes.</p> <p>23 THE SECRETARY: Julio Grabiell?</p> <p>24 MR. GRABIEL: Yes.</p> <p>25 THE SECRETARY: Eibi Aizenstat?</p>	<p style="text-align: right;">Page 118</p> <p>1 CHAIRMAN AIZENSTAT: Yes.</p> <p>2 If you would please read -- Item E-3 is</p> <p>3 deferred, and the next and last item that we</p> <p>4 have is E-4.</p> <p>5 MR. COLLER: Item E-4, an Ordinance of the</p> <p>6 City Commission of Coral Gables, Florida</p> <p>7 providing for a text amendment to the City of</p> <p>8 Coral Gables Official Zoning Code by amending</p> <p>9 Article 5, "Development Standards," Division</p> <p>10 14, "Parking, Loading, and Driveway</p> <p>11 Requirements," Section 5-1405, "Landscaping,</p> <p>12 screening, and design" clarifying requirements</p> <p>13 for screening of integrated structured parking</p> <p>14 and requiring additional screening on parking</p> <p>15 garages; providing for severability, repealer,</p> <p>16 codification, and an effective date.</p> <p>17 MS. MENENDEZ: This one is called the Julio</p> <p>18 Ordinance.</p> <p>19 MR. COLLER: Item E-4, public hearing.</p> <p>20 MR. TRIAS: Absolutely. It's the Julio</p> <p>21 Ordinance, so I will defer to Julio.</p> <p>22 MS. ANDERSON: Thank you, Julio.</p> <p>23 MR. COLLER: Let the record reflect that</p> <p>24 the only persons in attendance is Staff and the</p> <p>25 Board.</p>
<p style="text-align: right;">Page 119</p> <p>1 CHAIRMAN AIZENSTAT: Thank you.</p> <p>2 Mr. Julio.</p> <p>3 MR. GRABIEL: I want to thank Staff for</p> <p>4 coming up with a text for the Ordinance. I</p> <p>5 think it's required. Even though we voice it,</p> <p>6 there's nothing written that does not allow</p> <p>7 screening -- good screening of parking garages.</p> <p>8 So I thank you for it. Thank you.</p> <p>9 MR. TRIAS: Any questions? I mean, I think</p> <p>10 that this type of language is the most useful</p> <p>11 for the Board of Architects and for the Staff</p> <p>12 to be able to make the projects better.</p> <p>13 MR. GRABIEL: Therefore, I would like to</p> <p>14 move it.</p> <p>15 MS. VELEZ: I'll second it.</p> <p>16 CHAIRMAN AIZENSTAT: Any discussion on the</p> <p>17 Julio Ordinance?</p> <p>18 MS. ANDERSON: No. I think it's about</p> <p>19 time.</p> <p>20 MS. VELEZ: Yes. Yes. Well done.</p> <p>21 CHAIRMAN AIZENSTAT: Call the roll, please.</p> <p>22 THE SECRETARY: Maria Velez?</p> <p>23 MS. VELEZ: Yes.</p> <p>24 THE SECRETARY: Rhonda Anderson?</p> <p>25 MS. ANDERSON: Yes.</p>	<p style="text-align: right;">Page 120</p> <p>1 THE SECRETARY: Julio Grabiell?</p> <p>2 MR. GRABIEL: Yes.</p> <p>3 THE SECRETARY: Maria Menendez?</p> <p>4 MS. MENENDEZ: Yes.</p> <p>5 THE SECRETARY: Eibi Aizenstat?</p> <p>6 MS. ANDERSON: Yes.</p> <p>7 Ramon --</p> <p>8 MR. TRIAS: Yes.</p> <p>9 CHAIRMAN AIZENSTAT: -- let's discuss now</p> <p>10 the dates in September and what you were saying</p> <p>11 earlier, please.</p> <p>12 MR. TRIAS: Yeah. We've had a request from</p> <p>13 an applicant from the school to have a</p> <p>14 September meeting. I had recommended to cancel</p> <p>15 it, because we're doing this meeting so late in</p> <p>16 August, and then we have our Workshop in</p> <p>17 September for the 21st. So if you're</p> <p>18 available, I would like to see if we could have</p> <p>19 a September meeting.</p> <p>20 Now, we sent an e-mail this morning with</p> <p>21 September 10th as an idea. Certainly it's up</p> <p>22 to you, whatever you think is best and whatever</p> <p>23 date that makes more sense.</p> <p>24 CHAIRMAN AIZENSTAT: And the response --</p> <p>25 MR. TRIAS: I'd prefer not to deal with it</p>

<p style="text-align: right;">Page 121</p> <p>1 on the 21st, because we're going to be pretty 2 busy. 3 CHAIRMAN AIZENSTAT: I saw Robert's 4 response, since he's not here, that he was 5 available on September 10th. 6 MR. GRABIEL: I said that I was available 7 also. 8 CHAIRMAN AIZENSTAT: I didn't see that. 9 MS. MENENDEZ: I won't know if I'm 10 available until next week. I might be out of 11 town. 12 CHAIRMAN AIZENSTAT: Okay. 13 MS. VELEZ: Is there any chance of just 14 moving that over to the October meeting or is 15 there a time sensitive -- 16 MR. TRIAS: I really tried and the 17 applicant felt that it was very time sensitive 18 and it has to do with the scheduling of the 19 City Commission meetings, which there's only 20 one in November or one in December. So it's a 21 little bit more difficult to go through it. 22 CHAIRMAN AIZENSTAT: Let me ask you a 23 question, why was it deferred? 24 MR. TRIAS: Because it was not ready, and 25 in our judgment there were so many -- there</p>	<p style="text-align: right;">Page 122</p> <p>1 were multiple issues that dealt with traffic 2 and parking that had not been resolved. 3 CHAIRMAN AIZENSTAT: Okay. So they had an 4 issue? The applicant was the one who had an 5 issue with it? 6 MR. TRIAS: Yes. And it wouldn't make any 7 sense to deal with it. You would have had 8 multiple questions on the issue. 9 CHAIRMAN AIZENSTAT: I mean, I can only 10 speak for myself, I'm available September 10th. 11 I would not want to have it with the other 12 September meeting. 13 MR. TRIAS: Right. 14 MS. ANDERSON: I am also available 15 September 10th. 16 MS. MENENDEZ: Then you guys have a quorum. 17 MR. TRIAS: Okay. In that case, then, 18 we'll need to advertise tomorrow morning and do 19 a September 10th. 20 MR. TRIAS: I'm available, too. I've 21 already notified Jill that I am available on 22 the 10th. 23 MR. TRIAS: Okay. Thank you very much. I 24 don't have any more items. 25 MS. MENENDEZ: Can I just ask Staff that</p>
<p style="text-align: right;">Page 123</p> <p>1 whenever we make reference to legislation in 2 your Staff report, if you can include the 3 legislation. 4 MR. TRIAS: That's a very good idea. We 5 can do that as attachments so it's clear, yes. 6 MS. MENENDEZ: Right. And the color map 7 for the analysis is helpful. 8 MR. TRIAS: I informed my Staff that they 9 have to do that, yes. 10 MS. MENENDEZ: Thank you. 11 CHAIRMAN AIZENSTAT: Actually, that's very 12 helpful. 13 MS. ANDERSON: Yeah. 14 MR. TRIAS: It was in the PowerPoint, but 15 it just didn't make it to your Staff report. 16 MS. MENENDEZ: Right. 17 MS. ANDERSON: I mean, even if you don't 18 print it in color, I download this stuff -- 19 MR. TRIAS: Yes. No, absolutely. 20 MS. MENENDEZ: That's smart. I'm going to 21 start doing that. That's a good idea. 22 MS. ANDERSON: Yeah. 23 MS. MENENDEZ: Save all of the trees. 24 MS. ANDERSON: That fine print is a killer. 25 CHAIRMAN AIZENSTAT: Let's go ahead and</p>	<p style="text-align: right;">Page 124</p> <p>1 adjourn. Is there a motion to adjourn? 2 MR. GRABIEL: Moved. 3 MS. MENENDEZ: Second. 4 CHAIRMAN AIZENSTAT: Second. 5 All in favor? 6 MR. TRIAS: Aye. 7 MS. VELEZ: Aye. 8 MS. MENENDEZ: Aye. 9 MS. ANDERSON: Aye. 10 CHAIRMAN AIZENSTAT: Thank you very much 11 for coming. 12 MS. MENENDEZ: Thank you, Mr. Chairman, for 13 keeping us straight. 14 MS. VELEZ: Thank you. 15 (Thereupon, the meeting was adjourned at 16 8:15 p.m.) 17 18 19 20 21 22 23 24 25</p>

CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 4th day of September, 2018.

NIEVES SANCHEZ