Exhibit C

	Page 1		Page 2
	CITY OF CORAL GABLES	1	THEREUPON:
	LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING	2	(The following proceedings were held.)
	VERBATIM TRANSCRIPT	3	CHAIRMAN AIZENSTAT: Okay. Let's go ahead
	CORAL GABLES CITY HALL	4	and get started, please. We have a quorum.
	405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA	5	Before we start, if you're here for Item
	WEDNESDAY, AUGUST 29, 2018, COMMENCING AT 6:06 P.M.	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
	Board Members Present:	9	E-3, which has been deferred.
	Eibi Aizenstat, Chairman Rhonda A. Anderson	10	Good evening. I'd like to call the meeting
	Maria A. Menendez	11	to order. I would like to ask you to turn off
	Julio Grabiel	12	your cell phones or put them on silent, also
	Maria Velez	13	pagers, at this time. Thank you.
		14	This Board is comprised of seven members.
	City Staff on I Compile at a	15	Four members of the Board shall constitute a
	City Staff and Consultants: Ramon Trias, Planning Director	16	quorum and the affirmative vote of four members
	Craig Coller, Special Counsel	17	shall be necessary for the adoption of any
	Jennifer Garcia, City Planner Arceli Redila, Principal Planner	18	motion. If only four Board Members are
	Jill Menendez, Administrative Assistant, Board Secretary	19	present, an applicant may request and be
	M. B. data d	20	entitled to a continuance to the next regularly
	Also Participating: Mario Garcia-Serra, Esq., on behalf of Item E-1	21	scheduled meeting of the Board. If a matter is
	Glenn Pratt, Architect	22	continued due to a lack of a quorum, the
	Dean Warhaft, TWJ Zamora, LLC Dr. Barbara Bloom	23	Chairperson or Secretary of the Board may set a
	Aurelia Falero	24	Special Meeting to consider such matter. In
		25	the event that four votes are not obtained, an
		25	the event that four votes are not obtained, an
	Page 3		
	Page 3		Page 4
1	applicant may request a continuance or allow	1	Page 4 communication, conversation, correspondence,
1 2		1 2	
	applicant may request a continuance or allow		communication, conversation, correspondence,
2	applicant may request a continuance or allow the application to proceed to the City	2	communication, conversation, correspondence, memorandum or other written or verbal
2	applicant may request a continuance or allow the application to proceed to the City Commission without a recommendation.	2	communication, conversation, correspondence, memorandum or other written or verbal communication that takes place outside the
2 3 4	applicant may request a continuance or allow the application to proceed to the City Commission without a recommendation. The next item is for lobbyist registration.	2 3 4	communication, conversation, correspondence, memorandum or other written or verbal communication that takes place outside the public hearing between a member of the public
2 3 4 5	applicant may request a continuance or allow the application to proceed to the City Commission without a recommendation. The next item is for lobbyist registration. I'd also ask, at this time, that any person who	2 3 4 5	communication, conversation, correspondence, memorandum or other written or verbal communication that takes place outside the public hearing between a member of the public and a member of a quasi-judicial board
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	Page 5		Page 6
1	time?	1	Let's take a look at the is there a
2	At this time, what I would like to do is	2	motion for the minutes?
3	ask everybody who is coming up to speak to	3	MS. VELEZ: So moved.
4	please stand up so you could be sworn.	4	MR. GRABIEL: Second.
5	(Thereupon, all participants were sworn.)	5	MS. ANDERSON: Second.
6	MS. ANDERSON: Thank you.	6	CHAIRMAN AIZENSTAT: Moved, second.
7	Call the roll, please.	7	Any discussion?
8	THE SECRETARY: Jolie Balido-Hart?	8	MS. ANDERSON: No.
9	Robert Behar?	9	CHAIRMAN AIZENSTAT: Having heard none,
10	Marshall Bellin?	10	call the roll, please.
11	Julio Grabiel?	11	THE SECRETARY: Rhonda Anderson?
12	MR. GRABIEL: Here.	12	MS. ANDERSON: Yes.
13	THE SECRETARY: Maria Menendez?	13	THE SECRETARY: Julio Grabiel?
14	MS. MENENDEZ: Here.	14	MR. GRABIEL: Yes.
15	THE SECRETARY: Maria Velez?	15	THE SECRETARY: Maria Menendez?
16	MS. VELEZ: Here.	16	MS. MENENDEZ: Yes.
17	THE SECRETARY: Maria Anderson?	17	THE SECRETARY: Maria Velez?
18	MS. ANDERSON: Rhonda.	18	MS. VELEZ: Yes.
19	THE SECRETARY: Rhonda Anderson?	19	THE SECRETARY: Eibi Aizenstat?
20	MS. ANDERSON: Old memories. Yes, here.	20	CHAIRMAN AIZENSTAT: Yes.
21	THE SECRETARY: Eibi Aizenstat?	21	The first item that we have on the agenda
22	CHAIRMAN AIZENSTAT: Here. Thank you.	22	is E-1. Mr. City Attorney, if you would please
23	Once again, Item E-3 has been deferred. If	23	read that into the record.
24	anybody came in late, I'd just like to point	24	MR. COLLER: Item E-1, a Resolution of the
25	that out.	25	City Commission of Coral Gables, Florida
23	that out.	23	City Commission of Coral Gables, Florida
	Page 7		Page 8
1	granting conditional use approval pursuant to	1	I'll also say that this is the second
2	Zoning Code Article 4, "Zoning Districts,"	2	significant project that is taking advantage of
3	Division 2, "Overlay and Special Purpose	3	the Overlay. So that shows that your advice
4	Districts," Section 4-208.A.3(a), "Residential	4	and your ideas certainly were very effective in
5	Infill Regulations (RIR)," for multi-family	5	the process.
6	building on property zoned Multi-Family 2 (MF2)	6	Now, the project is most of the northern
7	legally described as Lots 1 thru 7, Block 43 of	7	half of the block that is bound by Zamora and
8	Douglas Section, Coral Gables, Florida;	8	Galiano. Zamora and Galiano is the
9	including required conditions; providing for	9	intersection, and then it's most of that
10	severability, repealer, and an effective date.	10	block most of the northern half of that
11	Item E-1, public hearing.	11	block.
12	CHAIRMAN AIZENSTAT: Thank you.	12	The Zoning is MF2. MF2, you may recall, is
13	MR. TRIAS: Mr. Chairman, first of all, I	13	the Zoning designation that has created some
14	want to congratulate the television staff.	14	challenges in the past, and the project is
15	They've done a great job with the new screens	15	within the GRID, which, as you know, means that
16	and the high quality video feed. So I think	16	the traffic impacts are not reviewed in terms
17	that's a great improvement. Thank you very	17	of capacity; however, we do have our traffic
18	much.	18	expert here in case you have any issues or any
19	The project today, 44 Zamora, is one of	19	questions related to traffic.
	those projects that takes advantage of the	20	Now, the North Ponce Residential Infill
20		21	Regulations achieved a couple of things or,
20 21	recently adopted Overlay for North Ponce		garactona actino roa a couple of timigo of,
21	recently adopted Overlay for North Ponce. Remember that we adopted three sections in that	2.2	actually, four things. One, they apply to ME?
21 22	Remember that we adopted three sections in that	22	actually, four things. One, they apply to MF2. So this is properly done. Then they allow an
21 22 23	Remember that we adopted three sections in that area. One of them was the Infill, and the	23	So this is properly done. Then they allow an
21 22	Remember that we adopted three sections in that		

	Page 9		Page 10
1	2.5 with Med Bonus, those are the two main	1	having as much greenery along those buildings
2	issues that I think encourage these types of	2	in North Ponce.
3	projects in this area. And, finally, they have	3	Now, the ground level, as you can see, the
4	to apply for a site that is 20,000 square feet,	4	green basically wraps around the project, but
5	just like so many other cases in the Code where	5	it's particularly more carefully designed
6	the larger projects require that minimum size.	6	towards the front, trying to create the public
7	So those are the basic regulations. And I	7	space, with the sidewalk, and then, of course,
8	would say that the request follows the	8	the bulb outs and the additional landscape that
9	regulation. They're not asking to do anything	9	is encouraged throughout the City. And that
10	different and it's not a Re-Zoning, it's not a	10	gives you a general sense of the project.
11	change of Land Use, it's simply applying the	11	The architect, of course, is going to
12	regulations, except that in the Code, that the	12	explain the project in great detail, so I will
13	Commission decided to make it a Conditional	13	just give you a sense of it.
14	Use a Conditional Use, because the projects	14	And then, some of the concepts that we
15	were larger and so on, and there may be an	15	believe should be conditions of approval, in
16	opportunity to talk to you as a Board and come	16	terms of the actual design of the public areas
17	up with some conditions. So that's basically	17	at the ground level, nothing particularly new
18	it.	18	compared to what the applicant has discussed,
19	So the site is a little bit less than an	19	just a little bit more detail, and we can talk
20	acre. It's 39,000 square feet. The FAR is	20	about that later on after the applicant makes
21	2.5. The height is a hundred feet. And the	21	the presentation.
22	program has 68 one bedroom units, 23	22	The review time line, DRC happened in
23	two-bedroom units and a landscaped area all	23	January. Then the Board of Architects reviewed
24	around the perimeter, especially along the	24	it in June. The neighborhood meeting took
25	front, that is consistent with the goal of	25	place recently, in August. And today we have
23	from, that is consistent with the goal of	23	place receitify, in August. And today we have
	Page 11		Daga 12
			Page 12
1	Planning and Zoning.	1	it. It's not a big discussion.
1 2	Planning and Zoning. Staff has reviewed the project several	1 2	
			it. It's not a big discussion.
2	Staff has reviewed the project several	2	it. It's not a big discussion. MS. MENENDEZ: No, but I have a question.
2	Staff has reviewed the project several times, and at all of those times, we got	2 3	it. It's not a big discussion.MS. MENENDEZ: No, but I have a question.If it's a Conditional Use, what is the notice
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Page 13 Page 14 1 the presentation from the applicant, we can 1 previously adopted by the City Commission. 2 discuss them. And, then, the conditions have 2 The only request which we have before you 3 3 been satisfied based on our review. tonight is this Conditional Use Site Plan 4 4 So that is my presentation, and I'm sure request. In other words, it's to approve the 5 the applicant can follow up. 5 Site Plan that has been submitted. 6 CHAIRMAN AIZENSTAT: Thank you, Ramon. 6 The project before you tonight is generally 7 7 MR. GARCIA-SERRA: Good evening, Mr. Chair, a seven-story building, with a small 8 8 Members of the Board, Mario Garcia-Serra, with eight-story, and has a total of 91 apartment 9 offices at 600 Brickell Avenue, here 9 units, which are a mix of one and two bedrooms, 10 10 representing the property owner and applicant, along with related amenities. My client is one 11 TWJ Zamora, LLC. I'm joined this evening by my 11 of South Florida's premiere developers and 12 client, Dean Warhaft, as well as our project 12 owners of rental apartments, and this promises 13 architects, Glenn Pratt and Marshall Bellin. 13 to be a project that will truly implement and 14 The subject site is indicated here in that 14 fulfill the intent of the Residential Infill 15 yellow highlighting on the aerial photograph, 15 Regulations which is to provide greater housing it's about 40,000 feet in size and it's located 16 16 opportunities, in strategic areas of the City, on the southeast intersection of Galiano Street 17 17 such as this one, close to work areas and 18 and Zamora Avenue. The site's been vacant for 18 transit. 19 some time. Previous structures that existed 19 With that said, I'll ask Glenn Pratt to 20 there were demolished many years ago. 20 come up here and do the presentation of the 21 21 The site is within the North Ponce architectural plans, so you guys get a better 22 Residential Infill Overlay Zone, as Ramon 22 feel for the building that's being proposed. 23 mentioned in his presentation, and the project 23 MR. PRATT: Good evening. Glenn Pratt, 24 before you tonight complies with those 24 Bellin, Pratt, Fuentes Architects, 285 Sevilla 25 residential infill regulations that were 25 Avenue, Coral Gables 33134. Page 15 Page 16 1 1 Good evening, ladies and gentlemen. We're direction was a lot of the entry features and 2 2 presenting the building, 44 Zamora. We've been gables and arches that, as you can see from our 3 developing the design for some time, and we 3 reference -- historical reference board, and so 4 4 took a lot of, I guess -- give me just one we were trying to -- one of the really 5 5 second to put a board up. beautiful things that I think George Merrick 6 I'm not sure if you can see the board, but 6 did, when he initiated a lot of the entry 7 7 one of the things that gave us a lot of futures, was he introduced water into -- and 8 8 direction for the design was the original fountains and the play of water and reflecting 9 9 school, the Coral Gables Military Academy, that pools. 10 was across the street. The current building is 10 So one of the things that we've done with 11 11 still there or -- actually, it's just kind of our building, along with taking a lot -- or 12 the exterior shell now. So many of the details 12 trying to re-introduce some of the 13 have been striped off over the years by the 13 architectural details that the school 14 14 public school system and just, I guess, lack of originally had in the arcade that we used to 15 maintenance, but the original design was really 15 line Zamora, that they had, that was wrapping -- these top three photos are of the 16 an incredible design, and it was one of the 16 17 first military schools, military academies, 17 school, and the original arcade was actually an 18 18 here. internal arcade that went around the interior 19 And it had a series of towers and turrets 19 or the courtyard of the school. And so we've 20 and crenulated tops and arcades that wrapped 20 kind of picked up on the rhythm of those -- and 21 21 around the courtyard. The courtyard is still the detailing of that arcade, as well as also 22 22 there, and, actually, the courtyard is centered kind of the scale and proportions of the tower, 23 or a tower for -- the main part of our building 23 to try and bring the scale of the new building, 24 is centered on that courtyard. 24 the seven-story, 44 Zamora, to more of a 25 The other thing that gave us some design 25 residential and pedestrian scale, so that the

Page 17 Page 18 1 piece that meets the street -- so that the 1 Regulations actually mandate that at grade 2 pieces that meet the street -- and this is the 2 level, all parking is to be set back on the --3 3 entry to the garage, to the upper level which I'm sure you're aware of, is to be set 4 4

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The building contains two levels of parking, an underground parking level to try and conceal as many of the cars as we possibly could and to minimize the impact of the parking on grade, and also to be able to set up essentially a liner element that is the main lobby of the building, and we also have a resident manager apartment at the opposite end, that's on the ground level, to generate activity, and, you know, animation, so that at nighttime, evening, there's lights on and people, you can see moving about inside the building, and just to create a nicer urban field and a nicer urban character, rather than just looking in and seeing cars parked on the ground level.

parking.

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I mean, there are so many buildings around, that that's really, we felt, a negative feature, that we tried to do -- or we tried to correct with this building, by concealing all of the parking -- which the Residential Infill

back 30 feet from the front property line.

And we have actually exceeded that. We were able to -- this is all of the residential and the liner that shields all of the parking behind the building or under the building and inside the building. And so our setback for our parking, is actually 32 feet three. The requirement is 30 feet.

So it was a challange to try and provide the necessary parking the Code requires and to also satisfy the 30 feet, which is also partly what drove us to -- pardon the pun, I guess, which made us go with an underground level of parking to be able to conceal that as much as possible.

Going back to what I was saying about George Merrick, one of the things that we tried to do is, there are so many really beautiful entry features in that area along Alhambra and the Alhambra entrance and so many of the other features, the Granada entrance, one of the things we tried to do is to pull the parking

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inside the building and to create a sense of entry for the vehicular traffic, and to also then kind of create a buffer, an auto court, so that you don't really see the parking.

So that the parking is -- in three locations, that's the only three parking spaces that occur outside of the building, but they are set back all of the way to the rear of the property line.

Well, what I was saying before about the fountain and the future, by allowing the additional height for the RIR, what we were able to do is pull the buildings in on the side, with the additional height, so that we were able to develop more buffer zones and open areas, that the building isn't pushed right to the side setbacks, and, you know, right up against the adjacent neighbors.

We felt that it was very important to try and transition the buildings down in height and scale, so that the main part of the tower, the main seven-story part of the building, really sits on the -- well, I think we have it.

I don't know if you can see, but the white is actually the building, and so we've got that much additional space and that much additional space on the ends of the property that allow for a transition back into a more residential area. And, then, also, we've put, on the low end of the side, that's where the pool and amenity deck and all of that occurs. And, again, what I was saying is that then, these individual towers that create the entry for the building, they're essentially the same proportional height as the towers -- what would have been the towers in the old school, so that you get a sense of proportion, and that it remains in more of a pedestrian scale.

Lastly, one of the things that we were trying to do was, along with the fountains and the entry portals for the garage, is to create some nice plaza feature and open space and so we carved out the building from the ground level. So that at the Galiano corner and Zamora corner, we've carved out the building completely underneath -- from underneath -- the area that's underneath the pool, and so that this will be a series of cloisters and like a grotto, essentially, but a cloister that will be open, that works with the fountains, to

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

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

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

	Page 33		Page 34
1	parking there in a proper, full parking stall	1	MS. MENENDEZ: So you're saying they're not
2	space and in a safe manner and not jutting out	2	striped right now?
3	to the street as it is right now.	3	MR. PRATT: No.
4	MS. MENENDEZ: But that parking space is	4	MS. MENENDEZ: Okay. They look striped
5	striped? Those are legitimate parking spaces.	5	from here.
6	They're striped.	6	CHAIRMAN AIZENSTAT: Any signs at all?
7	MR. GARCIA-SERRA: No. I've	7	MR. PRATT: I'm sorry?
8	MR. PRATT: They're not striped I think	8	CHAIRMAN AIZENSTAT: Any street signs for
9	what you're seeing is actually dirt from the	9	parking, anything that says do not park, park
10	road.	10	to pay, at all?
11	MS. MENENDEZ: Oh, really? Okay.	11	MR. PRATT: That I don't know. I do know
12	MR. PRATT: But they're non-striped and	12	that the City has used the site for a staging
13	they don't conform they don't have enough	13	area for multiple things for the street the
14	for perpendicular parking. The swale is or	14	Miracle Mile and for the streetscape
15	the area between the drive the street and	15	improvement. There may have been signs at that
16	the sidewalk is only 16 feet, which is not	16	time, but I don't recently I haven't seen
17	sufficient for a parking stall.	17	any.
18	So what happens is that either the car	18	CHAIRMAN AIZENSTAT: Okay.
19	extends, as Mario was saying, into the street	19	MR. GARCIA-SERRA: Secondly, the problem
20	or it extends and blocks the sidewalk, but	20	that exists today is not a problem of newer
21	they're non-conforming right now and they	21	projects that have parking, but really it's
22	aren't marked	22	more a problem of older existing buildings that
23	MS. MENENDEZ: Right.	23	don't provide any parking at all.
24	MR. PRATT: and people park there helter	24	After hearing the concerns that we heard at
25	skelter. It's sometimes	25	the neighborhood meeting, we started looking
	Page 35		Page 36
		1	
1	around the neighborhood to see how much parking	1	CHAIRMAN AIZENSTAT: If I may, we closed
1 2	around the neighborhood to see how much parking is provided by the existing buildings, and we	1 2	CHAIRMAN AIZENSTAT: If I may, we closed the floor.
			-
2	is provided by the existing buildings, and we	2	the floor.
2	is provided by the existing buildings, and we were able to find, every property that you see	2 3	the floor. MR. TRIAS: Mr. Chairman
2 3 4	is provided by the existing buildings, and we were able to find, every property that you see there highlighted is a building that does not	2 3 4	the floor. MR. TRIAS: Mr. Chairman CHAIRMAN AIZENSTAT: Yes.
2 3 4 5	is provided by the existing buildings, and we were able to find, every property that you see there highlighted is a building that does not provide even one on-site parking space, and we	2 3 4 5	the floor. MR. TRIAS: Mr. Chairman CHAIRMAN AIZENSTAT: Yes. MR. TRIAS: just for historical
2 3 4 5 6	is provided by the existing buildings, and we were able to find, every property that you see there highlighted is a building that does not provide even one on-site parking space, and we indicate there also how many living units there	2 3 4 5 6	the floor. MR. TRIAS: Mr. Chairman CHAIRMAN AIZENSTAT: Yes. MR. TRIAS: just for historical purposes, prior to 1964, there were no parking
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	Page 37		Page 38
1	MR. WARHAFT: Good evening. Dean Warhaft,	1	Coral Gables, but we have learned some
2	Manager, TWJ, LLC.	2	important things building in a highly populated
3	CHAIRMAN AIZENSTAT: Could you state your	3	urban area like Brickell, for example.
4	office address?	4	One of the things that we're doing at
5	MR. WARHAFT: Sure. It's 100 South		
		5	Panorama Tower right now, that we're going to
6	Biscayne, Suite 900	6	bring to the buildings that we've been building
7	CHAIRMAN AIZENSTAT: Thank you.	7	and will continue to build here in Coral Gables
8	MR. WARHAFT: Miami 33131.	8	is that we offer basically discounts to our
9	Good evening. So we talked a little bit	9	residents when they come and they move into our
10	about this at the community outreach, so I'm	10	buildings without vehicles.
11	going to go backwards in time to some of things	11	And I don't know what the numbers are today
12	that we spoke to neighbors about.	12	to tell you what the discount will be for these
13	One of the things that we just finished	13	units, because normally you get there when you
14	building a huge building in Downtown Miami,	14	get closer to opening the building, but, for
15	which is completely different than what we do	15	example, at Panorama, we give a thousand dollar
16	here in the Gables, and we've built quite a few	16	discount for somebody annually for somebody
17	buildings here in the Gables, also, so we	17	who moves in without a vehicle, and just so
18	understand a lot of the differences about what	18	that you understand the size of the units we're
19	goes on over there and what goes on here in	19	talking about, we're talking about
20	Coral Gables, and onto themselves, they are	20	approximately a thousand square foot one
21	very different places, and there's a different	21	bedrooms and 1,200 square foot two-bedroom
22	atmosphere that needs to be created.	22	units. So these are sizable units, and we're
23	So I say that to you, because when you hear	23	offering discounts to people to move in without
24	my address, I don't want you to think that, oh,	24	vehicles.
25	we're trying to bring the City of Miami to	25	Here, at this site, we'll be doing the
	Page 39		Daga 10
	14.50 07		Page 40
1	same, finding that it works and that we're	1	units, the size of the units, the amount of
1 2		1 2	
	same, finding that it works and that we're		units, the size of the units, the amount of
2	same, finding that it works and that we're getting people to move into the building that	2	units, the size of the units, the amount of parking. It's not just about what's necessary
2	same, finding that it works and that we're getting people to move into the building that are taking advantage of the discounts and	2 3	units, the size of the units, the amount of parking. It's not just about what's necessary for meeting Code purposes. It's also, from our standpoint, what makes sense for the unit mix
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	Page 41		Page 42
1	and there's	1	have a car parked in a garage and they never
2	MR. WARHAFT: Yeah, we're a block away from	2	use it, because they live in another city,
3	the People Mover, yes.	3	where they have mass transit and they don't
4	MS. MENENDEZ: Right.	4	need to use a car and the weather allows.
5	MR. WARHAFT: I agree. That's why I said,	5	I love to walk, but I can't walk in this
6	different places	6	weather and show up in my office dressed like
7	MS. MENENDEZ: Nobody is going to oh,	7	this. So we have certain limitations because
8	well, nobody is going to stand in Douglas Road	8	of where we are.
9	waiting for the bus. You know, it's just, our	9	I also had another question, the 110
10	weather doesn't really give that incentive for	10	spaces, are they counting the ones on the
11	people to say, you know what, I'm going to save	11	street?
12	a thousand dollars a year and I'm going to go	12	MR. GARCIA-SERRA: No.
13	and get the bus. I'm not sure it's going to	13	MS. VELEZ: They're not, okay.
14	work, and my concern is that we're all kind of	14	CHAIRMAN AIZENSTAT: How do you control who
15	like hoping that it will work, but, at the end	15	has a car and who doesn't have a car? They
	of the day, I'm not sure it's really going	16	just tell you they don't have a car? I mean,
16 17	to you can't compare, is what I'm trying to	17	
18		18	they won't have a parking space in your building, but how do you control if they have a
19	MS VELET: Lean see people say "Oh I	19	car and they park outside?
20	MS. VELEZ: I can see people say, "Oh, I	20	
	don't have a car," but they know that there are	21	MR. WARHAFT: Well, one of the things that
21	places in the area where they can park. We have Ponce and we have another side street. So		you have to remember is that when you have
22		22	renters, you do credit checks. You're going to
23	although I think it's a good idea, but I	23	see most people aren't buying their car
24	believe in other parts of the city in other	24	outright. Most people are paying for a lease
25	cities, I have a daughter and son-in-law who	25	or they're paying their car monthly. So the
	Page 43		Page 44
1	mass majority of people, you're going to see	1	number of ways to control tenants. You can
2	that on their credit report. So you're going	2	restrict how many tenants have cars altogether
3	to know that they have a vehicle they're paying	3	and not rent out any more units beyond that
4	for.	4	point, if they have a vehicle, but you're going
5	There's certain indicators that we're going	5	to have to have a contingency plan, assuming
6	to know what's going on, and, obviously, if	6	that you're not willing to put in any more
7	somebody was to not be telling the truth and	7	parking.
8	then, all of a sudden, they're parking in, you	8	What are you going to do with the extra
9	know, one of the guest parking spaces all of	9	vehicles?
10	the time, and they're a tenant, of course, that	10	MR. WARHAFT: Well, we are meeting the Code
11	creates, you know, an issue where, as	11	requirements for the amount of parking. We
12	management, you have to be watching those	12	don't see it as an issue that we have an
13	things and you have to be taking care of those	13	issue that's going to require a contingency
14	types of issues, along with the plethora of	14	plan.
15	other problems.	15	You're saying that we will, but we don't
16	There's always going to be somebody that	16	believe that we will.
17	tries to break the rules. I mean, regrettably,	17	MS. ANDERSON: I'm familiar with the area.
18	that's why we have law enforcement and alike,	18	MR. WARHAFT: Okay.
	because, in society, that happens. You know,	19	MS. ANDERSON: There's a number of
19		20	historical buildings here, and, historically,
19 20	we also try and set things up so that we have	20	
	we also try and set things up so that we have less of that, but I can't promise you that	21	and I'm going back 30 years ago, there was a
20	less of that, but I can't promise you that		and I'm going back 30 years ago, there was a fight for parking on those blocks. This is not
20 21	less of that, but I can't promise you that we'll catch everybody, and I also can't tell	21	fight for parking on those blocks. This is not
20 21 22	less of that, but I can't promise you that we'll catch everybody, and I also can't tell you that they're going to break the rules.	21 22	
20 21 22 23	less of that, but I can't promise you that we'll catch everybody, and I also can't tell	21 22 23	fight for parking on those blocks. This is not going to change that whatsoever. It's going to

	Page 45		Page 46
1	dealing with the extra vehicles?	1	"Where did we go wrong with these parking
2	MR. GARCIA-SERRA: Ms. Anderson, if I	2	reductions?" Because I think it is going
3	might if you don't mind, Dean we need to	3	MR. GARCIA-SERRA: Or did we really go
4	have some faith in the City's parking	4	wrong? You know, do they actually work?
5	requirements. You know, these parking	5	MS. MENENDEZ: Well, when you're looking at
6	requirements have been looked at I don't know	6	one space for two bedroom apartments, I mean,
7	how many times. This Board has been part of	7	you're almost one to one almost one to one.
8	that process. They've been amended. They've	8	I imagine you have some guest parking.
9	been revised multiple times in the last few	9	MR. GARCIA-SERRA: The way the requirements
10	years. They have to mean something.	10	work right now, it's one parking space for
11	You know, those requirements are there.	11	every one bedroom, 1.75 for every two-bedroom
12	There has to be some assumption that they've	12	and then 2.25 for a three-bedroom or more,
13	been studied and that it has been determined	13	which isn't applicable here, because we don't
14	that that's what's appropriate and that's what	14	have any three bedrooms, but those are the
15	we're complying with. And if that's the issue,	15	requirements as they are right now.
16	then let's re-look at those requirements.	16	CHAIRMAN AIZENSTAT: And if you wouldn't
17	MS. MENENDEZ: Exactly. I agree with you a	17	have the Overlay District, what would have been
18	hundred percent, because I don't think that we	18	the requirements?
19	ever envisioned this to be the case, in	19	MR. GARCIA-SERRA: The same. The Overlay
20	particular in the area where the building's	20	District didn't affect the parking requirement.
21	going. Maybe if it was on Ponce, maybe if it	21	CHAIRMAN AIZENSTAT: The same? So that is
22	was somewhere else where you have constant flow	22	within the Code as it would have been
23	of the trolley, you know, the transportation	23	MR. GARCIA-SERRA: Right.
24	options, but I think you hit it right on the	24	MS. MENENDEZ: And what was it before?
25	nose. And at least I was thinking of that,	25	MR. GARCIA-SERRA: Ramon, I want to say,
	nose. The deleast I was almaning of that,		,
	Page 47		D 40
			Page 48
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	Page 49		Page 50
1	MR. GRABIEL: Yeah.	1	CHAIRMAN AIZENSTAT: Maria.
2	I'm going to respectful disagree with my	2	MS. VELEZ: I'm seeing more and more of the
3	fellow members.	3	curb cutting, which is a very attractive look,
4	MS. MENENDEZ: That's okay.	4	on our streets, but the result of curb cutting
5	MR. GRABIEL: I know we discussed, you	5	is that we're eliminating a lot of parking, and
6	know, ad nauseam when we were going and looking	6	although I wish we didn't rely on cars, we do.
7	at the Code for this area and we saw a lot of	7	And so I'm seeing I mean, I understand that
8	benefit to reducing the number of parking. I	8	the parking that's taking place on the site
9	think we agreed at that time that this Zone was	9	right now is not allowed, but it's there.
10	surrounded by access to rapid transit or public	10	Those neighbors those are probably neighbors
11	transit, Ponce, Eighth Street and Douglas, that	11	who live in buildings that do not have parking.
12	it was going to reduce the size of the units,	12	I'm not saying that we're going to add a
13	and, therefore, attract younger couples and	13	lot more with this building. We may. But
14	people who don't need to have two cars, and	14	there is existing shortages already. So if it
15	this is the result.	15	needs to be something that needs to be looked
16	I think the building is well designed. I	16	at again, as far as what our requirements are,
17	think the massing is correct. And I know	17	then so be it. If you're within your rights,
18	parking could be a problem. I hope it's not,	18	from what I'm seeing, you are within the
19		19	
20	but I have kids that live with only one car, and I have a lot of friends who only live with	20	numbers that we presently allow, then we may
	•	21	have to bite the bullet, but I'm not happy
21	one car, and I think that's the direction we're		about it.
22	going, and this building is fitting that. It's	22	I don't like the fact that all of those
23	just the first wave of this kind of	23	people, who are presently parking there, are
24	development. So I don't have any problem with	24	going to have to find somewhere else to park,
25	the parking number.	25	because what we're providing with the curb is
	Page 51		Page 52
1		1	
1 2	not going to take care of those people, and we	1 2	So one of the things that we did was well,
			So one of the things that we did was well, it's at a much greater expense to us to go down
2	not going to take care of those people, and we will probably need more parking for the people	2	So one of the things that we did was well, it's at a much greater expense to us to go down in order to create those subgrade parking
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1	Page 53		Page 54
	globally with people buying vehicles, if we're	1	traffic. We could add parking to that review,
2	correct, then we would never need to install	2	parking impacts, and, then, based on the data,
3	those parking lifts, but in the case that we	3	make a requirement of more or less lifts, if
4	had a parking issue, we could install them, and	4	you feel comfortable with that.
5	we could fit them in there, where you could	5	CHAIRMAN AIZENSTAT: And what happens if
6	stack cars on that floor.	6	there's really a shortage of parking, what do
7	MS. MENENDEZ: How many more do you think	7	you do?
8	you could get in?	8	MR. TRIAS: Then, in the condition, it says
9	MR. WARHAFT: So we'd have look at that,	9	that they will be required to install as many
10	but, I mean, we've got we've got 50 some odd	10	lifts as
11	spaces on that floor.	11	CHAIRMAN AIZENSTAT: So even on the
12	MR. PRATT: Yes. Yes.	12	underground, where the space doesn't give to do
13	MR. WARHAFT: So just, you know, roughing	13	a lift? In other words, we're only limited to
14	it, say that it would be I think it's	14	that floor?
15	reasonable to say that we could probably get at	15	MR. WARHAFT: Correct, but that floor would
16	least 20 or 30 in there, if needed. I wouldn't	16	allow for quite a few lifts.
17	want to be held to a standard that's higher	17	CHAIRMAN AIZENSTAT: Okay. Okay.
18	than what we would have to have, if then it's	18	MR. TRIAS: What they've done is actually
19	just basically throwing money away, but one of	19	pretty clever. They have two levels of parking
20	the conditions of that Staff has made is	20	only and you don't get to see any of it,
21	that we have to review the site, I think it's a	21	because there's a liner in the front. So
22	year after	22	basically you go down or up.
23	MR. TRIAS: And, Mr. Chairman, that's what	23	Anything beyond that is very, very is a
24	I would recommend. The traffic conditions talk	24	major redesign, except for the lifts.
25	about a three-year process of review of	25	MR. WARHAFT: And Glenn just confirmed
	about a timee year process of fevrew of	23	The Wilding I. The Globin Just Comminde
	Page 55		Page 56
			5
1	there's 47 spaces that we could potentially	1	a project, Ramon?
1 2	there's 47 spaces that we could potentially create two spaces	1 2	
			a project, Ramon?
2	create two spaces	2	a project, Ramon? MR. TRIAS: We don't have a requirement.
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	Page 57		Page 58
1	the rental for the units, and you've got people	1	for a one bedroom and a two-bedroom?
2	that live in the City, that work in the City,	2	MR. WARHAFT: They range somewhere between
3	that have a certain affordability based on	3	2.25 and 2.65.
4	their income.	4	MR. GARCIA-SERRA: A square foot.
5	MR. WARHAFT: Right, so	5	MR. WARHAFT: A square foot.
6	MR. TRIAS: And Mr. Chairman, if I could	6	MS. MENENDEZ: How much, I'm sorry?
7	interrupt. There's also a minimum size of 650	7	CHAIRMAN AIZENSTAT: 2.25 to 2.65 a square
8	square feet in the Code, which is fairly large	8	foot.
9	and it does contribute to the expense.	9	MR. WARHAFT: Right, and what happens is,
10	MS. MENENDEZ: It's not very large.	10	with the numbers, the way that that works is,
11	MS. VELEZ: For a one bedroom.	11	because there's a charge for somebody who has a
12	MS. MENENDEZ: It's not very large. I have	12	vehicle and there's a credit for somebody who
13	a one bedroom that's 700 square feet, that it's	13	doesn't have a vehicle. So it has that range.
14	only for a couple. You can't put anything else	14	That's generally what happens.
15	there.	15	CHAIRMAN AIZENSTAT: Understood.
16	CHAIRMAN AIZENSTAT: Let's ask, what are	16	Okay. The other question that I had is, if
17	the sizes of your Mario, what are the sizes	17	I take a look at your rendering, where you see
18	of your one bedroom and two bedroom units in	18	your roof, that roof, what is that to be used
19	this project, just ranges?	19	as or for? You've got quite a large roof
20	MR. PRATT: The average unit size well,	20	that's up there that's all enclosed by the area
21	I think the average unit size for a one bedroom	21	that you talked about, how you picked up the
22	is 750 square feet and the average for a	22	design.
23	two-bedroom is 850 between 850 and 900.	23	MR. PRATT: Correct, and that would all be
24	CHAIRMAN AIZENSTAT: Okay. And what are	24	a mechanical space or that would be where the
25	your projected rentals, as far as an average	25	mechanical equipment would go and it will be
25	your projected remains, as the as an average		incentianeal equipment would go tald it will be
	Page 59		Page 60
1	completely concealed by the parapet, so that it	1	developments, that a lot of people are
1 2	completely concealed by the parapet, so that it sits down on the roof, actually, and so that	1 2	developments, that a lot of people are utilizing the bike storage and we do what
2	sits down on the roof, actually, and so that	2	utilizing the bike storage and we do what
2	sits down on the roof, actually, and so that it's concealed from the street. You won't see	2 3	utilizing the bike storage and we do what we're doing at some of our other projects is,
2 3 4	sits down on the roof, actually, and so that it's concealed from the street. You won't see any mechanical equipment or any conditioning	2 3 4	utilizing the bike storage and we do what we're doing at some of our other projects is, we're actually creating a bike valet system,
2 3 4 5	sits down on the roof, actually, and so that it's concealed from the street. You won't see any mechanical equipment or any conditioning equipment	2 3 4 5	utilizing the bike storage and we do what we're doing at some of our other projects is, we're actually creating a bike valet system, where you've got a mechanic that comes and
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	Page 61		Page 62
1	is, you know, being stuck with whatever the	1	training to learn how to use the lifts. And so
2	results of the study three years later are and	2	we have two different types of areas, and
3	what we would need to do to rectify the	3	they're separate and to themselves, in the same
4	situation.	4	building, with the same lifts.
5	So if it means that it would require valet	5	CHAIRMAN AIZENSTAT: With the same lifts?
6	and that that would actually solve the problem,	6	MR. WARHAFT: Yeah, and the lifts have all
7	that would be the case. The reason that the	7	kinds of life safety features to them. You
8	valet might be necessary is depending on how we	8	know, there's fire sprinkler requirements that
9	actually manage the operation of the lifts.	9	are heightened when you have lifts. There's
10	CHAIRMAN AIZENSTAT: That's what I'm	10	backup power requirements. There's an arm
11	concerned about, to be very honest with you.	11	crank so that you can get it down. There's a
12	MR. TRIAS: Right. That's a very good	12	safety mechanism so that the lift doesn't drop
13	suggestion, and basically what I'm saying is,	13	if there's another vehicle below it. It locks
14	include all of that and do a professional study	14	it out. So there's a lot of other safety
15	that reviews the data and that could be one of	15	features that go along with the lift. It's not
16	the options, valet, and another option	16	just the lift.
17	certainly is the lifts.	17	And what we would also have to do at the
18	MR. WARHAFT: Right. So what we have at	18	front end is just make sure that we got
19	another building, so that you because I	19	together with FPL, that we also sized our volt
20	understand what you're saying. What we have in	20	properly, to make sure that we had enough
21	another building is, we have two areas within	21	power, that if we needed the additional load
22	the parking structure that have lifts, totally	22	capacity for the lifts, that we'd have it.
23	separate areas. One is a valet only use. The	23	So, I mean, there's a few little things
24	other is where it's assigned spaces and the	24	that we would have to do on our end so that we
25	people actually go through training. They have	25	could future proof for the necessity, if we
	Page 63		5 (1
	1430 00		Page 64
1	needed it, without actually having to do the	1	
1 2		1 2	MR. PRATT: Yes. And lifts are permitted by the Code, the utilization of them.
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16 river. If you'd hit it, you'd know. 17 MS. ANDERSON: Oh, yeah. 18 MR. WARHAFT: But the way that this is 19 designed, we're not going to have any kind of a 20 hydrostatic slab issue or anything like that,	8 9 10 11	in all of the buildings that we're doing now, we're either well, for example, at our building downtown, we have a company called Dog Town that's coming in that's like an actual
MS. ANDERSON: Oh, yeah. MR. WARHAFT: But the way that this is designed, we're not going to have any kind of a hydrostatic slab issue or anything like that,	8 9 10 11 12	in all of the buildings that we're doing now, we're either well, for example, at our building downtown, we have a company called Dog Town that's coming in that's like an actual like pet spa and they're going to actually be
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	8 9 10 11 12 13 14 15	in all of the buildings that we're doing now, we're either well, for example, at our building downtown, we have a company called Dog Town that's coming in that's like an actual like pet spa and they're going to actually be in the building. But what we will have is, we'll have dog washing stations and alike in the building, so that people can wash their dogs and take care
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21 that we're going to have to create, because we	8 9 10 11 12 13 14 15 16 17	in all of the buildings that we're doing now, we're either well, for example, at our building downtown, we have a company called Dog Town that's coming in that's like an actual like pet spa and they're going to actually be in the building. But what we will have is, we'll have dog washing stations and alike in the building, so that people can wash their dogs and take care of them there. And then there's over 11,000 square feet of green space that's inside of our
22 will be above all of that.	8 9 10 11 12 13 14 15 16 17 18	in all of the buildings that we're doing now, we're either well, for example, at our building downtown, we have a company called Dog Town that's coming in that's like an actual like pet spa and they're going to actually be in the building. But what we will have is, we'll have dog washing stations and alike in the building, so that people can wash their dogs and take care of them there. And then there's over 11,000 square feet of green space that's inside of our property, that we also have.
23 MS. ANDERSON: I just have a couple of more	8 9 10 11 12 13 14 15 16 17 18 19 20	in all of the buildings that we're doing now, we're either well, for example, at our building downtown, we have a company called Dog Town that's coming in that's like an actual like pet spa and they're going to actually be in the building. But what we will have is, we'll have dog washing stations and alike in the building, so that people can wash their dogs and take care of them there. And then there's over 11,000 square feet of green space that's inside of our property, that we also have. MS. ANDERSON: You're talking about
questions, because in rental units, you usually	8 9 10 11 12 13 14 15 16 17 18 19 20 21	in all of the buildings that we're doing now, we're either well, for example, at our building downtown, we have a company called Dog Town that's coming in that's like an actual like pet spa and they're going to actually be in the building. But what we will have is, we'll have dog washing stations and alike in the building, so that people can wash their dogs and take care of them there. And then there's over 11,000 square feet of green space that's inside of our property, that we also have. MS. ANDERSON: You're talking about MR. WARHAFT: All of the way around.
have pets and people, like a grassy area for	8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	in all of the buildings that we're doing now, we're either well, for example, at our building downtown, we have a company called Dog Town that's coming in that's like an actual like pet spa and they're going to actually be in the building. But what we will have is, we'll have dog washing stations and alike in the building, so that people can wash their dogs and take care of them there. And then there's over 11,000 square feet of green space that's inside of our property, that we also have. MS. ANDERSON: You're talking about MR. WARHAFT: All of the way around. MS. ANDERSON: the piece that surrounds

1	Page 69		Page 70
	going to make it feasible for people to walk	1	buildings and we'll continue to do it.
2	through it?	2	MS. ANDERSON: Okay. Now, regarding the
3	MR. WARHAFT: I mean, if you put the	3	off-street parking and the parking inside, is
4	hardscape down, then it won't be green.	4	any of those high top accessible for those
5	MS. ANDERSON: Well, you know, pavers, a	5	individuals unfortunate enough to use a lift?
6	little path like you would in your garden in	6	MR. WARHAFT: Yes. We have the high stop
7	your own yard, instead of stepping in the	7	accessible ADA spaces.
8	deposits that are left behind.	8	MR. PRATT: Yes. You're required by Code
9	MR. WARHAFT: Yeah. I think probably the	9	to have one van accessible space for each
10	more important thing to do is, what we've found	10	for the handicap parking.
11	over time is fining residents for not picking	11	MR. WARHAFT: In this particular case,
12	up after their dogs and creating a fine	12	while not all of them are because that
13	committee that's made up of residents.	13	particular ADA space has to be wider than the
14	We've done that in rental properties and in	14	rest of the spaces, the rest of the ADA spaces,
15	condominium buildings that we've built, and it	15	all of the ADA spaces that we're talking about,
16	works. And it also works for because you're	16	they're all located where you've got the
17	talking about the landscape around the	17	twelve-foot clearance. So there's no problem
18	property, but we also have that problem in the	18	at all there.
19	elevators and in the lobby sometimes with small	19	MS. ANDERSON: Okay.
20	dogs and the like.	20	CHAIRMAN AIZENSTAT: Maria, you had some
21	So by creating a committee of your peers,	21	questions?
22	it creates a responsibility that's a little bit	22	MS. MENENDEZ: Yes.
23	different than just having management after	23	Do you have any elevations that show the
24	you, and we've found that people actually take	24	neighboring properties, as far as the elevation
25	part in that. So it has worked in other	25	of your building versus the one across the
23	part in that. 50 k has worked in other		or your bunding versus are one deross are
	Page 71		Page 72
1	street, on all sides?	1	east? See, it's hard. Normally we get
2	CHAIRMAN AIZENSTAT: So a massing study?	2	elevations that show that.
3	MS. MENENDEZ: Yeah, like	1 2	
		3	MR. PRATT: Yeah. Maybe I can show you by
4	MR. PRATT: Unfortunately I don't have them	4	MR. PRATT: Yeah. Maybe I can show you by the there's a large structure, there's a
4 5	MR. PRATT: Unfortunately I don't have them with us. That was a part of our presentation		
		4	the there's a large structure, there's a
5	with us. That was a part of our presentation	4 5	the there's a large structure, there's a couple of three-story and a two-story where we
5 6	with us. That was a part of our presentation to the Board of Architects for the context and	4 5 6	the there's a large structure, there's a couple of three-story and a two-story where we meet with our two-story piece.
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1	Page 73		Page 74
	it will be a little bit easier.	1	another, you know, twenty years or more.
2	CHAIRMAN AIZENSTAT: Please. Thank you	2	MS. MENENDEZ: How about on I'm sorry,
3	Turn it on. Underneath, I think.	3	go ahead.
4	MR. PRATT: How is that?	4	MR. PRATT: No, and we did the same thing
5	CHAIRMAN AIZENSTAT: Here comes the guru.	5	on the west and on the south, because the
6	MR. COLLER: Well, I thought it was a good	6	buildings that actually, the buildings that
7	idea.	7	back up to us on the south side of the
8	MR. PRATT: Well, no, I'll use this. I'll	8	building are actually two-story and so what
9	try and stay close to the mike. Maybe what I	9	we've done is, in order as I was saying, in
10	can do is to can everyone still see the	10	order to try and transition back down to that
11	board?	11	kind of massing and pedestrian scale, you know,
12	CHAIRMAN AIZENSTAT: Yes.	12	we pulled that end of the building down and set
13	MS. ANDERSON: Yes.	13	the building the tower portion or the
14	MS. VELEZ: Yes.	14	seven-story portion of the building back so
15	MR. PRATT: So on the east end of the	15	that, on the Galiano side, the tower setback is
16	building, the required setback is ten feet.	16	30 feet three inches, and the required setback
17	What we have is approximately well, not	17	is 12.
18	approximately, but it's 39 feet two-and-a-half	18	So we did our best to try, and, you know,
19	inches for the tower portion or for the	19	transition the building with breaking down the
20	seven-story portion of the building.	20	ends and to you know, to be able to kind of
21	MS. MENENDEZ: Right.	21	go back into the surrounding character and
22	MR. PRATT: So there is you know, we	22	scale of the adjacent buildings, and I think
23	tried to create buffers around the building to	23	that they you know, I feel they were very,
24	transition from the tower piece to the lower	24	you know, successful in doing that, in keeping
25	scale, because those buildings may be there for	25	the building kind of at a smaller scale that
	Page /J		Dago 76
1	_		Page 76
1	you perceive from the pedestrian experience of	1	MR. PRATT: There's an "S" use across the
2	you perceive from the pedestrian experience of walking on the sidewalk.	2	MR. PRATT: There's an "S" use across the street, but that's the only different or the
2	you perceive from the pedestrian experience of walking on the sidewalk. MS. MENENDEZ: Do you know what normally	2 3	MR. PRATT: There's an "S" use across the street, but that's the only different or the only change of Zoning. Everything else is MF2.
2 3 4	you perceive from the pedestrian experience of walking on the sidewalk. MS. MENENDEZ: Do you know what normally in our packages Staff provides us a map that	2 3 4	MR. PRATT: There's an "S" use across the street, but that's the only different or the only change of Zoning. Everything else is MF2. MS. MENENDEZ: Right, but do we know like,
2 3 4 5	you perceive from the pedestrian experience of walking on the sidewalk. MS. MENENDEZ: Do you know what normally in our packages Staff provides us a map that shows the Zoning around your property, the	2 3 4 5	MR. PRATT: There's an "S" use across the street, but that's the only different or the only change of Zoning. Everything else is MF2. MS. MENENDEZ: Right, but do we know like, for example I'm just trying to get an idea
2 3 4 5 6	you perceive from the pedestrian experience of walking on the sidewalk. MS. MENENDEZ: Do you know what normally in our packages Staff provides us a map that shows the Zoning around your property, the property that's being considered. Do we have	2 3 4 5 6	MR. PRATT: There's an "S" use across the street, but that's the only different or the only change of Zoning. Everything else is MF2. MS. MENENDEZ: Right, but do we know like, for example I'm just trying to get an idea of how many more of this area is going to start
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	Page 77		Page 78
1	approved the Infill basically calls for the	1	that discussion began. All I'm saying is,
2	maximum FAR could be 2.0 or 2.5, with	2	there was a long discussion, and at the end,
3	architectural incentive, okay, and the maximum	3	the Commission approved what you see here in
4	height can be 70 feet or 100 feet, with	4	terms of the dimensions and so on. And there
5	architectural incentives.	5	were different opinions.
6	So, I mean, there's a lot of wiggle room	6	MS. MENENDEZ: And they approved a
7	here as far as who decides on the architectural	7	Condition Use, which requires a public hearing.
8	incentives. And then it says, "Open space at	8	It's not a given.
9	ground level should be required to achieve	9	MR. TRIAS: Absolutely. Absolutely.
10	maximum allowed height and FAR." And then it	10	CHAIRMAN AIZENSTAT: I think you're saying
11	doesn't have, what is that, you know. So	11	the range.
12	there's a lot of things here that I'm just not	12	MS. MENENDEZ: Yeah, the range. You know,
13	clear of how we determine them.	13	2 to 2.5, everything is around the
14	MR. TRIAS: What kinds of issues are you	14	architectural incentives, which I'm not sure
15	concerned about?	15	who determines that. Is that the Architectural
16	CHAIRMAN AIZENSTAT: What she just said.	16	Board?
17	MS. MENENDEZ: Size, the height primarily.	17	MR. TRIAS: The Board of Architects, yeah,
18	Why 100? I mean, it's the maximum allowable	18	they determine the Mediterranean requirements,
19	height.	19	which are the same that apply to the
20	MR. TRIAS: We spent three years discussing	20	Mediterranean bonus in other cases.
21	those issues. I mean, many people did.	21	MS. MENENDEZ: Well, it doesn't mention
22	MS. MENENDEZ: The Ordinance just got	22	Mediterranean in the Ordinance that approved
23	approved last year.	23	the Infill.
24	MR. TRIAS: Yeah, and since 2015, when we	24	MR. TRIAS: It does
25	had Workshops with the neighbors and so on,	25	MS. MENENDEZ: It just says,
			J
	Page 79		Page 80
1	"Architectural."	1	have to look at it case by case.
1 2	"Architectural." MR. TRIAS: Architectural standards, Coral	1 2	
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	Page 81		Page 82
1	Commission shall provide findings of fact that	1	report, all of that information is listed.
2	a Conditional Use complies with the following	2	MR. COLLER: Thank you for saving my
3	standards and the criteria applicable to each	3	breath.
4	Conditional Use.	4	MR. TRIAS: Yeah, I'm just trying to help.
5	"A) The proposed Conditional Use is	5	The criteria are listed and the analysis is
6	consistent with and furthers the goals,	6	there.
7	policies and objectives of the Comprehensive	7	MS. MENENDEZ: Where is the criteria? I
8	Plan and furthers the purposes of these	8	don't see that.
9	regulations and other City Ordinances and	9	CHAIRMAN AIZENSTAT: On the left side.
10	actions designed to implement the plan.	10	MR. TRIAS: They're standards.
11	"The available use to which property may be	11	CHAIRMAN AIZENSTAT: They are standards,
12	put is appropriate to the property that is	12	and the recommendation from the standards.
13	subject to the proposed Conditional Use and	13	MS. MENENDEZ: Okay. Yeah, but Staff says
14	compatible with existing and planned uses in	14	yes to everything. That's always the case.
15	the area.	15	MR. TRIAS: Well, not exactly. We said,
16	"C) The proposed Conditional Use does not	16	no, recently to something. But the issue is
17	conflict with the needs and character of the	17	that Staff gives you a professional review and
18	neighborhood and the City.	18	certainly you can disagree.
19	"D) The proposed Conditional Use will not	19	CHAIRMAN AIZENSTAT: What's your thinking,
20	adversely or reasonably affect the use of other	20	Maria?
21	property in the area.	21	MS. MENENDEZ: You know, I think that
22	"E)"	22	there's the size, the height, the density is
23	MR. TRIAS: Craig, can I interrupt briefly?	23	potentially causing an adverse effect to the
24	MR. COLLER: Sure. Do you have it?	24	area.
25	MR. TRIAS: Because on Page 8 of your Staff	25	MS. VELEZ: I have a question.
	Page 83		Dana 04
	rage 05		Page 84
1	MR. PRATT: Can I just mention one thing?	1	that we have here is not green. It's pavers
1 2		1 2	_
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	Page 85		Page 86
1	we're under the 100 feet. But the overall size	1	not an ideal situation, because by having all
2	of the building and the height of the building	2	of the parking in an elevated manner, then that
3	is what is permitted in the MF2 area. That's	3	just increases the visual bulk of the building.
4	in the Zoning Code, and that's the allowable	4	CHAIRMAN AIZENSTAT: Right. So you
5	height for a building without any limitation.	5	softened it up, basically, by going down which
6	MS. ANDERSON: In exchange for that type of	6	I think going down in parking is a greater
7	height, though, I'd like to see a little more	7	expense.
8	area where people could enjoy green space, as	8	MR. PRATT: Yes. It's a substantial
9	opposed to just squeezing between that building	9	expense.
10	and whatever building is going to be next to	10	CHAIRMAN AIZENSTAT: Right. So you've gone
11	it. That's my opinion on that.	11	down to soften it up and to add to the
12	CHAIRMAN AIZENSTAT: If you wouldn't have	12	surrounding area and the vision which Merrick
13	gone ahead and done your parking you went	13	had for the ground floor
14	down for your parking. If you wouldn't have	14	MR. PRATT: Yes, sir.
15	done your parking and gone down and you would	15	CHAIRMAN AIZENSTAT: by the way you
16	have created what is the standard platform,	16	described the pools and the water features.
17	what would happen to the property?	17	MR. PRATT: Yes. That's correct.
18	MR. PRATT: What would happen is that the	18	MS. ANDERSON: I had one comment about, you
19	building would become taller. We probably	19	know, the bulking of the building. The front
20	would have gone up to the 100 feet with the	20	of the building, you broke it up with some
21	additional instead of going down and	21	architectural features, with some tile,
22	concealing the parking, we would have had to	22	together with the vertical aspect. In the
23	create multiple parking decks or you would have	23	back, it's just completely one design,
24	had a parking structure, essentially, that then	24	essentially. You broke it up in sections, but
25	the building sits on top of, you know, which is	25	the front is obviously much more prettier than
	Page 87		Page 88
1	the rear of the building. If you changed it up	1	We broke the front up, and one of the
2	a little bit	2	things that we tried to also do, which is more
3	MR. PRATT: Well, I guess everybody has	3	of an expense for the building or greater
4	their	4	construction cost, is that unlike some of the
5	MS. ANDERSON: Everybody has an opinion. I	5	buildings that you see that are going up, that
6	understand.		
		6	really just have clip-on balconies and really
7	MR. PRATT: aesthetics. It's the truth	7	really just have clip-on balconies and really non-usable balconies, they're really just like
8	MR. PRATT: aesthetics. It's the truth and I'm not saying this in any other manner,	7 8	really just have clip-on balconies and really non-usable balconies, they're really just like a decoration or an ornament on the face of the
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1	Page 89		Page 90
	when they reviewed it, their only comment, and	1	Code since I've been practicing architecture,
2	which we implemented actually, I apologize,	2	but there's a mismatch between the setback of
3	I think maybe this is from the Board of	3	the parking and the setback of the building,
4	Architects' presentation, they asked us to	4	and so that one of the most difficult things is
5	introduce canvass awnings on all of these	5	to try to design the building so that you can
6	windows on the corners, in the corner elements	6	contain or conceal as much of the parking
7	of the building, which we did, and that should	7	within the building itself, without having the
8	be actually in your	8	front of the car or the parking space itself
9	MS. VELEZ: It is.	9	extend beyond the building line, because then
10	CHAIRMAN AIZENSTAT: It is.	10	what happens is that then you get, like some of
11	MS. ANDERSON: It is.	11	the buildings that you see on University, that
12	MS. VELEZ: It looks good.	12	are just boxes sitting on top of stilts and
13	MR. PRATT: So that, you know, the canvass	13	it's really an ugly condition. So the only
14	gives some color and softness and creates a lot	14	part that we were
15	of play of light and shadow. But one of the	15	MR. TRIAS: Mr. Pratt, if you were to
16	things and, again, on the south side of the	16	design it differently, then you would lose a
17	building, we carved out balconies, so that	17	lot of parking, also, if you had
18	really they're all usable spaces that, you	18	MR. PRATT: Yeah.
19	know, truly have a function rather than just	19	MR. TRIAS: And that's the issue. There's
20	being a decorative piece.	20	a balancing act, that decisions have
21	The only thing that we were unable to	21	significant consequences in terms of the
22	accomplish, which Mr. Trias was just	22	numbers.
23	mentioning, is that, on the ground level,	23	CHAIRMAN AIZENSTAT: But you've already
24	traditionally and I don't know when it was	24	gone through the Board of Architects and their
25	implemented, but it's been a function of the	25	responsibility is to look at design, approve
	implemented, but it's been a function of the		responsionity is to rook at design, approve
	Page 91		Page 92
1	the design and we're past that.	1	the adjacent
2	MR. GARCIA-SERRA: And the bonuses.	2	MR. GRABIEL: So it's tall enough? I don't
3	MR. TRIAS: And that review is what allows	3	know. I can't tell how tall it is.
4	the 100 feet and the	4	MR. PRATT: Yeah, it's four feet tall above
	CHAIRMAN AIZENSTAT: That's one of the		MR. PRATT. Teall, it's four feet tall above
5	CHAIRWAN AIZENSTAT. That's one of the	5	the deck of the parking.
5 6	layers that there is within the City.	5	•
			the deck of the parking.
6	layers that there is within the City.	6	the deck of the parking. MR. GRABIEL: Okay. So it hides the cars
6 7	layers that there is within the City. MR. TRIAS: Yes. Yes.	6 7	the deck of the parking. MR. GRABIEL: Okay. So it hides the cars from the neighbors to the south?
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	Page 93		Page 94
1	building to be looked at, obviously with	1	appropriate power to the volt, the main thing
2	Staff	2	that comes into play is probably the load
3	CHAIRMAN AIZENSTAT: Including the valet	3	capacity of the floor. That's the dead load on
4	MR. GRABIEL: Including the valet and	4	the floor to be able to withstand the weight in
5	MS. VELEZ: Tandem.	5	concentrated areas.
6	MR. GRABIEL: and tandem	6	MR. TRIAS: Also the height.
7	CHAIRMAN AIZENSTAT: If needed.	7	MR. WARHAFT: Well, we would already have
8	MS. MENENDEZ: So they would have to design	8	the height.
9	for that?	9	MR. TRIAS: And we had a case in which they
10	MR. GRABIEL: Yes.	10	didn't build it sufficiently tall, so, you
11	MS. MENENDEZ: It has to be designed	11	know, that's very significant and you need to
12	prepared for the possible lifts in the future,	12	make
13	because, you know, we would hate to hear later,	13	CHAIRMAN AIZENSTAT: What would you do?
14	"Well, it wasn't designed."	14	MR. WARHAFT: For a basic lift, you need
15	MR. PRATT: We have the height. It would	15	ten feet six inches clear, and one of the
16	be	16	things that you have to consider in height
17	MS. MENENDEZ: The height, but also the	17	differential is that you also have your fire
18	backup system for FP&L.	18	sprinklers that run on the underside of slab.
19	MR. PRATT: Yeah, it would be basically	19	So in a specific situation like this, where you
		20	-
20	implementing the systems the electrical and		have 12 feet clear, you have enough space that
21	so forth into the development of the	21	once you hang your fire sprinklers, you'll
22	construction documents.	22	still have enough space.
23	MR. WARHAFT: The main thing that would	23	CHAIRMAN AIZENSTAT: And your
24	have to be done, because FPL obviously is a	24	weight-bearing?
25	matter of making sure that they can provide the	25	MR. WARHAFT: And the load bearing, I want
	Page 95		Page 96
1	to say is 100 pounds, but I'm not positive. I	1	Anybody want to second Julio's motion?
2	don't have the specs in front of me	2	MS. MENENDEZ: Can I just ask one last
3	CHAIRMAN AIZENSTAT: But you would make	3	question?
4	sure that it is.	4	CHAIRMAN AIZENSTAT: Yes.
5	MR. WARHAFT: Yeah, but we would meet the	5	MS. MENENDEZ: The height, you mentioned
6	specs.	6	that most of it so I'm looking, there is 70
7	MR. TRIAS: The point I was making is that	7	feet. The height from ground floor up, for the
8	it may be helpful to put some of that precise	8	most part
9	information in the condition. I mean, we don't	9	CHAIRMAN AIZENSTAT: 73.
10	know exactly what it is right now, but just so	10	MS. MENENDEZ: 70
_ U			
	there are no mistakes.	1 11	MR. PRATT: Well, let me be clear. By the
11	there are no mistakes. MR. WARHAFT: Yeah, what we would do is, we	11	MR. PRATT: Well, let me be clear. By the Zoning Code, the height is measured to the top
11 12	MR. WARHAFT: Yeah, what we would do is, we	12	Zoning Code, the height is measured to the top
11 12 13	MR. WARHAFT: Yeah, what we would do is, we would work with Staff between now and	12	Zoning Code, the height is measured to the top of the roof slab.
11 12 13 14	MR. WARHAFT: Yeah, what we would do is, we would work with Staff between now and Commission to make sure they have the	12 13 14	Zoning Code, the height is measured to the top of the roof slab. MS. MENENDEZ: Okay. Tell me where 70 feet
11 12 13 14 15	MR. WARHAFT: Yeah, what we would do is, we would work with Staff between now and Commission to make sure they have the appropriate specs so that we would then	12 13 14 15	Zoning Code, the height is measured to the top of the roof slab. MS. MENENDEZ: Okay. Tell me where 70 feet hits there.
11 12 13 14 15	MR. WARHAFT: Yeah, what we would do is, we would work with Staff between now and Commission to make sure they have the appropriate specs so that we would then incorporate that in as a condition.	12 13 14 15 16	Zoning Code, the height is measured to the top of the roof slab. MS. MENENDEZ: Okay. Tell me where 70 feet hits there. MR. PRATT: 70 feet would be essentially to
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	Page 97		Page 98
1	inches high and the unit itself is	1	tenants to use, pavers instead of asphalt for
2	approximately 30 to 36 inches. So by the time	2	percolation around the building those are
3	you get done with the equipment, it's generally	3	some of my comments.
4	about five feet or so.	4	MR. WARHAFT: Just with regard to the solar
5	And so we were wanting to make the parapet	5	panels and the roof, actually all of the on
6	a sufficient height to conceal	6	the roof, right now, what we're actually
7	MS. MENENDEZ: Cover all of that so it	7	looking at with any of the mansard areas is,
8	looks nicer.	8	we've actually been in talks with Tesla, where
9	MR. PRATT: Yeah.	9	they're now producing a Tuscan style solar
10	MS. MENENDEZ: Okay. So they could have	10	panel tile and they're actually in the process
11	gone to 100. They went to 70 something.	11	of trying to get all of their NOAs in place.
12	That's encouraging.	12	So once that happens, we're actually looking at
13	MR. PRATT: Yes.	13	it on another project that Bellin, Pratt,
14	MS. MENENDEZ: I think the biggest	14	Fuentes designed for us here in the Gables, so
15	challange is the parking.	15	we would be implementing that into our project,
16	CHAIRMAN AIZENSTAT: Yes. I agree with	16	if we're able to, because this project would
17	you.	17	have to be a Florida Green Building.
18	MS. ANDERSON: I'm glad to see that we've	18	MS. ANDERSON: Does that work on a flat
19	incorporated the lift. I think that alleviates	19	roof or is this just for the tile around the
20	some of the concerns. The valet, I think that	20	edge?
21	helps, as well. I'd like to see a little more	21	MR. WARHAFT: The tile around the edge, for
22	usability of green space, with a path or	22	that particular portion of it
23	something like that. If you're not going to	23	MR. TRIAS: It may be better to do the flat
24	use the roof for solar panels, to put a green	24	roof behind design and then have it behind the
25	roof up there, a section available for the	25	parapet, and that could be one condition, also,
	Page 99		Page 100
1	if you wanted.	1	MS. MENENDEZ: Okay.
2	MS. ANDERSON: Actually, I would like to	2	MS. ANDERSON: What level are you going to
3	see that. I do like the tile around the front	3	be seeking?
4	of the building and I'm partial to that, but	4	MR. PRATT: A Florida Green Building, I
5	the solar panels on the top	5	don't think they have levels.
6	MR. WARHAFT: But those tiles, if you go	6	MS. ANDERSON: No? Just a green building?
7	online and look at them, you can't tell that	7	So you would have the solar panels on top?
8	it's not Tuscan tile.	8	MR. TRIAS: Page 14 of the conditions has
9	MS. ANDERSON: No. I have no quarrel with	9	that.
10	the solar panel tile.	10	CHAIRMAN AIZENSTAT: Right. That's in
11	CHAIRMAN AIZENSTAT: Let me ask, would you	11	there.
12	add that to your motion?	12	MS. ANDERSON: Okay. I'll second the
13	MR. GRABIEL: Yeah, I would welcome that.	13	motion.
14	MS. ANDERSON: Okay.	14	CHAIRMAN AIZENSTAT: We have Rhonda with a
		15	second.
15	CHAIRMAN AIZENSTAT: Would you second his	1 13	second.
	CHAIRMAN AIZENSTAT: Would you second his motion and we can go into discussion before we	16	Any further discussion? Maria?
15	-		
15 16	motion and we can go into discussion before we	16	Any further discussion? Maria?
15 16 17	motion and we can go into discussion before we take a vote?	16 17	Any further discussion? Maria? MS. MENENDEZ: No.
15 16 17 18	motion and we can go into discussion before we take a vote? MS. MENENDEZ: Can I ask one last question?	16 17 18	Any further discussion? Maria? MS. MENENDEZ: No. CHAIRMAN AIZENSTAT: No?
15 16 17 18 19	motion and we can go into discussion before we take a vote? MS. MENENDEZ: Can I ask one last question? LEED certification?	16 17 18 19	Any further discussion? Maria? MS. MENENDEZ: No. CHAIRMAN AIZENSTAT: No? Having no discussion, call the roll,
15 16 17 18 19 20	motion and we can go into discussion before we take a vote? MS. MENENDEZ: Can I ask one last question? LEED certification? MR. WARHAFT: We're going to be going for	16 17 18 19 20	Any further discussion? Maria? MS. MENENDEZ: No. CHAIRMAN AIZENSTAT: No? Having no discussion, call the roll, please.
15 16 17 18 19 20 21	motion and we can go into discussion before we take a vote? MS. MENENDEZ: Can I ask one last question? LEED certification? MR. WARHAFT: We're going to be going for Florida Green Building, and it's a requirement,	16 17 18 19 20 21	Any further discussion? Maria? MS. MENENDEZ: No. CHAIRMAN AIZENSTAT: No? Having no discussion, call the roll, please. THE SECRETARY: Julio Grabiel?
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	Page 101		Page 102
1	MS. VELEZ: Yes.	1	members here. So that's one thing. And that
2	THE SECRETARY: Rhonda Anderson?	2	was passed on May 13th of 2017.
3	MS. ANDERSON: Yes.	3	And then the next Ordinance, which was that
4	THE SECRETARY: Eibi Aizenstat?	4	same day, which I'm not sure how these
5	CHAIRMAN AIZENSTAT: Yes.	5	Ordinances
6	MR. GARCIA-SERRA: Thank you very much.	6	MR. TRIAS: Do you remember the actual vote
7	Have a good night.	7	by any chance or do we need to
8	MR. PRATT: Thank you very much. Thank you.	8	MS. MENENDEZ: I don't remember the actual
9	CHAIRMAN AIZENSTAT: Thank you.	9	vote. That's too far away from me.
10	MS. ANDERSON: Thank you.	10	CHAIRMAN AIZENSTAT: It would be in your
11	MS. VELEZ: Thank you.	11	minutes.
12	MS. MENENDEZ: I'd like to ask a question.	12	MS. MENENDEZ: It's going to be in the
13	We're not taking a break, are we?	13	minutes.
14	CHAIRMAN AIZENSTAT: No, we weren't going	14	MR. TRIAS: Yeah. I was just wondering.
15	to.	15	MS. MENENDEZ: The strange thing is, so we
16	MS. MENENDEZ: Ramon is going there? Good.	16	presented this Ordinance, right?
17	So I asked the City Staff for these	17	MR. TRIAS: Yes.
18	Ordinances that approved this Infill and I	18	MS. MENENDEZ: And this one was to provide
19	wanted them to look into something and maybe	19	an increase in maximum density, intensity and
20	our capable attorney would be the one looking	20	height to permit for development pursuant to
21	into it, but if you look at well, you don't	21	Residential Infill Regulations. That's
22	have it. Ordinance 2017-22, on Page 2, and I	22	Ordinance 2017-22. And, again, on Page
23	will give you this, it mentions our Board and	23	MR. COLLER: Wait a minute. The first one
24	it says that we recommended approval on a six	24	you mentioned was 201
25	to one vote. I don't think we have seven	25	MS. MENENDEZ: No, this is the same one.
23	to one vote. I don't timik we have seven	23	IVIS. IVIELVEINDEZ. IVO, this is the same one.
	Page 103		Page 104
1	MD COLLED THE A OL TH		
	MR. COLLER: The same? Okay. The same one.	1	other is Land Use. That's the reason.
2	MS. MENENDEZ: Yeah. And then on Page 2	1 2	other is Land Use. That's the reason. MS. MENENDEZ: Okay. So I guess then the
2	MS. MENENDEZ: Yeah. And then on Page 2	2	MS. MENENDEZ: Okay. So I guess then the
2	MS. MENENDEZ: Yeah. And then on Page 2 I'm repeating myself. On Page 2 of 3 of that	2 3	MS. MENENDEZ: Okay. So I guess then the only issue is the vote, where this one says
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the ideas is to have more urban schools and an urban school could be located, let's say, in a mixed-use building, and that could have some impacts. So a Conditional Use may be a good way to review that. So that was that thinking. Tommerical District, "requiring conditional use review for schools located within a Commercial zoning district; providing for severability. Tommerical District, providing for severability. Tommerical District Providing for severability. Tommerical District Provided Severability. Tommerical District Provided Severability. Tommerical District Provided Severability. Tommerical District Provided Severability.		Page 105		Page 106
Com Gables Official Zoning Code by amending Article 4, "Zoning Districts," Division 3, "Nomesidential Districts," Section 4-302, "Commercial Districts," Section 4-302, "Commercial District," requiring conditional use review for schools located within a Commercial zoning district, providing for severability, repealer, codification, and an effective date, life by the providing for severability, repealer, codification, and an effective date, life by the providing for severability, repealer, codification, and an effective date, life by the providing for severability, repealer, codification, and an effective date, life by the commercial only sees Staff here. CHAIRMAN AIZENSTAT: Very good. MR. TRIAS: Mr. Chairman, het her record reflect that I only sees Staff here. CHAIRMAN AIZENSTAT: Very good. MR. TRIAS: Mr. Chairman, he request is to add the Conditional Use for Schools. CHAIRMAN AIZENSTAT: Sorry. MS. MENENDEZ: Sorry. MR. MS. WELEZ: And why is this needed to be done? MR. TRIAS: No. No. It's fine. That's the request. MR. TRIAS: There was some interest – the done? MR. TRIAS: There was some interest – the mother of encourage schools and there was some difficulty finding sites and so on, and one of Page 107 finey come – MR. TRIAS: That's right. MR. TRIAS: No. No. It's fine. That's MR. TRIAS: No. No. It's fin			1	
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"Nonnesidential Districts." Section 4-302. "Commercial District" requiring conditional use for roview for schools located within a Commercial zoning district; providing for severability, repealer, codification, and an effective date. Rem E-2, public hearing. Mr. Chairman, let the record reflect that I of which years are public to see all I only see Staff here. CHAIRMAN AIZENSTAT: Very good. MR. TRIAS: We Conditional Use to the Commercial of that before I consider a Conditional Use for schools. CHAIRMAN AIZENSTAT: Very good. MR. TRIAS: Chairman, the request is to add the Conditional Use to the Commercial District, the Conditional Use for Schools. District, the Conditional Use of schools. MR. MENENDEZ: Sony. MR. MRINENDEZ: Sony. MR. MRINENDEZ: Sony. MR. MRINENDEZ: Sony. MR. WELEZ: I think I would like to see all of that before I consider a Conditional Use for schools. Local MR. TRIAS: And that's a very good point, because what happened was, that particular school, upon review, we realized that there were some issues that and not been addressed, that dealt with the ultimate size of the student body, some issues about drop-off areas and circulation and so on, that we needed to review further. So that's why that was deferred. Page 107 They come— MR. TRIAS: There was some interest—the addressed of the cround discussed the fact that it would be a deferred. MR. TRIAS: That's right. MR. GRABIEL: I would like to defer that if would be a deferred since— MR. TRIAS: That's right. MR. GRABIEL: I would like to defer that if would be a deferred one deferred since— MR. TRIAS: I think that the applicant had to come back on the agenda? I shat the early discussed in the standard point of the way. MR. TRIAS: I think that the applicant had to come back on the agenda? I shat the request? MR. TRIAS: I think that the applicant had to come back on the agenda? I shat the request? MR. TRIAS: We haven t— MR. TRIAS: We haven t— MR. TRIAS: We haven t— MR. TRIAS: We have a September incoming. The were september inco				-
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10 Mr. Chairman, let the record reflect that I	8		8	-
Mr. Chairman, let the record reflect that I only see Staff here. In only see Staff here. It only see S	9		9	_
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the request. MR. TRIAS: No. No. It's fine. That's 19 the request. MS. VELEZ: And why is this needed to be 20 review further. So that's why that was deferred. MR. TRIAS: There was some interest the 21 done? MR. TRIAS: There was some interest the 22 But the request is simply a Code change, is a text change, that adds the school as a use. MR. TRIAS: There was some and one of 25 would help review the school's conditions when 25 difficulty finding sites and so on, and one of 25 would help review the school's conditions when 26 MR. TRIAS: That's right. MR. TRIAS: That's right. MR. GRABIEL: - which otherwise we 3 deferred since 4 wouldn't? MS. VELEZ: I would like to defer that 5 MS. MENENDEZ: I second. CHAIRMAN AIZENSTAT: Is everybody okay with 3 deferred to the date that the E-3 item actually comes back on the agenda? Is that the request? Shat at the end may be on the date, but 15 MS. WELEZ: Yee, because that way we would september 10th. MR. TRIAS: We haven't 20 MR. VELEZ: No, it would have to be were available for September 10th. MR. TRIAS: We haven't 20 were available for September 10th. 22 were available for September 10th. 22 were available for September 10th. 22 were available for September 10th. 23 CHAIRMAN AIZENSTAT: Lef's take that up at 24 order to accomplish E-3, E2 would have to be	16	CHAIRMAN AIZENSTAT: Sorry.	16	were some issues that had not been addressed,
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	Page 109		Page 110
1	Conditional Use.	1	MR. TRIAS: Yes.
2	Whether a particular school in mind is	2	CHAIRMAN AIZENSTAT: They're already
3	compatible with the neighborhood, obviously	3	existing. It would just now be a Conditional
4	just like we had this discussion, is going to	4	Use.
5	be dependent on Site Specifics. So this only	5	MR. TRIAS: And the likely scenario would
6	allows the consideration of the school. It	6	be, a multi-story building, and, let's say, two
7	doesn't mandate a school in the Commercial.	7	stories are going to be a school, for example.
8	MS. VELEZ: It does not make it something	8	MS. VELEZ: Don't we have a school south of
9	that would have to be mandatory for us to	9	US-1?
10	MR. COLLER: No. It makes it a Conditional	10	MR. TRIAS: We do. We do. And what I'm
11	Use, which means you separately consider	11	saying is that this is not something we have
12	whether when an application comes before	12	these things. I mean, sometimes I speak to the
13	you, whether in this particular instance that	13	Board we're talking about things that are
14	school would be compatible with the Commercial	14	fairly normal. It's just that the Code doesn't
15	District.	15	quite allow us to make those decisions. For
16	All this does is authorize for people to	16	example, the school in Madruga, that would be a
17	come forward or an applicant to come forward.	17	Conditional Use, if it was a private school,
18	MR. TRIAS: Yeah. What I would say is that	18	following this process, if it were to be a
19	it's very difficult to predict the actual	19	private school. Now, it's a public school, so
20	impact until you actually have a proposal.	20	it didn't go through this process.
21	That is why the Conditional Use proposed makes	21	CHAIRMAN AIZENSTAT: Now, before we
22	sense, now, if you agree with the concept of	22	continue, we have a motion and we have a
23	having schools in Commercial areas.	23	second. Would you like to withdraw it to
24	MS. VELEZ: Well, we already have Coral	24	MS. VELEZ: Yes, I think we can.
25	Gables Elementary and Coral Gables 6 to 8.	25	CHAIRMAN AIZENSTAT: Are you okay with
			, ,
	Page 111		Page 112
			1490 112
1	that, so we'd have some discussion?	1	know, pickup and drop-off areas, things of the
1 2	that, so we'd have some discussion? MS. MENENDEZ: Sure.	1 2	-
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2	MS. MENENDEZ: Sure. CHAIRMAN AIZENSTAT: Continue please.	2 3	know, pickup and drop-off areas, things of the nature, that would go into the evaluation of whether the building is appropriate for a
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2 3 4 5	MS. MENENDEZ: Sure. CHAIRMAN AIZENSTAT: Continue please. MR. TRIAS: I think it would be helpful to have the discussion, because again, thank	2 3 4 5	know, pickup and drop-off areas, things of the nature, that would go into the evaluation of whether the building is appropriate for a school. Would it also allow like different college
2 3 4 5 6	MS. MENENDEZ: Sure. CHAIRMAN AIZENSTAT: Continue please. MR. TRIAS: I think it would be helpful to have the discussion, because again, thank you very much because that school, the one	2 3 4 5 6	know, pickup and drop-off areas, things of the nature, that would go into the evaluation of whether the building is appropriate for a school. Would it also allow like different college levels or we're just talking about
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	Page 113		Page 114
1	CHAIRMAN AIZENSTAT: Understood. It's not	1	examples from you
2	required.	2	MR. TRIAS: Yes.
3	MR. COLLER: When you say, "We don't set	3	CHAIRMAN AIZENSTAT: in, you know, some
4	standards," there are standards for Conditional	4	areas that have failed and some areas that have
5	Uses, which we just talked about. So they	5	been good and have worked. So am I looking for
6	would have to go through the criteria that's	6	that, to approve this? Do I need that from
7	set forth in the Code for any Conditional Use.	7	you?
8	CHAIRMAN AIZENSTAT: But we're not going to	8	MR. COLLER: Well, can I just suggest, one
9	set any standards today for this Conditional	9	option, of course, is that when you look at a
10	Use, if we want to have it as a Conditional	10	particular school, in a particular place, there
11	Use?	11	may be unique things about the location of the
12	MR. TRIAS: Right.	12	school where those standards become conditions
13	MR. COLLER: You have general standards for	13	of approval, in theory, of a school.
14	Conditional Uses, like all Conditional Uses,	14	For example, we talked about drop-off and
15	that's in the Code already.	15	pick-up and there may be certain conditions
16	CHAIRMAN AIZENSTAT: Which are in the Code,	16	that you want to impose on a particular school
17	correct. That's not for us today.	17	because of where the location is
18	MR. COLLER: Correct.	18	MS. MENENDEZ: Right.
19	MR. TRIAS: That's correct. That's	19	MR. COLLER: where you need those
20	correct.	20	conditions. So that's the advantage of a
21		21	C
22	And you may want to have more standards, if	22	Conditional Use. You get to tailor a specific
23	you want to. I mean, there's room for that	23	approval based on that.
24	recommendation.	24	MR. TRIAS: That was my thinking, and the
	CHAIRMAN AIZENSTAT: But the only way I	25	standards of review that the attorney read last
25	think that we can see for more standards is for	45	time, those give you enough flexibility.
	Page 115		Page 116
1	MS. VELEZ: And this is only within	1	different governments.
2	Commercial Zoning Districts.	2	MS. MENENDEZ: Okay.
3	MR. TRIAS: Yes.	3	MR. TRIAS: This is for private schools,
4	MS. ANDERSON: I have one more question.	4	and I think that the Conditional Use process is
5	If the County came and purchased a piece of	5	the best way to address that issue, if you
6	property in a Commercial Zoning District, would	6	agree, that it's a good use for a Commercial
7	we get the same process of the Conditional Use	7	District.
8	review?	8	MS. MENENDEZ: Are you saying that this is
_	MR. TRIAS: The School Board does not	9	for private schools or are you just leaving it
9		1	
10	follow that process, but they do coordinate	10	open?
	follow that process, but they do coordinate with Staff and they	10	open? MR. TRIAS: Well, I'm just saying, from a
10			-
10 11	with Staff and they	11	MR. TRIAS: Well, I'm just saying, from a
10 11 12	with Staff and they CHAIRMAN AIZENSTAT: As a courtesy.	11 12	MR. TRIAS: Well, I'm just saying, from a practical point of view, the public school
10 11 12 13	with Staff and they CHAIRMAN AIZENSTAT: As a courtesy. MR. TRIAS: As a courtesy.	11 12 13	MR. TRIAS: Well, I'm just saying, from a practical point of view, the public school system doesn't follow our Code as a Conditional
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was very nicely done, and they did a very good job.		Page 117		Page 118
Job. So I think the reality right now is that 4 this probably applies mostly for the private 5 schools that may want to locate in the Downtown 6 area. That's my inution on this or what I 6 area. That's my inution on this or what I 7 think that is the most filled y scenarios. 8 MS. VELEZ- All right. So III go ahead 9 and more that we approve it as a Conditional 10 Use. 11 MS. ANDERSON: Fil second it. 12 CHAIRMAN AIZENSTAT: We have a motion and 13 we have a second by Bhonda? 14 MS. ANDERSON: Fil second it. 15 CHAIRMAN AIZENSTAT: We have a motion and 16 We have a second by Bhonda? 17 THE SECRETARY? Maria Menendez? 18 MS. MODERSON: Wes. 19 THE SECRETARY? Maria Menendez? 19 THE SECRETARY: Maria Menendez? 10 MS. MENENDEZ. Yes. 20 MS. VELEZ: Yes. 21 THE SECRETARY: Indio Grabiel? 22 MS. VELEZ: Wes. 23 THE SECRETARY: Eibi Aizenstar? 24 MR. GRABIEL: Ves. 25 THE SECRETARY: Eibi Aizenstar? 25 MS. RANDERSON: Yes. 26 MR. TRIAS: Anshotwely. It's the Julio 27 MS. GRABIEL: I want to thank Staff for 28 MS. ROBLESON: Yes. 29 MR. GRABIEL: Ves. 20 MR. GRABIEL: Ves. 21 THE SECRETARY: Eibi Aizenstar? 21 CHAIRMAN AIZENSTAT: Thank you. 22 MS. ROBLESON: Yes. 23 MR. GRABIEL: I want to thank Staff for 24 coming up with a text for the Ordinance. I 25 think it's required. Even though we voice it. 26 there's nothing written that does not allow 27 screening — good screening of parking garages. 38 So I thank you for it. Thank you. 39 MR. GRABIEL: Ves. 31 MR. GRABIEL: Thank you. 40 MR. TRIAS: Any questions? I mean, I think 40 that this type of language is the most useful 41 more it. 42 MS. MELEZ: Therefore, I would like to 43 MS. GRABIEL: Therefore, I would like to 44 MS. WELEZ: Yes. Yes. Well done. 45 MS. WELEZ: Yes. Yes. Well done. 46 CHAIRMAN AIZENSTAT: Any discussion on the 47 Julio Ordinance? 48 MS. VELEZ: Yes. Yes. Well done. 49 MS. VELEZ: Yes. Yes. Well done. 40 MS. WELEZ: Yes. Yes. Well done. 41 MS. WELEZ: Yes. Yes. Well done. 41 MS. WELEZ: Yes. Yes. Well done. 41 MS. WELEZ: Yes. Yes. Well done. 42 MS. WELEZ: Yes. Yes. Well done. 43 M	1		1	-
So I think the reality right now is that this probably applies mostly for the private 5 schools that may want to locate in the Downtown 6 area. That's my intuition on this or what 1 6 City Commission of Coral Gables, Florida. 7 brink that is the most likely scenarios. 7 providing for a text amendment to the City of Coral Gables Official Zoning Code by amending and move that we approve it as a Conditional 9 Article 5. "Development Standards," Division 14. "Parking, Loading, and Driveway 10 Live. 10 Live. 10 Live. 10 Live. 11 A. "Rathing, Loading, and Driveway 11 A. "Parking, Loading, and Driveway 11 A. "Rathing, Loading, and Driveway 12 Article 5." Development Standards," Division 14. "Parking, Loading, and Driveway 13 we have a second by Bhonda? 13 we have a second by Bhonda? 13 we have a second by Bhonda? 14 Ms. ANDERSON: Yes. 14 Ms. ANDERSON: Yes. 14 Ms. ANDERSON: Yes. 15 CHARMAN AIZENSTAT: Any discussion? 15 garages; providing for severability, repealer, codification, and an effective date. 17 THE SECRETARY! Maria Menendez? 17 Ms. MENENDEZ: This one is called the Julio Ordinance. 18 Ms. MENENDEZ: Wes. 18 Ordinance. 19 Ms. ANDERSON: Yes. 19 Ms. ANDERSON: Thank you, Julio. 10 Ms. ANDERSON: Thank you, Julio Ms. ANDERSON: Yes. 20 Ms. GRABIEL: Yes. 21 Ms. GRABIEL: Yes. 22 Ms. GNABIE. Yes. 23 Ms. GRABIEL: Yes. 24 the only persons in attendance is Staff and the Board. 24 there's nothing written that does not allow 46 Ms. ANDERSON: Yes. 48 Ms. MENENDEZ. Yes. 48 Ms. MENENDEZ. Yes. 48 Ms. MENENDEZ. Yes. 49 Ms. MENENDEZ. Yes. 49 Ms. MS. ANDERSON: Yes. 24 Ms. MENENDEZ. Yes. 31 Ms. GRABIEL: Therefore, I would like to 10 the dates in September and what you were saying entire the board of Architects and for the Staff 11 the SECRETARY: Maria				
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	Page 121		Page 122
1	on the 21st, because we're going to be pretty	1	were multiple issues that dealt with traffic
2	busy.	2	and parking that had not been resolved.
3	CHAIRMAN AIZENSTAT: I saw Robert's	3	CHAIRMAN AIZENSTAT: Okay. So they had an
4	response, since he's not here, that he was	4	issue? The applicant was the one who had an
5	available on September 10th.	5	issue with it?
6	MR. GRABIEL: I said that I was available	6	MR. TRIAS: Yes. And it wouldn't make any
7	also.	7	sense to deal with it. You would have had
8	CHAIRMAN AIZENSTAT: I didn't see that.	8	multiple questions on the issue.
9	MS. MENENDEZ: I won't know if I'm	9	CHAIRMAN AIZENSTAT: I mean, I can only
10	available until next week. I might be out of	10	speak for myself, I'm available September 10th.
11	town.	11	I would not want to have it with the other
12	CHAIRMAN AIZENSTAT: Okay.	12	September meeting.
13	MS. VELEZ: Is there any chance of just	13	MR. TRIAS: Right.
14	moving that over to the October meeting or is	14	MS. ANDERSON: I am also available
15	there a time sensitive	15	September 10th.
16	MR. TRIAS: I really tried and the	16	MS. MENENDEZ: Then you guys have a quorum.
17	applicant felt that it was very time sensitive	17	MR. TRIAS: Okay. In that case, then,
18	and it has to do with the scheduling of the	18	we'll need to advertise tomorrow morning and do
19	City Commission meetings, which there's only	19	a September 10th.
20	one in November or one in December. So it's a	20	MR. TRIAS: I'm available, too. I've
21	little bit more difficult to go through it.	21	already notified Jill that I am available on
22	CHAIRMAN AIZENSTAT: Let me ask you a	22	the 10th.
23	question, why was it deferred?	23	MR. TRIAS: Okay. Thank you very much. I
24	MR. TRIAS: Because it was not ready, and	24	don't have any more items.
25	in our judgment there were so many there	25	MS. MENENDEZ: Can I just ask Staff that
	Page 123		Page 124
			J
1	whenever we make reference to legislation in	1	adjourn. Is there a motion to adjourn?
1 2	whenever we make reference to legislation in your Staff report, if you can include the	1 2	
			adjourn. Is there a motion to adjourn?
2	your Staff report, if you can include the	2	adjourn. Is there a motion to adjourn? MR. GRABIEL: Moved.
2 3	your Staff report, if you can include the legislation.	2 3	adjourn. Is there a motion to adjourn? MR. GRABIEL: Moved. MS. MENENDEZ: Second.
2 3 4	your Staff report, if you can include the legislation. MR. TRIAS: That's a very good idea. We	2 3 4	adjourn. Is there a motion to adjourn? MR. GRABIEL: Moved. MS. MENENDEZ: Second. CHAIRMAN AIZENSTAT: Second.
2 3 4 5	your Staff report, if you can include the legislation. MR. TRIAS: That's a very good idea. We can do that as attachments so it's clear, yes.	2 3 4 5	adjourn. Is there a motion to adjourn? MR. GRABIEL: Moved. MS. MENENDEZ: Second. CHAIRMAN AIZENSTAT: Second. All in favor?
2 3 4 5 6	your Staff report, if you can include the legislation. MR. TRIAS: That's a very good idea. We can do that as attachments so it's clear, yes. MS. MENENDEZ: Right. And the color map	2 3 4 5 6	adjourn. Is there a motion to adjourn? MR. GRABIEL: Moved. MS. MENENDEZ: Second. CHAIRMAN AIZENSTAT: Second. All in favor? MR. TRIAS: Aye.
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	Page 125
1	CERTIFICATE
2	
3	STATE OF FLORIDA:
4	SS.
5	COUNTY OF MIAMI-DADE:
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9	I, NIEVES SANCHEZ, Court Reporter, and a Notary
10	Public for the State of Florida at Large, do hereby
11	certify that I was authorized to and did
12	stenographically report the foregoing proceedings and
13	that the transcript is a true and complete record of my
14	stenographic notes.
15	
16	DATED this 4th day of September, 2018.
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	NIEVES SANCHEZ
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