

<p style="text-align: center;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT CORAL GABLES CITY HALL 405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA WEDNESDAY, DECEMBER 12, 2018, COMMENCING AT 6:04 P.M.</p> <p>Board Members Present: Eibi Aizenstat, Chairperson Rhonda A. Anderson Maria Velez Robert Behar Maria Menendez Julio Grabiél Alex Mantecon</p> <p>City Staff and Consultants: Ramon Trias, Planning Director Craig Collier, Special Attorney Jennifer Garcia, City Planner Arceli Redila, Principal Planner Jill Menendez, Administrative Assistant, Board Secretary</p> <p>ALSO PARTICIPATING: Jorge Navarro, Esq., on behalf of Items E-1 through E-4 Tim Plummer, Traffic Engineer Rafael Bonafonte Robert Levite Kate Taylor Mayra Silverstein Stuart McGregor Paul Savage Steven Krams Andres Gomez-Mena</p>	<p style="text-align: center;">Page 2</p> <p>1 THEREUPON: 2 (The following proceedings were held.) 3 CHAIRMAN AIZENSTAT: All right. Let's go 4 ahead and get started please. 5 Good evening. I'd like to call this 6 meeting to order. I'd like to ask everybody if 7 they can, please -- is there a way to turn down 8 the volume inside? 9 I'd like to go ahead and ask everybody if 10 they can put their phones or pagers on silent 11 at this time. That would be greatly 12 appreciated. Thank you very much. 13 This Board is comprised of seven members. 14 Four Members of the Board shall constitute a 15 quorum, and the affirmative vote of four 16 Members shall be necessary for the adoption of 17 any motion. If only four members are present, 18 an applicant may request and be entitled to a 19 continuance to the next regularly scheduled 20 meeting of the Board. If a matter is continued 21 due to a lack of quorum, the Chairperson or 22 Secretary of the Board may set a special 23 meeting to consider such matter. In the event 24 that four votes are not obtained, an applicant 25 may request a continuance or allow the</p>
<p style="text-align: center;">Page 3</p> <p>1 application to proceed to the City Commission 2 without a recommendation. 3 Any person who acts as a lobbyist pursuant 4 to City of Coral Gables Ordinance Number 5 2006-11 must register with the City Clerk prior 6 to engaging in lobbying activities, 7 presentations before City Staff, Boards, 8 Committees and/or the City Commission. A copy 9 of the Ordinance is available in the Office of 10 the City Clerk. Failure to register and 11 provide proof of registration shall prohibit 12 your ability to present to the Board. 13 As Chair, I now officially call the City of 14 Coral Gables Planning and Zoning Board meeting 15 of December 12th, 2018 to order. The time is 16 6:04. 17 Before we get started, we have a new Board 18 Member with us today, Alex Mantecon. And, 19 Alex, welcome to the Planning and Zoning Board. 20 MR. MANTECON: Thank you. I appreciate it. 21 CHAIRMAN AIZENSTAT: And if you would just 22 take a minute and tell us a little bit about 23 yourself, that would be great. 24 MR. MANTECON: Absolutely. 25 CHAIRMAN AIZENSTAT: I love to put you on</p>	<p style="text-align: center;">Page 4</p> <p>1 the spot. 2 MR. MANTECON: Thank you. 3 My name is Alex Mantecon. I am a City of 4 Coral Gables resident. I live right by the 5 Youth Center, a few blocks -- not too far away 6 from here, maybe less than a mile. 7 I used to be in finance, did that for about 8 nine years at a private equity hedge fund, and 9 after that, I left that and started my own real 10 estate company, where we develop -- we take 11 over distressed properties, turn them around, 12 make them into something great, and we also 13 happen to develop in the City of Miami, Dade 14 County. Never developed in Coral Gables, but, 15 you know, that's a -- you know, now we're 16 working on a few other projects that are very 17 civic minded, with the Ludlam Trail, on the 18 County, trying to interconnect a beautiful 19 pathway from Blue Lagoon all of the way to 20 Kendall. 21 So that's myself. 22 MS. MENENDEZ: Welcome. 23 CHAIRMAN AIZENSTAT: Thank you. Welcome. 24 MR. GRABIEL: Welcome. 25 CHAIRMAN AIZENSTAT: Jill, if you'd please</p>

<p style="text-align: right;">Page 5</p> <p>1 call the roll.</p> <p>2 THE SECRETARY: Rhonda Anderson?</p> <p>3 MS. ANDERSON: Here.</p> <p>4 THE SECRETARY: Robert Behar?</p> <p>5 MR. BEHAR: Here.</p> <p>6 THE SECRETARY: Julio Grabiél?</p> <p>7 MR. GRABIEL: Here.</p> <p>8 THE SECRETARY: Alex Mantecon?</p> <p>9 MR. MANTECON: Here.</p> <p>10 THE SECRETARY: Maria Menendez?</p> <p>11 MS. MENENDEZ: Here.</p> <p>12 THE SECRETARY: Maria Velez?</p> <p>13 MS. VELEZ: Here.</p> <p>14 THE SECRETARY: Eibi Aizenstat?</p> <p>15 CHAIRMAN AIZENSTAT: Here.</p> <p>16 Notice regarding ex parte communications:</p> <p>17 Please be advised that this Board is a</p> <p>18 quasi-judicial board and the items on the</p> <p>19 agenda are quasi-judicial in nature, which</p> <p>20 requires Board Members to disclose all ex parte</p> <p>21 communications and site visits. An ex parte</p> <p>22 communication is defined as any contact,</p> <p>23 communication, conversation, correspondence,</p> <p>24 memorandum or other written or verbal</p> <p>25 communication that takes place outside a public</p>	<p style="text-align: right;">Page 6</p> <p>1 hearing between a member of the public and a</p> <p>2 member of the quasi-judicial board regarding</p> <p>3 matters to be heard by the Board.</p> <p>4 If anyone made any contact with a Board</p> <p>5 Member regarding an issue before the Board, the</p> <p>6 Board Member must state, on the record, the</p> <p>7 existence of the ex parte communication and the</p> <p>8 party who originated the communication.</p> <p>9 Also, if a Board Member conducted a site</p> <p>10 visit specifically related to the case before</p> <p>11 the Board, the Board Member must also disclose</p> <p>12 such visit. In either case, the Board Member</p> <p>13 must state, on the record, whether the ex parte</p> <p>14 communication or site visit will affect the</p> <p>15 Board Member's ability to impartially consider</p> <p>16 the evidence to be presented regarding the</p> <p>17 matter.</p> <p>18 The Board Member should also state that his</p> <p>19 or her decision will be based on substantial</p> <p>20 competent evidence and testimony presented on</p> <p>21 the record today.</p> <p>22 Does anybody on the Board have such</p> <p>23 communication or site visit to disclose at this</p> <p>24 time? Having none.</p> <p>25 What I'll ask is, everybody that is going</p>
<p style="text-align: right;">Page 7</p> <p>1 to be speaking tonight before the Board, I</p> <p>2 would ask, One, that you register with the</p> <p>3 secretary, with your name and address, and,</p> <p>4 Two, if you would please stand up to be sworn</p> <p>5 in.</p> <p>6 MR. BEHAR: Mr. Chair, before you do that,</p> <p>7 have you -- as you know, I have a conflict on</p> <p>8 the matters coming before the Board tonight.</p> <p>9 So I would, at this time, ask to recuse myself.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you.</p> <p>11 MR. BEHAR: Okay?</p> <p>12 CHAIRMAN AIZENSTAT: Agreed. Thank you</p> <p>13 very much.</p> <p>14 (Thereupon, Robert Behar left the</p> <p>15 Chambers.)</p> <p>16 (Thereupon, the participants were sworn.)</p> <p>17 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>18 Has everybody that will be speaking signed</p> <p>19 in? Thank you.</p> <p>20 Craig, if you'd please read into the record</p> <p>21 the items. Items E-1, E-2, E-3, E-4 are all</p> <p>22 related.</p> <p>23 MR. COLLER: I think we need to approve the</p> <p>24 minutes from the last meeting.</p> <p>25 CHAIRMAN AIZENSTAT: Certainly. I</p>	<p style="text-align: right;">Page 8</p> <p>1 apologize. Yes. Let's start with that.</p> <p>2 MS. VELEZ: So moved. So moved.</p> <p>3 MR. GRABIEL: Second.</p> <p>4 CHAIRMAN AIZENSTAT: First, second.</p> <p>5 MS. ANDERSON: Second.</p> <p>6 CHAIRMAN AIZENSTAT: Any comments? Call</p> <p>7 the roll, please.</p> <p>8 THE SECRETARY: Julio Grabiél?</p> <p>9 MR. GRABIEL: Yes.</p> <p>10 THE SECRETARY: Alex Mantecon?</p> <p>11 MR. MANTECON: Yes.</p> <p>12 THE SECRETARY: Maria Menendez?</p> <p>13 MS. MENENDEZ: Yes.</p> <p>14 THE SECRETARY: Maria Velez?</p> <p>15 MS. VELEZ: Yes.</p> <p>16 THE SECRETARY: Rhonda Anderson?</p> <p>17 MS. ANDERSON: Yes.</p> <p>18 THE SECRETARY: Eibi Aizenstat?</p> <p>19 CHAIRMAN AIZENSTAT: Yes. Thank you.</p> <p>20 Go ahead, please. Thank you.</p> <p>21 MR. COLLER: Members of the Board, the</p> <p>22 items -- all of the items that are on the</p> <p>23 agenda are connected. So what I would</p> <p>24 recommend, that we read all of the items in, we</p> <p>25 have a single public hearing on all of the</p>

<p style="text-align: right;">Page 9</p> <p>1 items, and then we will vote on them</p> <p>2 individually.</p> <p>3 So I'll proceed by reading in E-1, an</p> <p>4 Ordinance of the City Commission of Coral</p> <p>5 Gables, Florida requesting an amendment to the</p> <p>6 Future Land Use Map of the City of Coral Gables</p> <p>7 Comprehensive Plan pursuant to Zoning Code</p> <p>8 Article 3, "Development Review," Division 15,</p> <p>9 "Comprehensive Plan Text and Map Amendments,"</p> <p>10 and Small Scale amendment procedures, pursuant</p> <p>11 to 163.3187 Florida Statutes, from "Commercial</p> <p>12 Mid-Rise Intensity" to "Mixed-Use" for lots</p> <p>13 23-29, Block 3, Crafts Section; and, from</p> <p>14 "Commercial High-Rise Intensity" to "Mixed-Use"</p> <p>15 for lots 19-22, Block 3, Crafts Section (100</p> <p>16 Miracle Mile and 115 Andalusia Avenue and 2414</p> <p>17 Galiano Street) Coral Gables, Florida;</p> <p>18 providing for a repealer provision,</p> <p>19 severability clause, and providing for an</p> <p>20 effective date.</p> <p>21 Item E-2, an Ordinance of the City</p> <p>22 Commission of Coral Gables, Florida providing</p> <p>23 for a text amendment to the City of Coral</p> <p>24 Gables Official Zoning Code by amending</p> <p>25 Appendix A, "Site Specific Zoning Regulations,"</p>	<p style="text-align: right;">Page 10</p> <p>1 Section A-36, "Crafts Section," by modifying</p> <p>2 provisions for height for the property legally</p> <p>3 described as Lots 19-29, Block 3, Crafts</p> <p>4 Section, again, the Miracle Mile, Andalusia</p> <p>5 Avenue and Galiano Streets, so indicated, Coral</p> <p>6 Gables, Florida; providing for a repealer</p> <p>7 provision, severability clause, codification</p> <p>8 and providing for an effective date.</p> <p>9 Item E-3, an Ordinance of the City</p> <p>10 Commission of Coral Gables, Florida requesting</p> <p>11 receipt of Transfer of Development Rights</p> <p>12 (TDRs) pursuant to Zoning Code Article 3,</p> <p>13 "Development Review", Division 10, "Transfer of</p> <p>14 Development Rights", Section 3-1006, "Review</p> <p>15 and approval of use of TDRs on receiver sites",</p> <p>16 for the receipt and use of TDRs for the mixed</p> <p>17 use project referred to as "100 Miracle Mile",</p> <p>18 on the property legally described as Lots</p> <p>19 19-29, Block 3, Crafts Section, again, 100</p> <p>20 Miracle Mile, 115 Andalusia Avenue and 2414</p> <p>21 Galiano Street, Coral Gables, Florida;</p> <p>22 including required conditions; providing for a</p> <p>23 repealer provision, severability clause, and</p> <p>24 providing for an effective date.</p> <p>25 Item E-4, a Resolution of the City</p>
<p style="text-align: right;">Page 11</p> <p>1 Commission of Coral Gables, Florida requesting</p> <p>2 an Encroachment Agreement and Mixed-Use Site</p> <p>3 Plan Review pursuant to Zoning Code Article 4,</p> <p>4 "Zoning Districts," Division 2, "Overlay and</p> <p>5 Special Purpose Districts," Section 4-201,</p> <p>6 "Mixed Use District (MXD)," for the proposed</p> <p>7 project referred to as "100 Miracle Mile" on</p> <p>8 the property legally described as Lots 19-29,</p> <p>9 Block 3, Crafts Section (100 Miracle Mile, 115</p> <p>10 Andalusia Avenue and 2414 Galiano Street),</p> <p>11 Coral Gables, Florida; including required</p> <p>12 conditions; providing for a repealer provision,</p> <p>13 severability clause, and providing for an</p> <p>14 effective date.</p> <p>15 Items E-1, E-2, E-3 and E-4, public hearing.</p> <p>16 CHAIRMAN AIZENSTAT: Thank you.</p> <p>17 Ramon, before we begin, we have received,</p> <p>18 which we have at the table, each of us, several</p> <p>19 documents or letters. I just want to make sure</p> <p>20 these are entered into the record.</p> <p>21 MR. TRIAS: Yes, sir. Those were received</p> <p>22 today.</p> <p>23 CHAIRMAN AIZENSTAT: Thank you.</p> <p>24 MR. TRIAS: Okay. May I have the</p> <p>25 PowerPoint, please?</p>	<p style="text-align: right;">Page 12</p> <p>1 CHAIRMAN AIZENSTAT: Your microphone may be</p> <p>2 off.</p> <p>3 MR. TRIAS: Is the mike on? Is there any</p> <p>4 way you can turn it up? I'll use this one.</p> <p>5 Thank you, Mr. Chairman.</p> <p>6 As you explained, we have only one project</p> <p>7 tonight in the agenda; however, we do have four</p> <p>8 separate requests and we will look at them</p> <p>9 individually.</p> <p>10 Now, the project is shown here in context.</p> <p>11 The project is the one that is on the white</p> <p>12 paint colors, and it has a taller area towards</p> <p>13 Andalusia and then a building that is about</p> <p>14 fifty feet or so fronting Miracle Mile. So</p> <p>15 that is the context of the project.</p> <p>16 Now, in terms of the site, as you can see,</p> <p>17 it also has two very different existing</p> <p>18 conditions. One is a building, an existing</p> <p>19 building, fronting Miracle Mile. The other one</p> <p>20 is a parking lot, a parking lot that is</p> <p>21 fronting Andalusia and Galiano. There's an</p> <p>22 alley in between, and the alley will remain;</p> <p>23 however, they are asking for an encroachment to</p> <p>24 connect with a bridge. So the alley continues</p> <p>25 to be there. In fact, the alley is going to be</p>

<p style="text-align: right;">Page 13</p> <p>1 the main access to the parking garage. Those</p> <p>2 are the existing conditions.</p> <p>3 In terms of the existing Land Use and the</p> <p>4 existing Zoning, as you can see, there's a lot</p> <p>5 of red. The Zoning is all Commercial, as it is</p> <p>6 through the whole Downtown. The Land Use, if</p> <p>7 you look closely, there are two tones of red.</p> <p>8 There's a darker red, which is the High-Rise,</p> <p>9 and there's the lighter red, which is the</p> <p>10 Mid-Rise. The existing Land Use of the</p> <p>11 property towards the south is Mid-Rise.</p> <p>12 This is the project conceptually, in the</p> <p>13 simplest way to explain it. Basically, the</p> <p>14 building in the front is going to be enhanced,</p> <p>15 and it's going to be improved. There's going</p> <p>16 to be more windows, but generally is going to</p> <p>17 remain the same, the same proportions, the same</p> <p>18 size. And, again, where it says, "Fifty feet,"</p> <p>19 that side is Miracle Mile.</p> <p>20 The building fronting Andalusia is 16</p> <p>21 stories and 163 feet. Now, that is</p> <p>22 significant, because there were some issues</p> <p>23 with the regulations that would allow 16</p> <p>24 stories and that is why one of the</p> <p>25 recommendations that we have is denial.</p>	<p style="text-align: right;">Page 14</p> <p>1 However, between this and the applicant's</p> <p>2 application, we may have a different way</p> <p>3 forward.</p> <p>4 So there are four requests. The four</p> <p>5 requests deal with slightly different aspects</p> <p>6 of the project, and some are ready to go and</p> <p>7 some are incomplete, and that is why the</p> <p>8 recommendations vary. The request for the Comp</p> <p>9 Plan is to change from the existing Land Uses,</p> <p>10 which are Commercial High-Rise and Mid-Rise, to</p> <p>11 Mixed-Use.</p> <p>12 Now, Mixed-Use, in my view, allows and</p> <p>13 encourages the type of quality project that</p> <p>14 we're trying to create for the Downtown. You</p> <p>15 know, clearly Residential plus Commercial</p> <p>16 downstairs, et cetera, is a good aspect of the</p> <p>17 project. And the existing, as I said, was</p> <p>18 High-Rise in the front and Mid-Rise in the</p> <p>19 back.</p> <p>20 Now, the issue with that is that there's</p> <p>21 also Site Specifics that are applied in this</p> <p>22 area. So the Applicant had requested a Text</p> <p>23 Amendment of the Site Specifics. I'm not going</p> <p>24 to go into great detail, because that is going</p> <p>25 to be withdrawn. And the reason is that, as</p>
<p style="text-align: right;">Page 15</p> <p>1 you can see in this rectangle or in the red,</p> <p>2 that is the area where the same Site Specifics</p> <p>3 are applied, and the Applicant was saying,</p> <p>4 well, in this little yellow area, we wanted to</p> <p>5 have different Site Specifics. Staff</p> <p>6 recommended denial and the Applicant is going</p> <p>7 to withdraw that request.</p> <p>8 There's another Overlay, the Downtown</p> <p>9 Overlay, in which a similar issue would have</p> <p>10 been raised, but that is no longer the case.</p> <p>11 Now, this is a fairly complicated chart,</p> <p>12 but I think, at the end of the day, it's fairly</p> <p>13 easy to explain, from my point of view. If you</p> <p>14 look at where it says, "Site Specifics," which</p> <p>15 is the first row, that is the issue that I just</p> <p>16 described. So the Site Specifics, which is a</p> <p>17 very characteristic feature of the Code in</p> <p>18 Coral Gables, we're allowed 13 stories, 150</p> <p>19 feet, and the FAR, which is the commercial FAR,</p> <p>20 would be 3.0.</p> <p>21 Now, using Level One Mediterranean Bonus,</p> <p>22 which is the level that the Applicant got</p> <p>23 approval for some time ago, the regulations</p> <p>24 would allow 14 stories, 163 feet and a point</p> <p>25 two increase in FAR.</p>	<p style="text-align: right;">Page 16</p> <p>1 You can see there that the 160 feet is</p> <p>2 okay. That's what they're requesting.</p> <p>3 However, the 14-story is different than the 16</p> <p>4 stories that they were requesting. Now, 16</p> <p>5 stories can be achieved with Level Two, Level</p> <p>6 Two Mediterranean, also approved by the Board</p> <p>7 of Architects. It's not approved by Staff,</p> <p>8 it's not approved by the Commission or even the</p> <p>9 Planning and Zoning Board, it's approved by the</p> <p>10 Board of Architects.</p> <p>11 So if the request were to be Level Two,</p> <p>12 then, all of a sudden, they can do the 16</p> <p>13 stories and they can do a little bit taller</p> <p>14 building, but that has not been the request,</p> <p>15 and they can do a little bit more FAR. They</p> <p>16 can get the 3.5 FAR, which you're so familiar</p> <p>17 with in most projects that are in Downtown.</p> <p>18 Generally, they follow this Level Two, and they</p> <p>19 end up with a 3.5 FAR and the 16 stories.</p> <p>20 The Applicant has informed me that they're</p> <p>21 intending to do that instead of the Level One.</p> <p>22 I will let them explain that, if they want to,</p> <p>23 whenever they get to their presentation, but I</p> <p>24 think that was one of the options that we had</p> <p>25 in the staff report. We gave you some options,</p>

<p style="text-align: right;">Page 17</p> <p>1 and one of the options to achieve what they</p> <p>2 were intending to do was to do the Level Two</p> <p>3 Mediterranean request. That would be a</p> <p>4 modification, obviously, of what they</p> <p>5 originally requested.</p> <p>6 Anyway, in a nutshell, I was trying to</p> <p>7 explain the issue. The additional issue is</p> <p>8 that the TDR program, as you know, the TDR</p> <p>9 program, allows up to 25 percent additional</p> <p>10 FAR. So that is listed in the lower level part</p> <p>11 of this chart, and that was also a request.</p> <p>12 The problem with the request is that the</p> <p>13 process has not been followed. In other words,</p> <p>14 they have not applied for the TDRs. They</p> <p>15 simply are saying, we will do TDRs, if you</p> <p>16 condition the TDR -- getting TDRs to be able to</p> <p>17 get the FAR that they're requesting. So that</p> <p>18 is one of the reasons why we were recommending</p> <p>19 a continuance to that, because the process had</p> <p>20 not been completed. However, you are free</p> <p>21 to -- and welcomed to make a recommendation on</p> <p>22 the merits of the request.</p> <p>23 Now, in terms of the context, if one looks</p> <p>24 at it a little bit more closely, there are many</p> <p>25 buildings within one block -- I mean, not even</p>	<p style="text-align: right;">Page 18</p> <p>1 in close proximity, but right adjacent to this</p> <p>2 block, which have multi-stories and it ranges</p> <p>3 from the Colonnade, which is 12 stories and 185</p> <p>4 feet, to the 2501 Ponce de Leon, which is 12</p> <p>5 stories and 153 feet, to the building that is</p> <p>6 caddy-corner towards the south, 2519 Galiano,</p> <p>7 which is a modern building, in terms of style.</p> <p>8 That one is 162 feet and 12 stories.</p> <p>9 So that gives you an idea, a sense of the</p> <p>10 Downtown context of the existing conditions.</p> <p>11 The only building that is not there is the 100</p> <p>12 Miracle Mile, which is inserted as a rendering.</p> <p>13 Every other building is there.</p> <p>14 So the Transfer of Development Rights, as I</p> <p>15 said, they're requesting an increase up to 25</p> <p>16 percent of the FAR, which is allowed by Code.</p> <p>17 I mean, it's certainly -- this is a receiving</p> <p>18 area, and it can be done. It can be done, it's</p> <p>19 just that the review process requires Historic</p> <p>20 Preservation Board review, Planning and Zoning</p> <p>21 review of the specifics of the sending area and</p> <p>22 the receiving area, and that documentation or</p> <p>23 that proposal has not been made. We simply</p> <p>24 have a request for you to recommend a</p> <p>25 condition, a condition of approval, that they</p>
<p style="text-align: right;">Page 19</p> <p>1 fulfill the TDR.</p> <p>2 Then, finally, the encroachment and the</p> <p>3 Mixed-Use Site Plan, the encroachment is the</p> <p>4 bridges that would connect above the alley.</p> <p>5 The significance of the alley is that it's the</p> <p>6 main access to the parking garage, as you can</p> <p>7 see in this diagram. So they're setting back</p> <p>8 the building -- the entrance of the parking</p> <p>9 garage about five feet or so, to make it a</p> <p>10 little bit easier to maneuver.</p> <p>11 As you know, the alleys in the City of</p> <p>12 Coral Gables are twenty feet. Twenty feet is a</p> <p>13 little bit tight for an active daily garage</p> <p>14 like that. So the Applicant has attempted to</p> <p>15 fix that issue, and so on, but if you look at</p> <p>16 the overall Site Plan, you can see that there's</p> <p>17 an arcade going all around Andalusia and</p> <p>18 Galiano, and that the existing building is</p> <p>19 opened up significantly, as compared to some of</p> <p>20 the current conditions, and, of course, the</p> <p>21 ground level is the lobby or retail or the</p> <p>22 back.</p> <p>23 And here we can see it, in terms of the way</p> <p>24 that -- the side elevation from Galiano. The</p> <p>25 encroachment are those bridges, basically,</p>	<p style="text-align: right;">Page 20</p> <p>1 crossing the alley, the 16 stories and the</p> <p>2 numbers, the 130 units, the 13,000 square feet</p> <p>3 of Commercial, 4,000 square feet of office and</p> <p>4 the 179 parking spaces. That is what makes it</p> <p>5 a Mixed-Use Site Plan. We have recommended</p> <p>6 continuance, because of the outstanding issues</p> <p>7 that deal with the overall approval.</p> <p>8 The review time line, the Development</p> <p>9 Review Committee met last June, then the Board</p> <p>10 of Architects approved the Level One back in</p> <p>11 September, the neighborhood meeting took place</p> <p>12 in November, November 20th, and then today</p> <p>13 we're having the Planning and Zoning meeting.</p> <p>14 Staff has reviewed at DRC, and then, afterward,</p> <p>15 in the Staff meeting in October, and provided</p> <p>16 comments of the different departments that have</p> <p>17 had a chance to review this.</p> <p>18 Letters to the property owners were sent</p> <p>19 within 1,500 feet, which is the maximum that we</p> <p>20 send letters to, and the public notice includes</p> <p>21 two times letters to property owners, once for</p> <p>22 tonight's meeting and another one for the</p> <p>23 neighborhood meeting, three times postings of</p> <p>24 different meetings, DRC, Board of Architects</p> <p>25 and Planning and Zoning, also website posting</p>

<p style="text-align: right;">Page 21</p> <p>1 of those three meetings and the newspaper 2 advertisement for tonight's Planning and Zoning 3 meeting. 4 To summarize, the request for the Comp Plan 5 Amendment to Mixed-Use, we're recommending 6 approval. We think Mixed-Use is certainly an 7 appropriate concept for the site. The Zoning 8 Code Text Amendment for the Site Specifics, 9 Staff is recommending denial, and the Applicant 10 is withdrawing that request, and instead of 11 doing that, they intend to go through Level Two 12 approval, and that would remedy the technical 13 issues of the approval of the Code. 14 The TDRs, we recommended continuance, 15 because the process is yet to be followed, and 16 the Applicant has requested that you make a 17 recommendation that it be followed, if you 18 choose to go through a recommendation of the 19 project, and the same thing with the 20 encroachment and the Mixed-Use Site Plan. 21 Because of the issues with request Number Two, 22 we had recommended continuance. Hopefully, the 23 Staff presentation may clarify some of those 24 deficiencies. 25 That is the end of my presentation, and I</p>	<p style="text-align: right;">Page 22</p> <p>1 believe the Applicant has a presentation. If 2 you have any questions, I'll be available. 3 Otherwise, I can answer afterwards. 4 You may want to speak here, because of the 5 microphone. 6 MR. NAVARRO: Good evening, Board Members. 7 For the record, Jorge Navarro, with office at 8 333 Southeast 2nd Avenue. 9 If you'd give me just a minute to set up my 10 boards, I'd appreciate it, and we will be 11 moving forward with the presentation. Thank 12 you. 13 CHAIRMAN AIZENSTAT: Ramon, can I ask you a 14 question while they're setting up? 15 MR. TRIAS: Yes. 16 CHAIRMAN AIZENSTAT: Can you just give us a 17 brief overview of the difference between the 18 Level One and the Level Two? 19 I understand what you put up there, the 20 numbers. Just explain, in general terms -- 21 MR. TRIAS: Yeah. The difference is, in 22 terms of design, there's a higher standard for 23 the Mediterranean aspects of the project for 24 Level Two. So the Board of Architects makes a 25 decision whether it's Level One or Level Two,</p>
<p style="text-align: right;">Page 23</p> <p>1 not the Commission or Staff, and that's the 2 change, in terms of design. 3 In terms of what's approved -- 4 CHAIRMAN AIZENSTAT: It's Level One. 5 MR. TRIAS: -- the difference is the number 6 of stories. With Level One, you can do 14, 7 with Level Two, you can do 16. 8 CHAIRMAN AIZENSTAT: Right. I understand 9 that. But what are the differences in design 10 that must be done to meet Level Two? 11 MR. TRIAS: To meet Level Two, the project 12 has to follow the eight exemplary buildings 13 that are listed in the Code -- 14 CHAIRMAN AIZENSTAT: Okay. 15 MR. TRIAS: -- in terms of the 16 architectural appearance, and that's to be 17 determined by the Board of Architects. 18 MR. MANTECON: So they have to change the 19 prior design to meet that? 20 MR. TRIAS: Well, let's see what the 21 Applicant wants to say, yeah. 22 CHAIRMAN AIZENSTAT: Thank you. 23 MR. NAVARRO: So, once again, good evening. 24 Jorge Navarro, with office at 333 Southeast 2nd 25 Avenue. With me is my colleague, Devon</p>	<p style="text-align: right;">Page 24</p> <p>1 Vickers, Rebecca Barrett, from Behar Font, our 2 project architect, Tim Plummer, our traffic 3 engineer, and my client and the property owner, 4 Mr. Alberto Perez. 5 I'd like to quickly just address some of 6 the issues that were discussed by your Planning 7 and Zoning Director. We've been working very, 8 very hard with your Staff over the last week or 9 two on the Site Plan to finalize any pending 10 items, specifically regarding the ability to 11 accomodate the additional stories without 12 seeking a Level Two Med bonus. 13 In meeting with your Director, we've 14 decided to go ahead and abandon the request for 15 the Site Specific amendedment. In lieu of 16 that, if we are able to obtain your 17 recommendation here today, between this hearing 18 and the time that we go back to Commission, go 19 back to the Board of Architects to make sure 20 that rather than amending the Site Specifics, 21 we obtain them, as allowed under your Zoning 22 Code, via a Mediterranean Two Bonus, and we'll 23 be working on that with our project architect 24 and with your Board of Architects over the next 25 few weeks.</p>

<p style="text-align: right;">Page 25</p> <p>1 The other item that Staff had discussed, 2 and which is one of the reasons for the 3 continuance, is the issue with the TDRs. And 4 normally you would go and get your TDRs, if you 5 have an as-of-right project, in a receiver 6 site, and it's a long process, and it's a time 7 consuming process, but for us, in this 8 instance, since we don't have the Mixed-Use 9 Land Use yet and the Site Plan approval, we 10 don't know the exact amount of square footage 11 that we're going to ultimately have. 12 So what we would propose is, similar to 13 what other jurisdictions that have TDR programs 14 do, is that if this Board recommends approval 15 of our project, we would ask that you please 16 incorporate a condition saying that prior to 17 the time of a building permit, we identify the 18 sending sites and obtain the TDR approval. 19 That would give us additional flexibility to 20 make sure that we go and get the exact amount 21 of square footage that we need, once the Site 22 Plan is approved. So that would be one of the 23 requests that we have here this evening. 24 So, as many of you know, there are a lot of 25 exciting projects going on in the City's</p>	<p style="text-align: right;">Page 26</p> <p>1 Downtown core. This project, 100 Miracle Mile, 2 is located directly along Miracle Mile. It's 3 at the intersection of Miracle Mile and 4 Galiano. It abuts three major commercial 5 corridors, Andalusia, Galiano and Miracle Mile. 6 Many of you know this building as the 7 SunTrust Bank facility, and I have a side by 8 side here of what we're seeking to do to the 9 existing three-story building. As your 10 Planning and Zoning Director stated, this 11 project is essentially a unified Mixed-Use 12 project, that consist of two different 13 buildings. The property is separated by an 14 alley. And we have the existing three-story 15 SunTrust building, and in the rear, we have a 16 16-story residential project. It's a 17 residential tower with the ground floor 18 commercial uses. 19 One of the things that we've done is, since 20 the time of our neighborhood meeting and in 21 working with your Planning Director, we reduced 22 the height of the building down from 177 feet 23 to 162-and-a-half feet. As you'll see later in 24 my presentation, that's very compatible and 25 consistent with the other projects that you</p>
<p style="text-align: right;">Page 27</p> <p>1 currently have in the area. 2 So this is the existing building. As you 3 can tell, it's not very architecturally 4 exciting. It's actually closed to the 5 pedestrian. One of the things that I think 6 Robert and Rebecca have done a great job of is 7 to enhance the pedestrian experience, create 8 active uses at the ground level, and make the 9 building overall more inviting, from an 10 architectural and pedestrian perspective. 11 As you can see, the bank, currently, right 12 now, it has no windows. All along Galiano, 13 it's essentially just a blank wall. It's a 14 limited sidewalk, no pedestrian cover. You 15 have little to no landscaping. So it really 16 does not tie in with all of the stuff that the 17 City has done at Miracle Mile as part of its 18 streetscape project, which came out so nice. 19 The proposed development plan for this 20 building is to keep the bank use at the ground 21 level and to renovate and repurpose the upper 22 level offices with multi-family residential 23 units. We're going to be also opening up the 24 building, as you can see, to provide for some 25 balconies and terraces here. We're opening all</p>	<p style="text-align: right;">Page 28</p> <p>1 of this, so that this is something you see in 2 New Orleans and in Paris and in other parts of 3 the country, where you have the residential 4 uses opening up to the street level. 5 And at the roof level, we're providing the 6 pool deck and the amenity spaces, which will 7 further activate Miracle Mile. Essentially, on 8 the roof of the existing building, as you can 9 see, we're creating a parapet and including 10 some amenity space and then putting the rooftop 11 use. 12 On the rear portion of the property -- and 13 I have a Site Plan here for you -- so we're 14 continuing the activation all along Galiano 15 Street. The currently unimproved parking lot 16 is going to be converted into a Mixed-Use 17 project, as well, 16 stories. We're going to 18 have ground floor retail uses lining Galiano 19 Street. So we're going to match what's 20 currently on the east side of this project, in 21 terms of the retail space. We're also going to 22 be providing a nice covered arcade around the 23 entire perimeter of the property, which will 24 provide for some covered pedestrian access 25 throughout the site.</p>

<p style="text-align: right;">Page 29</p> <p>1 One of the things that we've worked very,</p> <p>2 very hard on is to get all of the loading and</p> <p>3 access to the site internalized through the</p> <p>4 alley, rather than having the access on</p> <p>5 Andalusia, which would actually break up all of</p> <p>6 the retail frontage and create conflicts with</p> <p>7 the other parking garages right across the</p> <p>8 street, that's serving the residential</p> <p>9 development just to our south, is that we've</p> <p>10 completely internalized it. And in order to do</p> <p>11 that, what we've done is, we've self-imposed an</p> <p>12 additional five-foot dedication that will be</p> <p>13 provided into that alley along the majority of</p> <p>14 our building, and right as you get over here,</p> <p>15 into the loading area and the access for the</p> <p>16 parking garage, we're going to set back an</p> <p>17 additional ten feet.</p> <p>18 So that alley, essentially, is going to be</p> <p>19 thirty feet, where it's currently twenty feet,</p> <p>20 and that could be used by not only the</p> <p>21 residents, but also by the other people and</p> <p>22 businesses that use it today. It's going to</p> <p>23 make it much nicer and user friendly.</p> <p>24 We're also going to be providing some</p> <p>25 landscaping and hardscape within that alley, so</p>	<p style="text-align: right;">Page 30</p> <p>1 we hope to beautify it, and we hope that as the</p> <p>2 other projects come along, that trend</p> <p>3 continues, so that these alleys don't just</p> <p>4 become back of the house uses, but they become</p> <p>5 actually active spaces that serve more purposes</p> <p>6 than just loading.</p> <p>7 Regarding the height, as we stated earlier</p> <p>8 and as your Planning Director said, the project</p> <p>9 has been granted Level One Mediterranean bonus.</p> <p>10 That allows us to have 14 stories and 163 feet</p> <p>11 in height. This property has a Site Specific</p> <p>12 standard that allows up to 190 feet in height</p> <p>13 and 16 stories, but in lieu of going up to 190</p> <p>14 feet, our request is simply to add those two</p> <p>15 additional stories within the existing 163-foot</p> <p>16 envelope, and the reason we're able to</p> <p>17 accommodate this -- and I'll show you here in</p> <p>18 this exhibit --</p> <p>19 MR. TRIAS: Jorge, you misspoke on the Site</p> <p>20 Specific requirements. The Site Specific is 13</p> <p>21 stories 150 feet. What Jorge mentioned was the</p> <p>22 Level Two. The Level Two is what gives you the</p> <p>23 190 and --</p> <p>24 MR. NAVARRO: Correct. Yeah. Thank you</p> <p>25 for clarify. So if we were to secure Level</p>
<p style="text-align: right;">Page 31</p> <p>1 Two, we'd be able to go up to 190 feet, 16</p> <p>2 stories. To clarify, we are going to be</p> <p>3 pursuing the Level Two Mediterranean bonus to</p> <p>4 obtain the additional stories, but we're going</p> <p>5 to be maintaining that within the Level One</p> <p>6 building envelope.</p> <p>7 One of the things that we've done very,</p> <p>8 very effectively, and I think that Robert has</p> <p>9 done a great job of, as you can see in this</p> <p>10 elevation here, is that we have completely</p> <p>11 concealed the parking levels above the ground</p> <p>12 floor retail with an active green wall. It's a</p> <p>13 living wall. And we've also treated it with</p> <p>14 some artistic treatment, as well, and this</p> <p>15 basically, even though it's a 16-story project,</p> <p>16 you can see that from the pedestrian realm, it</p> <p>17 actually looks just like a 14-story building.</p> <p>18 So you don't see and you don't experience</p> <p>19 the additional stories visually, because we've</p> <p>20 been able to actively conceal all of the</p> <p>21 parking levels here. What you see in other</p> <p>22 developments throughout the City, and this is</p> <p>23 something that is consistent with new urbanism</p> <p>24 and with planning concepts that have been done</p> <p>25 in other cities is, essentially, you don't have</p>	<p style="text-align: right;">Page 32</p> <p>1 standalone parking garages anymore. You</p> <p>2 internalize the parking and you conceal it</p> <p>3 behind either liner uses or through artistic</p> <p>4 treatments and decorative features, and that's</p> <p>5 something that we've done here, and I think</p> <p>6 that Robert and Rebecca have done a great job</p> <p>7 of, and, you know, just to clarify, we're not</p> <p>8 asking for more FAR. We're not asking for more</p> <p>9 density. We're not asking for more building</p> <p>10 height. We're just asking to be able to</p> <p>11 accommodate two additional stories within the</p> <p>12 smaller building envelope.</p> <p>13 I'd like to give you some context, and I</p> <p>14 think your Planning Director's exhibit did a</p> <p>15 good job, but just to give you an idea as to</p> <p>16 what's currently around us, our building</p> <p>17 height, at 163-and-a-half feet is very</p> <p>18 compatible with the other projects. We've</p> <p>19 designed our building to match the exact</p> <p>20 development trend that you see on the north</p> <p>21 side of Miracle Mile.</p> <p>22 As you can see, on the north side of</p> <p>23 Miracle Mile, you have very low profile</p> <p>24 buildings, along Miracle Mile, and then the</p> <p>25 High-Rise on the back, and that's exactly what</p>

<p style="text-align: right;">Page 33</p> <p>1 we're doing. Our height is no different than</p> <p>2 the majority of the other buildings in direct</p> <p>3 proximity to our project, and we have designed</p> <p>4 that in order to be compatible with the urban</p> <p>5 environment.</p> <p>6 We're very excited for this project. I</p> <p>7 think the City's done a great job of bringing</p> <p>8 businesses, law firms, banks, international</p> <p>9 companies to move their headquarters here, and</p> <p>10 one of the things that Downtown is truly</p> <p>11 missing is a residential component. We think</p> <p>12 this project is in line with the City's vision</p> <p>13 for its new Downtown. It will bring</p> <p>14 residential people to not only enjoy Downtown,</p> <p>15 but to also serve a lot of the businesses that</p> <p>16 are in the area and promoted walkability. We</p> <p>17 want people to live, work and play in the CBD</p> <p>18 and that's exactly what this project does.</p> <p>19 So we hope that with the two items that I</p> <p>20 mentioned today, allowing us to move forward</p> <p>21 seeking a Level Two Mediterranean bonus in lieu</p> <p>22 of the text amendment and a condition that</p> <p>23 would allow us to obtain the TDRs prior to</p> <p>24 building permit, that you would recommend</p> <p>25 approval of this project.</p>	<p style="text-align: right;">Page 34</p> <p>1 Our entire team is here to answer any</p> <p>2 questions, and I'd reserve a few minutes for</p> <p>3 rebuttal at the end.</p> <p>4 Thank you very much.</p> <p>5 CHAIRMAN AIZENSTAT: Thank you.</p> <p>6 Jill, how many speakers do we have?</p> <p>7 THE SECRETARY: About seven.</p> <p>8 CHAIRMAN AIZENSTAT: About seven.</p> <p>9 What I'd like to do is open the floor at</p> <p>10 this time for public comment.</p> <p>11 Jill, if you would please go ahead and call</p> <p>12 the first --</p> <p>13 THE SECRETARY: Rafael Bonafonte.</p> <p>14 MR. BONAFONTE: Good evening. I'm Rafael</p> <p>15 Bonafonte, my wife, Lilly, as well with me. We</p> <p>16 live at 66 Valencia Avenue, and we're very much</p> <p>17 in favor of this project.</p> <p>18 You know, I think it's going to enhance the</p> <p>19 quality of life in the City of Coral Gables.</p> <p>20 We're at the verge of approval here. There is</p> <p>21 a couple of conditions, but I believe they have</p> <p>22 all been met, and they have to be further</p> <p>23 reviewed by the City Commission, as well as the</p> <p>24 Board of Architects.</p> <p>25 But we have seen a decay in the stores and</p>
<p style="text-align: right;">Page 35</p> <p>1 the quality of the stores, in Downtown Coral</p> <p>2 Gables, on Miracle Mile. Everybody is leaving</p> <p>3 the area, and we need to enhance those</p> <p>4 conditions to make it more likeable to the</p> <p>5 residents of Coral Gables. We deserve that.</p> <p>6 Other than that, I'm all for it, and I wish</p> <p>7 this gets a rapid approval.</p> <p>8 CHAIRMAN AIZENSTAT: Thank you.</p> <p>9 MR. BONAFONTE: Thank you.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>11 Next, please.</p> <p>12 THE SECRETARY: Robert Levite.</p> <p>13 MR. LEVITE: Good evening. My name is Bob</p> <p>14 Levite. I am an owner and a board member at</p> <p>15 the Andalusia Condominium directly across the</p> <p>16 street from this project.</p> <p>17 CHAIRMAN AIZENSTAT: Can you provide the</p> <p>18 address, please?</p> <p>19 MR. LEVITE: 100 Andalusia.</p> <p>20 CHAIRMAN AIZENSTAT: Thank you.</p> <p>21 MR. LEVITE: Okay. And I believe in</p> <p>22 progress and I welcome a beautiful building</p> <p>23 coming in and replacing a parking lot that</p> <p>24 we've been looking at for the past 15 years.</p> <p>25 But the building should be part of Coral</p>	<p style="text-align: right;">Page 36</p> <p>1 Gables, the City Beautiful, and the Zoning laws</p> <p>2 are in place to guarantee --</p> <p>3 CHAIRMAN AIZENSTAT: Please. What I will</p> <p>4 ask is, everybody, please, no clapping or</p> <p>5 anything. Please allow each individual to</p> <p>6 speak their mind.</p> <p>7 MR. LEVITE: I did not set that up.</p> <p>8 CHAIRMAN AIZENSTAT: I know. They like</p> <p>9 you, I understand, but --</p> <p>10 MR. LEVITE: So the Zoning laws are in</p> <p>11 place to guarantee that Coral Gables maintains</p> <p>12 its appearance and its appeal. So I welcome</p> <p>13 the new neighbor, but I vehemently oppose any</p> <p>14 variances in the Zoning.</p> <p>15 Spot Zoning is rarely the right decision.</p> <p>16 I think the building's height, its appearance</p> <p>17 and its parking capacity should -- no, must,</p> <p>18 comply to the current Zoning laws.</p> <p>19 Thank you very much.</p> <p>20 CHAIRMAN AIZENSTAT: Thank you for coming.</p> <p>21 Thank you.</p> <p>22 THE SECRETARY: Kate Taylor.</p> <p>23 MS. TAYLOR: Good evening. I'm Kate</p> <p>24 Taylor, and I live at 100 Andalusia Avenue, and</p> <p>25 I've been a resident of Coral Gables for most</p>

<p style="text-align: right;">Page 37</p> <p>1 of my life, born and raised here.</p> <p>2 I probably have more questions at this</p> <p>3 point than comments, because I didn't</p> <p>4 understand all of the presentation. I don't</p> <p>5 know how you add two additional stories and</p> <p>6 stay at the Level One envelope. I don't</p> <p>7 understand that concept.</p> <p>8 So the other thing that I noticed is that</p> <p>9 the 16 stories is not really conducive to</p> <p>10 what's there right now. When you showed one of</p> <p>11 the pictures, all of those surrounding</p> <p>12 buildings were eight to thirteen stories. So</p> <p>13 why are we going to have 16?</p> <p>14 And I'm not sure, too, on the SunTrust Bank</p> <p>15 building. Is that -- those stories are going</p> <p>16 to remain as they are or are they going to</p> <p>17 build higher? So that's another question.</p> <p>18 And then I'm not sure we want really a pool</p> <p>19 on Miracle Mile.</p> <p>20 So I guess my main concern is the height.</p> <p>21 And I didn't see anything that looked</p> <p>22 Mediterranean, so I guess they're going to</p> <p>23 change the whole look of it? It looks very</p> <p>24 modern to me.</p> <p>25 CHAIRMAN AIZENSTAT: Yeah. We'll have that</p>	<p style="text-align: right;">Page 38</p> <p>1 discussion.</p> <p>2 MS. TAYLOR: Okay. Thank you.</p> <p>3 CHAIRMAN AIZENSTAT: Keep that in mind.</p> <p>4 Thank you very much.</p> <p>5 THE SECRETARY: Silverstein.</p> <p>6 MS. SILVERSTEIN: My name is Mayra</p> <p>7 Silverstein, and I live at 100 Andalusia</p> <p>8 Avenue, Apartment 410, and I'm also a member of</p> <p>9 the Board of Directors.</p> <p>10 And I recognize that there will be a</p> <p>11 building going up. I embrace that it will be</p> <p>12 replacing a parking lot. But I also share the</p> <p>13 concern about the height and the design.</p> <p>14 Our building, which is directly across the</p> <p>15 street on Andalusia, is eight stories high and</p> <p>16 103 feet. I do recognize that the Zoning is</p> <p>17 higher, but would urge the decision to relate</p> <p>18 to what is compatible not only with the other</p> <p>19 taller buildings in the area, but with ours,</p> <p>20 also. And the lack of a Mediterranean design</p> <p>21 is also a concern.</p> <p>22 Thank you.</p> <p>23 CHAIRMAN AIZENSTAT: Thank you.</p> <p>24 THE SECRETARY: Stuart McGregor.</p> <p>25 MR. MCGREGOR: Thank you.</p>
<p style="text-align: right;">Page 39</p> <p>1 My name is Stuart McGregor. My wife, Jean</p> <p>2 Conley, is here with me. I'm also a member of</p> <p>3 the Board of 100 Andalusia. I guess there's</p> <p>4 quite a representation here.</p> <p>5 I just wanted to make a couple of comments.</p> <p>6 We moved down here in 1976 and we were told the</p> <p>7 place to live was Coral Gables, which we did.</p> <p>8 We lived across US-1 for 30 years in a private</p> <p>9 residence, went through two additions, and I</p> <p>10 really appreciated the Building and Zoning</p> <p>11 Codes and the direction of Coral Gables with</p> <p>12 respect to being the City Beautiful.</p> <p>13 We've now been Downtown at 100 Andalusia</p> <p>14 for 15 years, and I've watched the City grow,</p> <p>15 and I'm certainly not opposed to growth. I</p> <p>16 think we need development. That brings in tax</p> <p>17 revenues. It brings people more into an inner</p> <p>18 City, which we're seeing all over.</p> <p>19 However, you know, I look at this, and when</p> <p>20 I go back to New York, which is where we came</p> <p>21 from, I always tell people that I live in the</p> <p>22 City, just like I was in Manhattan. I can walk</p> <p>23 anywhere. I can do things. It's just</p> <p>24 wonderful. We've got all of these restaurants.</p> <p>25 I said, "But, you know, I can see sky. I can</p>	<p style="text-align: right;">Page 40</p> <p>1 see blue sky and clouds and the sun." And I</p> <p>2 think that's the kind of -- and air, and that's</p> <p>3 what makes the City Beautiful.</p> <p>4 We've done the re-development of the Mile.</p> <p>5 We do have some buildings on the other side,</p> <p>6 the Colonnade stretch there, which is kind of</p> <p>7 turned that block much more into almost a --</p> <p>8 you know, another canyon, and what I'm</p> <p>9 concerned about is that we turn Andalusia</p> <p>10 Avenue into a canyon, as well, which takes</p> <p>11 away, when you're looking up at 16 stories,</p> <p>12 less sky, less air, less sun, and particularly</p> <p>13 when it fronts -- the back side is going</p> <p>14 straight up, even with the cover of the parking</p> <p>15 garage, and just faces this Mediterranean</p> <p>16 condominium, which is one of the first</p> <p>17 Downtown, that really embraced coming to inner</p> <p>18 City living from that perspective.</p> <p>19 This is going to be a rental, so we're</p> <p>20 really not into the condominium stage yet, but</p> <p>21 I look at it and I kind of say, you know, you</p> <p>22 are the stewards here, along with the</p> <p>23 Commissioners, of the City Beautiful, and so</p> <p>24 it's really up to you to see how it's going to</p> <p>25 grow.</p>

<p style="text-align: right;">Page 41</p> <p>1 Next door to this is another parking lot, 2 behind Barnes and Noble. I'm sure everyone's 3 familiar with that one. And it becomes a 4 question of what happens next. I'm not really 5 into the Land Use, but I do know that Zone One, 6 I think, Ramon, you just referred to it -- Zone 7 One is what height, how many stories? 8 MR. TRIAS: Fourteen stories for Level One. 9 MR. MCGREGOR: For the Level One is 10 fourteen stories. We're 103 feet. The Palace, 11 which was an interesting project, which is 12 essentially the same on Andalusia, towards one 13 of our main north-south, which is Douglas to Le 14 Jeune area, the Palace is an interesting 15 structure. If you look at it, that's totally 16 Mediterranean. They did not go as high as they 17 could go and I think they have a building that 18 everyone remarks about as being a really 19 beautiful building. 20 I think the concept and design is 21 incredible. I think to tie together the actual 22 SunTrust bank and make that a residential and 23 put a pool on top, I think that's a great idea, 24 and to tie it together with that back parking 25 lot is -- as Bob Levite said, you know, it's a</p>	<p style="text-align: right;">Page 42</p> <p>1 parking lot. We know there's going to be 2 growth there. But it's how much of that do you 3 use in terms of height, how much of it do you 4 use in terms of traffic with the ingress and 5 the egress to the parking garage, particularly 6 on Galiano. 7 If you look at coming in from the side, I 8 don't know what the traffic study says, but I 9 can tell you right now that at five o'clock 10 Galiano and -- Andalusia, at Galiano, backs 11 right up across Miracle Mile. It sometimes 12 takes two lights for that cross section there. 13 So I can just imagine people pulling in. But, 14 conceptually, I think it's good. I just think 15 it needs some work and particularly with 16 respect to the height. 17 You know, I guess -- I don't want to spend 18 a lot of time, but it is an interesting and 19 exciting design and plan, but I think, when you 20 look at it overall and you see where it is, 21 over here someplace -- 22 CHAIRMAN AIZENSTAT: If you could talk into 23 the microphone, just for the TV audience. 24 Thank you. 25 MR. MCGREGOR: Okay. Well, when you -- we</p>
<p style="text-align: right;">Page 43</p> <p>1 can see it. You can see it from your 2 presentation. When you look where it is -- I 3 mean, there was no mention of 100 Andalusia 4 tonight. There was no mention of the Palace. 5 There was no mention of how we build our inner 6 core and yet maintain the space and the air and 7 the sun and the light to continue with this 8 City Beautiful concept that we have. 9 So you're the stewards and I appreciate the 10 time. Thank you. Thank you very much. 11 CHAIRMAN AIZENSTAT: Thank you, sir. 12 THE SECRETARY: Paul Savage. 13 MR. SAVAGE: Good evening. My name is Paul 14 Savage. I'm an attorney. I have Law Offices 15 at 2555 Ponce de Leon Boulevard, Suite 600, in 16 Coral Gables, Florida. I'm here representing 17 the 100 Andalusia Condominium Association, and 18 I have a lobbyist registration on file. 19 You've met some of my clients, who have had 20 some -- I thought, some very reasoned and 21 sophisticated things to say. You've heard them 22 say that they're not against development, they 23 would not mind a new building near where they 24 are. 25 However, we also heard from our Planning</p>	<p style="text-align: right;">Page 44</p> <p>1 and Zoning Director in our Staff report, which, 2 of course, constitutes substantial competent 3 evidence in these proceedings, and there is a 4 negative recommendation from the Staff as to 5 the rezoning for the height. And when I 6 listened carefully to the applicant, and I was 7 trying very hard to listen very carefully, I 8 was unable to tell what exactly is before you 9 tonight. 10 What's been noticed and what's been 11 examined by the Staff is a rezoning request 12 requesting the 16 stories and the 163-foot 13 height, based on a Level One Mediterranean 14 bonus, while they admit that they're not 15 entitled to that under a Level One 16 Mediterranean bonus, and that's why our 17 Planning and Zoning Director is recommending 18 denial. And then I heard that they are 19 withdrawing that request and they will now 20 change the building and try to have it qualify 21 before the Board of Architects as a Level Two 22 Mediterranean bonus building. 23 And that sounds like a good plan. My 24 problem is, what they're asking you to do, as a 25 matter of procedure, they're saying, let us go</p>

<p style="text-align: right;">Page 45</p> <p>1 back to the Board of Architects, obtain -- seek 2 and obtain the Level Two Mediterranean changes, 3 while we're going from this Board onward into 4 the City Commission. And I believe I've been 5 in front of this same Board before and had a 6 member say, "I don't vote on a project that I 7 don't have in front of me." I believe that's a 8 quote from one of our members. "I don't like 9 to vote on a project that's not in front of 10 me." 11 And the situation you have tonight is, we 12 don't know what the project is -- what it looks 13 like stylistically, what it has mechanically, 14 what it has -- you know, what are those 15 changes, exactly, and will the Board of 16 Architects approve their request. 17 So I agree with -- in terms of what's been 18 noticed tonight, what's been presented tonight, 19 I agree with the Staff recommendation that the 20 rezoning request should be denied, and 21 slightly different than the Staff's analysis, I 22 think that if you don't have the project in 23 front of you, all of the other things also 24 should be denied or continued. 25 You heard my clients say they welcome the</p>	<p style="text-align: right;">Page 46</p> <p>1 project. We're not here to forcefully object 2 to the project or to oppose it unilaterally. 3 That's not what you heard them say, and that's 4 not what I'm saying. What I am saying, 5 however, is, as the Staff said, some of the 6 application was, quote, incomplete and they are 7 recommending a continuance of the TDR issue and 8 the encroachment issue. 9 The only favorable recommendation is the 10 Comprehensive Plan change. As a matter of 11 policy and politics, which is just my own 12 personal opinion, I don't agree with any change 13 of our Comprehensive Plan, which is the Zoning 14 equivalent of our constitution in this field of 15 practice. I don't think it should be changed 16 for any single project, ever. However, if you 17 are going to change it for a project, you 18 should have the project in front of you. 19 So for those reasons, we welcome additional 20 discussion, we welcome additional neighborhood 21 meetings. There were a couple of charts put up 22 reciting the various meetings and notices. 23 There's been one neighborhood meeting. The 24 docket, if you will, or the procedure to this 25 Board and then to the Board of Architects and</p>
<p style="text-align: right;">Page 47</p> <p>1 what have you, it goes back about five months 2 or so, but this is a 130-unit residential 3 structure, possibly 16 stories, if they get 4 what they're asking for. 5 This is a significant structure, and in the 6 other applications of this magnitude that we've 7 had, that's not a long time and that's not a 8 lot of neighborhood meetings. That's only one. 9 So my respectful request for this Board is to 10 say, we appreciate this applicant, we 11 appreciate their counsel, we appreciate what 12 they've done so far, but as I heard, listening 13 to the Planning and Zoning Director, this is 14 really not ready for prime time and we need to 15 go back, have some meetings with my clients and 16 others who are stakeholders, find out what the 17 Mediterranean Two iteration will look like 18 exactly, and come back to this Board. I don't 19 agree with the idea of letting it go forward to 20 the City Commission and you voting on a project 21 that you don't have in front of you. 22 So that's really my significant comments. 23 Again, some of this, we appreciate. There are 24 store frontages along Andalusia that face our 25 building. That could have been the entry and</p>	<p style="text-align: right;">Page 48</p> <p>1 exit. So we appreciate that. We're studying 2 this carefully and there are some things that we 3 like. We appreciate the fact that what 4 Mr. Navarro described about the alley and the 5 entrance and internalizing some of that. 6 Now I would like to make sure that that is 7 a hard condition or a covenant that's recorded, 8 because my personal experience in that area is, 9 if you cross that intersection going across 10 Miracle Mile toward the Ale House, in between 11 the Ale House and the Navarro, I'm sure they 12 have the same kind of requirement to load in 13 the alley there, and you know where they load 14 every day, in the street, and this is the part 15 where I'm an attorney and I don't typically 16 give testimony, but as a resident, I'm giving 17 factual testimony now, that they just park in 18 the street and cause a huge traffic jam. 19 So we want to make sure those things are 20 pinned down in a hard covenant, but that's 21 really a detail. The bigger picture, the 22 hundred thousand foot picture is, we appreciate 23 the building and the applicant and all they're 24 doing, but it's just not ready. We need to see 25 what the Mediterranean Two bonus iteration will</p>

<p style="text-align: right;">Page 49</p> <p>1 look like.</p> <p>2 I'm available if you need any questions on</p> <p>3 behalf of the 100 Andalusia Association.</p> <p>4 CHAIRMAN AIZENSTAT: Thank you.</p> <p>5 MR. SAVAGE: Thank you, Mr. Chairman. I'm</p> <p>6 sure you gave me all kinds of additional time.</p> <p>7 So I thank you for that.</p> <p>8 CHAIRMAN AIZENSTAT: Are there any --</p> <p>9 THE SECRETARY: Yes. We have two more and</p> <p>10 they need to be sworn in.</p> <p>11 CHAIRMAN AIZENSTAT: They just came in?</p> <p>12 The two individuals that came in, could you</p> <p>13 please stand up to be sworn in?</p> <p>14 THE SECRETARY: Steven Krams and Gomez Mena.</p> <p>15 CHAIRMAN AIZENSTAT: If you can just stand</p> <p>16 up to be sworn in. Thank you.</p> <p>17 (Thereupon, additional participants were</p> <p>18 sworn.)</p> <p>19 THE SECRETARY: Steven Krams.</p> <p>20 MR. KRAMS: Good evening. Thanks for</p> <p>21 letting me speak to you this evening. My name</p> <p>22 is Steven Krams. I live at 1110 South</p> <p>23 Greenway, and I have only been in the</p> <p>24 community, living here, since last spring, but</p> <p>25 also have been working here at the Coral Gables</p>	<p style="text-align: right;">Page 50</p> <p>1 Art Cinema as the executive director and the</p> <p>2 president since 2006. We opened in 2010.</p> <p>3 So having said that, I want to let you guys</p> <p>4 know that it is really extremely positive to</p> <p>5 see such a project going up, regardless of what</p> <p>6 the final decision of the architectural board</p> <p>7 is. Looking at the residential side of it and</p> <p>8 the prospect of new residents coming into the</p> <p>9 Downtown core, it's really a positive, from our</p> <p>10 point of view, and if this project is approved,</p> <p>11 we would certainly welcome them at the cinema</p> <p>12 and hope that they take advantage of it. Since</p> <p>13 it's in walking distance, there won't be a</p> <p>14 parking problem.</p> <p>15 Thank you very much.</p> <p>16 CHAIRMAN AIZENSTAT: Thank you.</p> <p>17 THE SECRETARY: Gomez Mena.</p> <p>18 MR. GOMEZ MENA: My name is Andres Gomez</p> <p>19 Mena. I am an owner of Apartment 315 at 100</p> <p>20 Andalusia Avenue. I have just a simple</p> <p>21 concern. What I read, the project, it didn't</p> <p>22 seem to have a lot of parking spaces, where it</p> <p>23 seems to -- what was presented, it does not</p> <p>24 seem even to have enough parking spaces for the</p> <p>25 residential area, much less for the rest of the</p>
<p style="text-align: right;">Page 51</p> <p>1 complex, the bank, the shops, et cetera.</p> <p>2 So I would like you to look into it,</p> <p>3 because, if not all, of those cars are going to</p> <p>4 be in the streets, where we are, park somewhere</p> <p>5 and causing a problem.</p> <p>6 Okay. Thank you.</p> <p>7 CHAIRMAN AIZENSTAT: Thank you.</p> <p>8 MS. ANDERSON: Thank you.</p> <p>9 CHAIRMAN AIZENSTAT: That's it?</p> <p>10 At this time, I'd like to go ahead and</p> <p>11 close the floor for public --</p> <p>12 MR. NAVARRO: If I could, just two minutes</p> <p>13 just to address some of the comments. If I</p> <p>14 could reserve just two minutes for rebuttal.</p> <p>15 I'll make it quick. I promise.</p> <p>16 Everyone always talks about and we hear a</p> <p>17 lot that development needs to be in the right</p> <p>18 places, and this is the right place for it.</p> <p>19 Your Comprehensive Plan calls for additional</p> <p>20 density and height in this area. This is the</p> <p>21 heart of Downtown. It's your Central Business</p> <p>22 District.</p> <p>23 It's not only an area where you have</p> <p>24 unlimited density and buildings directly to our</p> <p>25 west that have a high intensity Land Use, that</p>	<p style="text-align: right;">Page 52</p> <p>1 allows up to 190 feet, not to mention existing</p> <p>2 buildings that are also just as tall as what</p> <p>3 we're proposing, but it's also in an area</p> <p>4 called the GRID, and this is an area, that in</p> <p>5 order to promote re-development, you have a</p> <p>6 concurrency exemption from traffic, and that's</p> <p>7 done in order to promote projects just like</p> <p>8 this.</p> <p>9 So your whole Comprehensive Plan and Zoning</p> <p>10 is designed to promote a project like this.</p> <p>11 This project is a pedestrian friendly project.</p> <p>12 One of the things that is the issue with</p> <p>13 traffic and I think that your City Commission</p> <p>14 and your City Administration has done a great</p> <p>15 job, is that you need to create an environment</p> <p>16 for people to rely less on the automobile, and</p> <p>17 the way that you do that is, you put</p> <p>18 residential units near where people work and</p> <p>19 where people play. And this is exactly what</p> <p>20 this does.</p> <p>21 Devon, if you could just quickly show --</p> <p>22 I'd like to show the proximity of all of the</p> <p>23 different modes of public transportation that</p> <p>24 are available just within walking distance of</p> <p>25 this project. We have a bike route that will</p>

<p style="text-align: right;">Page 53</p> <p>1 be constructed on Galiano. We have multiple 2 different bus routes. We have the trolley, 3 which is just a stone's throw away from us, and 4 these are all things that -- not to mention all 5 of the other employment hubs that are in a 6 close walking distance. What you want to have 7 is, you want to have young professionals and 8 professionals and families move near where they 9 work, so they could just come out of their 10 house and walk to work, as opposed to having to 11 rely on their automobile, and this project is 12 just in line with that.</p> <p>13 I know that there's been some concerns that 14 have been raised by the residents regarding 15 height. We've done a very job, I believe, in 16 terms of designing a building that doesn't 17 maximize density, doesn't maximize FAR. We're 18 trying to stay within a smaller building 19 envelope. We're not asking for any variances. 20 We're not asking for anything additional than 21 what the Code would require for a project like 22 this, and that includes parking.</p> <p>23 One of the things that we've done is, we've 24 done a shared parking study, in accordance with 25 the standards that were created by the City,</p>	<p style="text-align: right;">Page 54</p> <p>1 and we have provided additional parking than 2 what is required by that shared parking. So we 3 will have no issues with parking. We are also 4 conveniently located, as you can see, within 5 close proximity of multiple parking garages. 6 So if there's any additional surplus parking 7 that is needed at some point, in terms of 8 people getting passes, if they want to have 9 additional family members and cars, there's 10 plenty of public parking within close proximity 11 to our property.</p> <p>12 Lastly, I'd just like to -- I know that 13 Mr. Savage raised an issue regarding the 14 recommendation. It's not necessarily a 15 negative recommendation. Your Staff is 16 recommending approval of the Mixed-Use Land 17 Use. And the Mixed-Use Land Use was created in 18 order to have residential uses on Commercial 19 Zoning and that's exactly what this project 20 does. The Mixed-Use Land Use allows us to 21 bring the residential component to Downtown, 22 and this is the exact reason why it was 23 created, for a project such as this.</p> <p>24 I know that we are asking you to allow us 25 to move forward with pursuing a Mediterranean</p>
<p style="text-align: right;">Page 55</p> <p>1 Level Two bonus. I'd like to say this -- and 2 I've heard this before, from several different 3 this Board Members, this Board focuses on 4 compatibility, whether the Zoning is 5 appropriate, whether the use is appropriate, 6 whether the height is in context with your 7 surrounding development.</p> <p>8 You have a very sophisticated and talented 9 Board of Architects, which are made up -- and 10 we have some great architects on this Board, 11 too -- but you have a Board of Architects, 12 which is focused on making sure that every 13 project that goes up in the City is up to the 14 standard of excellence that the City of Coral 15 Gables expects, and we will be going before 16 that Board to make sure that whatever goes to 17 the City Commission is in line with that 18 project.</p> <p>19 What will not change is the project that's 20 before you today, and that is, a pedestrian 21 friendly, Mixed-Use residential project, that 22 consists of 130 units, that is 163 feet in 23 height, and that has 16 stories. The only 24 issue that we're curing is a procedural issue, 25 that in speaking with your Planning Director,</p>	<p style="text-align: right;">Page 56</p> <p>1 we all agreed was the best way to proceed. So 2 we would say that this application, with the 3 condition that we've proffered with the TDR, to 4 allow us to pursue that after the Site Plan is 5 approved, and ability to move forward with the 6 Mediterranean Level Two bonus, this application 7 is complete and the deficiencies that have been 8 listed in your Staff recommendation have been 9 addressed and that this project is ready for 10 your recommendation.</p> <p>11 We are open to meeting with the neighbors, 12 obviously. This is a very long process. It 13 requires a Land Use amendment. So we still 14 have two more Readings before the City 15 Commission. We've been working on this project 16 for quite some time. And we'll keep open those 17 lines of communication and continue to work not 18 only with your Staff to address any comments 19 that we receive from the Board here this 20 evening, but also to continue to meet with the 21 neighborhood and address any issues that we can 22 as part of this process.</p> <p>23 And I thank you very much. Any questions, 24 we have Mr. Tim Plummer here, Rebecca, who's 25 the project architect, and myself, as well.</p>

<p style="text-align: right;">Page 57</p> <p>1 CHAIRMAN AIZENSTAT: Thank you.</p> <p>2 MR. NAVARRO: Thank you.</p> <p>3 CHAIRMAN AIZENSTAT: At this time, I'll go</p> <p>4 ahead and close for public comments. Open it</p> <p>5 up to the Board.</p> <p>6 Rhonda.</p> <p>7 MS. ANDERSON: I'm delighted that this is a</p> <p>8 Mixed-Use project that you're proposing,</p> <p>9 because it brings in a residential aspect to</p> <p>10 it, but I have concerns, because we really</p> <p>11 don't have the project in front of us, that</p> <p>12 ultimately we need to discuss and pass upon.</p> <p>13 One of the major concerns I have is the</p> <p>14 parking component. I looked at Mr. Plummer's</p> <p>15 report, and one of the criteria that was used</p> <p>16 to decrease the number of parking spaces</p> <p>17 required was based upon data and statistics on</p> <p>18 hotel parking.</p> <p>19 This is not a hotel. If I go to a hotel</p> <p>20 and I fly in from somewhere else, I don't</p> <p>21 necessarily have a vehicle with me. So those</p> <p>22 presumptions or those estimates would be valid.</p> <p>23 But it's not valid here at all.</p> <p>24 You have 86 one bedroom units, and you have</p> <p>25 88 two bedroom units. If you presume that</p>	<p style="text-align: right;">Page 58</p> <p>1 people are going to use car less and use the</p> <p>2 modes of transportation, that necessarily means</p> <p>3 that the cars would be staying behind and that</p> <p>4 people would be using the trolley and stuff for</p> <p>5 some of the local traveling, and when they can,</p> <p>6 use the rail. So the car stays behind.</p> <p>7 If you add up the total number of units,</p> <p>8 you have 174 units but you propose --</p> <p>9 MR. NAVARRO: It's 130 units.</p> <p>10 CHAIRMAN AIZENSTAT: 130 units.</p> <p>11 MS. ANDERSON: 130?</p> <p>12 MR. NAVARRO: Yes.</p> <p>13 MS. ANDERSON: You have 86 one bedroom and</p> <p>14 88 two-bedroom?</p> <p>15 MR. NAVARRO: 44 two bedrooms and 86 one</p> <p>16 bedrooms, sorry.</p> <p>17 MS. ANDERSON: 44. Okay. I know where I</p> <p>18 got 88 from. Because if you have two bedrooms,</p> <p>19 you're going to have two vehicles being in</p> <p>20 those parking spaces.</p> <p>21 MR. NAVARRO: Uh-huh.</p> <p>22 MS. ANDERSON: So that gives you 174</p> <p>23 spaces, at least, on those units themselves.</p> <p>24 MR. NAVARRO: And I'd like Tim Plummer to</p> <p>25 come up to address your parking comments. I</p>
<p style="text-align: right;">Page 59</p> <p>1 mean, one of the things that historically has</p> <p>2 happened is that we've built all of this</p> <p>3 parking, and we have empty parking garages</p> <p>4 everywhere. And once they're built, you can't</p> <p>5 get them down. It just builds a taller</p> <p>6 building.</p> <p>7 This is the Downtown core, so we want to</p> <p>8 promote people not to have cars, but to walk to</p> <p>9 work, walk to the shops, the boutiques, the</p> <p>10 restaurants that are in the area.</p> <p>11 One of the premier things that the City of</p> <p>12 Coral Gables has is plenty of public parking in</p> <p>13 the Downtown core. I mean, within our project,</p> <p>14 you have two that are just across the street.</p> <p>15 So if anybody has a son, that has a car, and</p> <p>16 they want to get an additional space, they</p> <p>17 could get a parking pass from the City of Coral</p> <p>18 Gables, and this has worked in multiple</p> <p>19 different situations.</p> <p>20 But I'd like Tim just to come and explain</p> <p>21 how we got to our shared parking, because I</p> <p>22 think that's important.</p> <p>23 MR. PLUMMER: Good evening. Tim Plummer,</p> <p>24 with David Plummer and Associates, offices at</p> <p>25 1750 Ponce de Leon Boulevard.</p>	<p style="text-align: right;">Page 60</p> <p>1 Ms. Anderson, I'm just curious where you</p> <p>2 got the hotel number from.</p> <p>3 MS. ANDERSON: In your report, you cited a</p> <p>4 statistic that less parking is needed based</p> <p>5 upon what -- "Ace Parking, one of the largest</p> <p>6 parking companies in North America has reported</p> <p>7 that overnight parking at hotels has declined</p> <p>8 five to ten percent," and that's cited in the</p> <p>9 report as grounds or a basis for which to</p> <p>10 deduce for this project less parking is needed.</p> <p>11 I don't find it relevant at all for this</p> <p>12 project.</p> <p>13 MR. PLUMMER: Okay. If you look at Exhibit</p> <p>14 3 in the report, that is from the City's Shared</p> <p>15 Parking in their Zoning Code, and that's where</p> <p>16 the calculation is done. And the City's Shared</p> <p>17 Parking is somewhat conservative.</p> <p>18 There's also an option in the City's Zoning</p> <p>19 Code for an independent shared parking analysis</p> <p>20 using the Urban Lands Institute, but we used</p> <p>21 the City's conservative approach and it comes</p> <p>22 up with 167 parking spaces needed, and the</p> <p>23 project is providing 179.</p> <p>24 So there's a surplus of twelve spaces</p> <p>25 compared to what's required by Code. So it</p>

<p style="text-align: right;">Page 61</p> <p>1 meets everything required by the City.</p> <p>2 MR. TRIAS: Mr. Plummer, on Page 4, you do</p> <p>3 mention the hotel issue that the member is</p> <p>4 referring to.</p> <p>5 MS. MENENDEZ: Page 4 of what, of his</p> <p>6 report?</p> <p>7 MR. TRIAS: Of his report, yeah.</p> <p>8 And the issue that you were raising is that</p> <p>9 it's not relevant in the discussion.</p> <p>10 MS. ANDERSON: Yeah, it's not --</p> <p>11 MR. PLUMMER: Yeah, it's just a ride</p> <p>12 sharing section of the report, and there is no</p> <p>13 restaurant, and we site, and there's no hotel.</p> <p>14 It's just generalized. But what you need to</p> <p>15 look at is Exhibit 3, which is straight from</p> <p>16 the City's Zoning Code.</p> <p>17 MS. ANDERSON: I understand.</p> <p>18 MR. PLUMMER: Yeah.</p> <p>19 MS. ANDERSON: And there's apartment</p> <p>20 buildings in the City where the landlords only</p> <p>21 allow one parking space per unit. And what's</p> <p>22 happened is, the swales are filled with cars.</p> <p>23 This does not even count in the Commercial</p> <p>24 aspect, the draw that would be necessary for</p> <p>25 the Commercial aspect of the property.</p>	<p style="text-align: right;">Page 62</p> <p>1 MR. PLUMMER: Actually, it does. The</p> <p>2 shared parking considers the office, the retail</p> <p>3 and the residential. So if you look at Exhibit</p> <p>4 3, it's very straight-forward, straight from</p> <p>5 the Zoning Code.</p> <p>6 MS. ANDERSON: I understand. I'm talking</p> <p>7 about practicality and what we see actually</p> <p>8 happening with 138 residential units, some of</p> <p>9 which are two bedrooms, and one bedrooms, which</p> <p>10 doesn't preclude that from being occupied by</p> <p>11 two people, as well, which would necessarily</p> <p>12 mean the --</p> <p>13 MR. PLUMMER: We go by the standards and by</p> <p>14 the City's Zoning Code.</p> <p>15 MS. ANDERSON: All right. All right. So I</p> <p>16 do have concerns about the parking issue when</p> <p>17 it's shared parking.</p> <p>18 I do have a question for you. What is the</p> <p>19 time delay for the shared parking? I'm</p> <p>20 assuming you're talking about elevated parking?</p> <p>21 MR. PLUMMER: Yeah, there are some lifts</p> <p>22 within the project, yes.</p> <p>23 MS. ANDERSON: There are some lifts? And</p> <p>24 time-wise, how would this function for someone</p> <p>25 to get their car? How much time delay would</p>
<p style="text-align: right;">Page 63</p> <p>1 there be for someone to get their car brought</p> <p>2 down?</p> <p>3 MR. PLUMMER: We don't have those kinds of</p> <p>4 calculations in our study. It's a standard</p> <p>5 approach -- there's lifts throughout the</p> <p>6 City -- on how those lifts will work. They'll</p> <p>7 work the same, and they're allowed by the Code.</p> <p>8 MS. ANDERSON: Is it --</p> <p>9 MS. MENENDEZ: Ms. Anderson, may I ask a</p> <p>10 question?</p> <p>11 MS. ANDERSON: Sure.</p> <p>12 MS. MENENDEZ: How many parking lifts</p> <p>13 compared to spaces?</p> <p>14 MR. NAVARRO: I'm going to get that</p> <p>15 information for you right now. The way that we</p> <p>16 have it planned, though, is that the lifts</p> <p>17 would be reserved for the two bedrooms. So</p> <p>18 that husband and wife, live in a two-bedroom,</p> <p>19 they will use the lift. So as one comes in,</p> <p>20 the car goes up, the space is there. Wife</p> <p>21 comes in after, the space is available.</p> <p>22 So it's reserved to one unit. So</p> <p>23 operationally, it's very simple to operate, and</p> <p>24 these lifts have become so high tech and user</p> <p>25 friendly that it makes this a lot different</p>	<p style="text-align: right;">Page 64</p> <p>1 than some of the other lifts that you've seen</p> <p>2 before, where they're hand operated or</p> <p>3 something.</p> <p>4 So the reason that the lifts, we think, are</p> <p>5 going to be successful is because we're going</p> <p>6 to be limiting them to the two-bedroom, so</p> <p>7 that --</p> <p>8 MS. MENENDEZ: 44 lifts?</p> <p>9 MR. NAVARRO: No. It's --</p> <p>10 MR. PLUMMER: No, it wasn't that many.</p> <p>11 MR. NAVARRO: It's 20 lifts.</p> <p>12 MS. MENENDEZ: 20 lifts?</p> <p>13 MR. NAVARRO: 20 lifts, yeah, and we have</p> <p>14 44 two bedrooms, I believe. Yeah.</p> <p>15 And the way the Code works is that it</p> <p>16 counts 1.75 spaces per the two bedrooms. So I</p> <p>17 think we have 163 spaces required for the</p> <p>18 residential. We're providing 179.</p> <p>19 But as Tim said, we have a ground floor</p> <p>20 bank tenant, a long-term tenant. They are 9:00</p> <p>21 to 5:00. Usually people are out at that time.</p> <p>22 So there will be plenty of parking while people</p> <p>23 are at work, and, then, when they come back</p> <p>24 from work, the bank will be closed at that</p> <p>25 point.</p>

<p style="text-align: right;">Page 65</p> <p>1 So based on the shared of usage, plus we</p> <p>2 have upper level office spaces, we've done it</p> <p>3 and we think we have sufficient parking to</p> <p>4 satisfy all of the different uses that we have.</p> <p>5 And that's just not counting all of the other</p> <p>6 different public parking that's around us.</p> <p>7 Thank you.</p> <p>8 MS. VELEZ: May I ask a question?</p> <p>9 MS. ANDERSON: Go ahead.</p> <p>10 MS. VELEZ: Mr. Navarro, you mentioned that</p> <p>11 there was public parking across the street.</p> <p>12 Could you specify what those parking lots are</p> <p>13 or parking garages are?</p> <p>14 MR. NAVARRO: Sure. So this is our</p> <p>15 property right here. All of the yellow points</p> <p>16 are the trolleys, right. So we have -- right</p> <p>17 over here, we have plenty of different trolley</p> <p>18 spots. The parking garages that are closest to</p> <p>19 our property are these two right here, one on</p> <p>20 Aragon, one is the one just down street on</p> <p>21 Andalusia, right next to the former BrickTops,</p> <p>22 and then we have one just over here, on the</p> <p>23 other side of the street, behind the --</p> <p>24 CHAIRMAN AIZENSTAT: The Palace.</p> <p>25 MR. NAVARRO: Yes. Thank you.</p>	<p style="text-align: right;">Page 66</p> <p>1 MS. VELEZ: Oh, yes.</p> <p>2 MR. NAVARRO: So we have one, two, three,</p> <p>3 and then this one just on the other side, as</p> <p>4 well, a little further. But just within close</p> <p>5 proximity we have plenty of parking spaces.</p> <p>6 CHAIRMAN AIZENSTAT: Let me allow Rhonda to</p> <p>7 finish.</p> <p>8 MS. VELEZ: Yes.</p> <p>9 CHAIRMAN AIZENSTAT: Rhonda.</p> <p>10 The floor is closed, please. Thank you.</p> <p>11 MS. ANDERSON: Okay. With regard to the</p> <p>12 parking issue, since you have 44 two-bedroom</p> <p>13 apartments and just 20 lifts, would you be</p> <p>14 adverse to adding the additional lifts for the</p> <p>15 two-bedroom units? It would be an additional</p> <p>16 24 lifts.</p> <p>17 MR. NAVARRO: I don't think that we have an</p> <p>18 objection to adding additional lifts. I need</p> <p>19 to talk to my client, but I need to also make</p> <p>20 sure with the architect that we can fit more.</p> <p>21 MS. ANDERSON: Right.</p> <p>22 MR. NAVARRO: There's a certain clearance</p> <p>23 and the level that we have them at fits nicely.</p> <p>24 If you give me a few minutes, I could ask</p> <p>25 Rebecca to crunch some numbers and see if we</p>
<p style="text-align: right;">Page 67</p> <p>1 could accommodate some additional spaces, and</p> <p>2 we could proffer that.</p> <p>3 MS. ANDERSON: Okay.</p> <p>4 The use for the business area, where the</p> <p>5 arcades are, are any of those to be restaurant</p> <p>6 areas? I'm sorry.</p> <p>7 MR. NAVARRO: Sorry.</p> <p>8 MS. ANDERSON: I'll repeat it. The uses</p> <p>9 for the businesses where the arcade is, are any</p> <p>10 of those to be restaurant areas?</p> <p>11 THE WITNESS: We don't anticipate it.</p> <p>12 That's not the tenants that we have lined up.</p> <p>13 They're going to be more of a service oriented,</p> <p>14 similar to like a financial institution, I</p> <p>15 think is what we have planned. Not a bank, but</p> <p>16 some H&R Block, but we don't expect restaurants</p> <p>17 to be there.</p> <p>18 If we do change the use to restaurants, we</p> <p>19 will have to come back before you, because we</p> <p>20 have to provide additional parking or we'd have</p> <p>21 to find that parking off-site. So right now we</p> <p>22 are not proposing restaurants as part of our</p> <p>23 Mixed-Use Site Plan approval, and the way that</p> <p>24 I think your Planning Director has interpreted</p> <p>25 it in the past is that, if we are going to</p>	<p style="text-align: right;">Page 68</p> <p>1 change the use, we need to come back for that</p> <p>2 review, especially for a restaurant, that does</p> <p>3 trigger additional parking.</p> <p>4 MS. ANDERSON: Okay. Because I do have</p> <p>5 concerns -- well, I like the arcade, and it</p> <p>6 does help with pedestrian traffic and the</p> <p>7 usability, but there are concerns when it ends</p> <p>8 up being filled up with chairs and tables and</p> <p>9 it ceases to be an arcade.</p> <p>10 MR. NAVARRO: That's a great point. Yeah,</p> <p>11 we see that a lot, that then it kind of</p> <p>12 prevents you from having accessibility, and</p> <p>13 what we did there is, we created a very large</p> <p>14 arcade. It's a nice public space. So we want</p> <p>15 to make sure to keep that open and I don't</p> <p>16 think we have an issue with not having a</p> <p>17 restaurant there. We couldn't park it, anyway,</p> <p>18 but that's not part of our plan.</p> <p>19 MS. ANDERSON: Now, on the Andalusia side,</p> <p>20 there appears to be a hang over that basically</p> <p>21 hangs over the trees that are proposed. It's</p> <p>22 very difficult to see on these drawings. On</p> <p>23 the Andalusia side.</p> <p>24 MR. NAVARRO: It's actually this elevation,</p> <p>25 I think.</p>

<p style="text-align: right;">Page 69</p> <p>1 MS. ANDERSON: Look at R-10. Yes. You</p> <p>2 see --</p> <p>3 MR. NAVARRO: So, yes. So there's an</p> <p>4 overhang right here, which is --</p> <p>5 MS. ANDERSON: No, on the Andalusia side.</p> <p>6 You're looking at Galiano. If you look right</p> <p>7 across from the 100 building on Andalusia --</p> <p>8 MR. NAVARRO: Right here? The upper level?</p> <p>9 MS. ANDERSON: Right there.</p> <p>10 MR. NAVARRO: That architectural feature?</p> <p>11 MS. ANDERSON: That architectural feature</p> <p>12 appears to hang over the trees.</p> <p>13 MR. NAVARRO: Yes, and we're going to make</p> <p>14 sure that that does not happen. I think it</p> <p>15 might just be something that's shown on the</p> <p>16 rendering. I have to check the Site Plan. You</p> <p>17 can probably see it better on the Site Plan.</p> <p>18 It could be just an issue with the elevation,</p> <p>19 but the tip of the arcade here, as you can see,</p> <p>20 is right to the edge of that tree.</p> <p>21 So we'll make sure that we have sufficient</p> <p>22 clearance. Right now we have eight feet from</p> <p>23 the edge of pavement to the edge of the arcade.</p> <p>24 So there should be plenty of space to put that</p> <p>25 tree. Between here and here, there's eight</p>	<p style="text-align: right;">Page 70</p> <p>1 feet. Some of the tree is going to overhang</p> <p>2 into the right-of-way, right, and then the</p> <p>3 remainder can hang over on our property, and</p> <p>4 then the arcade is twelve feet.</p> <p>5 So if there's any conflicts here, we have</p> <p>6 plenty of space to try to provide a few more</p> <p>7 feet, if needed, but I think, with eight feet,</p> <p>8 we should be fine. It's not reflected really</p> <p>9 great on the rendering, I agree, but over here,</p> <p>10 on the Site Plan, you can clearly see that the</p> <p>11 center of the tree is right along the edge of</p> <p>12 pavement, so we have almost six feet for the</p> <p>13 tree to go.</p> <p>14 MS. ANDERSON: Yeah. I have a little</p> <p>15 concern about the walkability of that area. It</p> <p>16 seems to be filled, between trees and arcade.</p> <p>17 I mean, we will be depending upon the arcade</p> <p>18 for walking, but the sidewalk itself seems to</p> <p>19 be quite filled.</p> <p>20 MR. NAVARRO: Yeah. So that's one of the</p> <p>21 things that we have been focused on, on many</p> <p>22 projects. One of the things that we've done,</p> <p>23 especially with these being major commercial</p> <p>24 thoroughfares, they have a large amount of</p> <p>25 traffic, this especially being a one way</p>
<p style="text-align: right;">Page 71</p> <p>1 street, we've tried to put the trees, also not</p> <p>2 just to beautify the streetscape, but we've</p> <p>3 tried to put the trees within the outer</p> <p>4 sidewalk, to prevent patrons and pedestrians</p> <p>5 and residents from walking on that side, near</p> <p>6 the traffic.</p> <p>7 What we're doing is, we're redirecting them</p> <p>8 to a twelve-foot wide covered arcade, which is</p> <p>9 a protective element. So these are actually</p> <p>10 here. We've done it on other projects. I</p> <p>11 think it's something that's been promoted by</p> <p>12 the City on many occasions, is to basically put</p> <p>13 landscaping here and then you move the</p> <p>14 pedestrian traffic under your arcade, which all</p> <p>15 of this is private property, which is becoming</p> <p>16 now a public sidewalk. We're basically</p> <p>17 providing that, on our side.</p> <p>18 And this is all under the MXD. This is all</p> <p>19 promoted so that you do the arcade and you get</p> <p>20 the zero setback for 45 feet.</p> <p>21 MS. ANDERSON: Right.</p> <p>22 MR. NAVARRO: And that's what we're doing.</p> <p>23 Here we cannot accommodate that, because it's</p> <p>24 an existing building. In lieu of that, the</p> <p>25 trees are going within these little curb cuts</p>	<p style="text-align: right;">Page 72</p> <p>1 that we're creating here or these little carve</p> <p>2 outs, and what we're doing is, we're providing</p> <p>3 a decorative covered overhang over all of this,</p> <p>4 to at least provide some pedestrian cover,</p> <p>5 since we can't physically put the arcade into</p> <p>6 our property.</p> <p>7 MS. ANDERSON: All right. Just the amount</p> <p>8 of walkability of that sidewalk, outside of the</p> <p>9 arcade -- I understand the use of the arcade in</p> <p>10 there. I've seen historically how those have</p> <p>11 been filled with other things. So I do still</p> <p>12 have the same concerns.</p> <p>13 MR. NAVARRO: Yeah. And we could put a</p> <p>14 covenant or something, because I understand</p> <p>15 your concern, that that remain free of any kind</p> <p>16 of obstructions or anything, to make sure that</p> <p>17 we maintain -- I mean, we have to meet ADA</p> <p>18 requirements, anyway, but that we maintain a</p> <p>19 twelve-foot walkway, which I think what we're</p> <p>20 proposing is -- actually, it's nine feet two</p> <p>21 inches here, and it's twelve feet here, and</p> <p>22 usually, with an eight-foot sidewalk, you have</p> <p>23 plenty of space. So we're larger than what's</p> <p>24 normally provided -- that exists today, but</p> <p>25 normally provided in other parts of the City.</p>

<p style="text-align: right;">Page 73</p> <p>1 MS. ANDERSON: Have you looked into bump 2 outs in that area in order to enhance that 3 walkability along the Andalusia side? 4 MR. NAVARRO: Yes. So we are actually -- 5 there's a bump out that was created -- there's 6 a bump out that was created here as part of the 7 streetscape project, right here on this corner. 8 It's not shown very great here. But right at 9 the corner, this was created as a bump out. 10 MS. ANDERSON: But on the other side -- 11 MR. NAVARRO: Yeah. We're going to be 12 working here to try to put some art in public 13 places, which I think is a great opportunity. 14 Over here, we are actually creating our own 15 bump out. This area here is going to be 16 designed as part of our streetscape, and this 17 will help, hopefully, redirect some of the 18 pedestrian traffic that goes on there and 19 provide additional sidewalk. 20 But right here we're creating our own bump 21 out. We've been working with Public Works on 22 it. 23 MS. ANDERSON: And as far as green space 24 improvements for that area, are there any 25 proposals for that?</p>	<p style="text-align: right;">Page 74</p> <p>1 MR. NAVARRO: So since it's in the urban 2 core, the MXD -- for better or worse, because 3 this is the urban core, you know, this is your 4 urban most dense, high intense development, the 5 MXD allows you to count all of the improvements 6 that you make to the public right-of-way, 7 including the alley and all of the sidewalks 8 and the arcade, it allows you to count, I 9 believe, 75 percent of the arcade that you 10 create as your open space, and I believe we 11 have about 30 percent open space, if I'm not 12 mistaken, and so we're over and above what's 13 required. 14 And one the commitments that we've done is 15 obviously improving this alley and obviously 16 completing the streetscape from about here, 17 where it ends, all of the way down around our 18 property, in addition to providing the arcade. 19 MS. ANDERSON: Have you thought about the 20 park that's nearby, enhancing that, to make it 21 more -- 22 MR. NAVARRO: The one by Barnes and Noble? 23 MS. ANDERSON: Yeah. 24 MR. NAVARRO: I think that's a piece of 25 private property that belongs to the owner</p>
<p style="text-align: right;">Page 75</p> <p>1 that's, I think, right next to us, but if 2 there's any parks in the area, we can consider 3 it. 4 MR. TRIAS: Jorge, are you referring to 5 that green area that fronts Miracle Mile? 6 MS. ANDERSON: That fronts Miracle Mile. 7 MR. TRIAS: That is private property. 8 MS. ANDERSON: It is private? 9 MR. TRIAS: Yes. 10 MS. ANDERSON: Okay. That's a shame. 11 CHAIRMAN AIZENSTAT: All right. Julio. 12 MS. MENENDEZ: I like that. 13 MR. GRABIEL: Okay. I like this project. 14 I think it's well thought out. I think there's 15 obviously a commitment to the urban core of the 16 City, and I actually like the contemporary 17 design. I think that every City has to have a 18 mix of styles, and when I opened it and I saw 19 that it was contemporary, I was actually very 20 happy to see that. I understand, from what 21 you're saying, that that will change. 22 To be able to get the Level Two approvals 23 you have to change it to a Mediterranean style. 24 MR. NAVARRO: We hope it's a transition 25 area Mediterranean style, but --</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. GRABIEL: We'll let the Board of 2 Architects make that decision for us. 3 MR. NAVARRO: Yeah. 4 MR. GRABIEL: But in principle, I like it 5 very much. I like the arcades on Andalusia and 6 Galiano. I love the idea of getting the 7 building -- the bank building, which is totally 8 solid and very unfriendly, to open up to the 9 street on both, Miracle Mile and Galiano. So I 10 think that's a tremendous improvement. That is 11 probably, with all due respect to whoever 12 designed it, one of the ugliest buildings in 13 Downtown Coral Gables, you know. So what we 14 see there, it's an improvement. 15 I actually have no problem with waiting to 16 have the Transfer of Development Rights as a 17 future, because I know that that will have to 18 be reviewed by all of the parts that belong to 19 it. 20 I do have a problem with not seeing the 21 building designed as a Level Two. I know the 22 architects are very capable. I know that the 23 Board of Architects is very capable of looking 24 at that, but to get approval for it, without 25 seeing it, it causes me some concerns.</p>

<p style="text-align: right;">Page 77</p> <p>1 MR. NAVARRO: I think one of the things</p> <p>2 that maybe we could do, and I believe the Board</p> <p>3 has accommodated this in limited circumstances</p> <p>4 before is, we could always bring it back to you</p> <p>5 to show you the final product, as part of the</p> <p>6 process. So we will take your recommendation</p> <p>7 and come back and show you what the final</p> <p>8 design that was approved, which we hope to</p> <p>9 still be as contemporary as possible, but</p> <p>10 meeting the criteria of the Mediterranean Level</p> <p>11 Two, but we would be happy to bring that back</p> <p>12 before you, so that the project just doesn't</p> <p>13 leave and you never get to see it back. I</p> <p>14 think you've done that in other instances, to</p> <p>15 make sure that it meets your satisfaction.</p> <p>16 MR. GRABIEL: Let's see what the rest of my</p> <p>17 colleagues think about it, but those are my</p> <p>18 comments.</p> <p>19 MR. NAVARRO: Okay. Understood.</p> <p>20 CHAIRMAN AIZENSTAT: Maria Menendez.</p> <p>21 MS. MENENDEZ: I have a few questions for</p> <p>22 Staff.</p> <p>23 MR. NAVARRO: Okay. I'll be here if you</p> <p>24 need me.</p> <p>25 MS. MENENDEZ: The Mixed-Use, right, are we</p>	<p style="text-align: right;">Page 78</p> <p>1 looking at it -- so we have two buildings. We</p> <p>2 have one that faces the Mile and we have one</p> <p>3 that faces Galiano, that's connected with this</p> <p>4 walkway. Are they being viewed -- when you</p> <p>5 look at this Mixed-Use, are they being viewed</p> <p>6 together or are they being viewed as individual</p> <p>7 buildings?</p> <p>8 MR. TRIAS: They are together.</p> <p>9 MS. MENENDEZ: Okay.</p> <p>10 MR. TRIAS: And both of them are Mixed-Use.</p> <p>11 Keep in mind, the ground level in both</p> <p>12 buildings is office or retail, and the upper</p> <p>13 level, in both, is also residential.</p> <p>14 MS. MENENDEZ: The reason I ask is because,</p> <p>15 you know, this bank on the first floor of the</p> <p>16 building that faces the Mile is big.</p> <p>17 MR. TRIAS: Yes.</p> <p>18 MS. MENENDEZ: And it takes up a lot of</p> <p>19 that Mixed-Use percentage, that, really, allows</p> <p>20 it to be a Mixed-Use, right, because then what</p> <p>21 you have on top of the bank is apartments, and</p> <p>22 then what you have in back is what I would</p> <p>23 classify as very little retail or, you know --</p> <p>24 MR. TRIAS: Yes.</p> <p>25 MS. MENENDEZ: And then apartments. So I'm</p>
<p style="text-align: right;">Page 79</p> <p>1 really having a hard time, especially on the</p> <p>2 Mile side, to look at this as a nice Mixed-Use.</p> <p>3 I mean, I love the apartment component, but I</p> <p>4 would have loved to have seen some other mix --</p> <p>5 facing the Mile, that would kind of like</p> <p>6 energize the Mile, and not necessarily be a</p> <p>7 bank.</p> <p>8 MR. TRIAS: There are some business reasons</p> <p>9 why that's the case. Maybe the Applicant can</p> <p>10 explain that. Certainly, long-term, in the</p> <p>11 future, it could be something different, I</p> <p>12 suppose.</p> <p>13 MR. NAVARRO: Yes. So I don't know if the</p> <p>14 bank is listening, but we really like the bank,</p> <p>15 and they've been a long-term tenant, and</p> <p>16 supposedly they serve a lot of the businesses</p> <p>17 and law firms in the area. So they have a big</p> <p>18 depository. They have a lease term with us,</p> <p>19 and there are some renewable options. In the</p> <p>20 event that they don't take advantage of those</p> <p>21 renewable options, then we would definitely --</p> <p>22 that would be a great opportunity to have some</p> <p>23 additional retail.</p> <p>24 We had to work very closely with the bank,</p> <p>25 because we have limited flexibility into what</p>	<p style="text-align: right;">Page 80</p> <p>1 we can do in order to work with them to provide</p> <p>2 all of the blowout that we have to do to</p> <p>3 Galiano Street and to further set back the</p> <p>4 windows along Miracle Mile, which is one of the</p> <p>5 conditions that the Board of Architects had us</p> <p>6 do. They wanted us to go and try to treat</p> <p>7 this.</p> <p>8 So we worked with the bank in order to</p> <p>9 accomodate that, but it's a long-term tenant</p> <p>10 and we can't do much with that bank, but, you</p> <p>11 know --</p> <p>12 MS. MENENDEZ: You don't have in their</p> <p>13 lease, something that I've seen typical in</p> <p>14 commercial leases, where you can relocate your</p> <p>15 tenant for the overall purpose of a better</p> <p>16 project?</p> <p>17 MR. NAVARRO: So because they used to own</p> <p>18 the building, they -- when it was purchased --</p> <p>19 MS. MENENDEZ: That was a contingency?</p> <p>20 MR. NAVARRO: Yeah, they put that in there.</p> <p>21 So they have a very good real estate lawyer,</p> <p>22 who put that in there.</p> <p>23 One of the things that we've done is, we</p> <p>24 used to have residential all on the second</p> <p>25 floor. We've added some offices there. So</p>

<p style="text-align: right;">Page 81</p> <p>1 we've tried to provide --</p> <p>2 MS. MENENDEZ: Yeah, I saw that in the</p> <p>3 middle, though.</p> <p>4 MR. NAVARRO: Yeah. We tried this. Now we</p> <p>5 have retail, office and residential, but on the</p> <p>6 ground floor, I mean, right now, if you'd walk</p> <p>7 by there, you can't even tell it's a bank.</p> <p>8 It's an H&R Block and a bank, but there's very</p> <p>9 small windows --</p> <p>10 MS. MENENDEZ: Well, but it's going to be</p> <p>11 opened up.</p> <p>12 MR. NAVARRO: Yeah, we're going to open it</p> <p>13 up. So now at least you'll see some activity</p> <p>14 on the other side. You'll see all of the bank</p> <p>15 personnel working very hard.</p> <p>16 MS. MENENDEZ: And are you leaving the</p> <p>17 actual structure of the bank and just creating</p> <p>18 a fascia -- is that it -- and then building up?</p> <p>19 MR. NAVARRO: Correct. Yeah. So what</p> <p>20 we're doing is, we're keeping the existing</p> <p>21 structure. We're going to be basically putting</p> <p>22 a whole new facelift on it. We're going to be</p> <p>23 making larger windows, putting architectural</p> <p>24 treatment on it, and then there's going to be a</p> <p>25 structural component, which actually gives us</p>	<p style="text-align: right;">Page 82</p> <p>1 articulation in the facade, that will serve as</p> <p>2 a structural element that will hold up the</p> <p>3 additional weight that we need in order to</p> <p>4 accommodate the pool on the upper level,</p> <p>5 because there is a pool on the upper level.</p> <p>6 MS. MENENDEZ: I saw that.</p> <p>7 MR. NAVARRO: Yeah. And when you fill it</p> <p>8 with water, it becomes quite heavy. So we have</p> <p>9 to kind of engineer that. But that actually</p> <p>10 gives us an opportunity to add additional</p> <p>11 architectural treatments to that building, that</p> <p>12 we, otherwise, wouldn't be able to do without</p> <p>13 that. So it's going to look like a completely</p> <p>14 different building, I think.</p> <p>15 I had a before and after here, which I</p> <p>16 think is -- you know, you can't even tell it's</p> <p>17 the same building, but unfortunately we're</p> <p>18 working with the circumstances that we have, as</p> <p>19 the property owner. SunTrust is going to be</p> <p>20 there for the foreseeable future.</p> <p>21 MS. MENENDEZ: And how do you put more</p> <p>22 Mixed-Use in the back building to give that</p> <p>23 synergy that you're looking, for with a</p> <p>24 Mixed-Use project, that is just not apartments?</p> <p>25 MR. NAVARRO: Yeah. So one of the things</p>
<p style="text-align: right;">Page 83</p> <p>1 we did, and we were actually trying to be</p> <p>2 sensitive to the neighbors on this issue, we</p> <p>3 currently have several shops here, along</p> <p>4 Galiano. We are putting additional retail</p> <p>5 space along the Galiano frontage. There is an</p> <p>6 entrance right at the corner here, in this</p> <p>7 public space, but what we did is, we kept the</p> <p>8 lobby area for the residential on Galiano to</p> <p>9 match what's on the other side -- or Andalusia,</p> <p>10 to match what's on the other side, which they</p> <p>11 actually have an entrance to the parking garage</p> <p>12 there, but, you know, we need a lobby area, and</p> <p>13 we thought, you know, it's better to put the</p> <p>14 lobby area along Andalusia than along Galiano</p> <p>15 or Miracle Mile, which are probably the more</p> <p>16 retail intense streets.</p> <p>17 MS. MENENDEZ: Okay.</p> <p>18 MR. NAVARRO: But we're going to, you know,</p> <p>19 make sure -- I mean, if we could accommodate</p> <p>20 additional retail, I know that my client would</p> <p>21 love to do so, but I think we're limited by</p> <p>22 having to have the lobby area here.</p> <p>23 MS. MENENDEZ: Okay.</p> <p>24 MR. NAVARRO: And it does wrap around. We</p> <p>25 did make sure that it at least wrapped around.</p>	<p style="text-align: right;">Page 84</p> <p>1 So you will have some retail here.</p> <p>2 MS. MENENDEZ: But it's very minimal. I</p> <p>3 mean, the bank takes it all up and you have a</p> <p>4 Mixed-Use -- you're trying to achieve a</p> <p>5 Mixed-Use classification, but, really, that</p> <p>6 percentage of commercial is the bank, pretty</p> <p>7 much.</p> <p>8 MR. NAVARRO: Yeah. So the way the Comp</p> <p>9 Plan reads for Mixed-Use, and I know we've</p> <p>10 dealt with this on so many projects, is you</p> <p>11 can't have more than 85 percent of the square</p> <p>12 footage as one use, and you have to have at</p> <p>13 least eight percent commercial. So we meet</p> <p>14 those standards.</p> <p>15 Obviously, if at some point the bank</p> <p>16 decides that they're downsizing for some</p> <p>17 reason, that will bring us a great opportunity</p> <p>18 to provide additional ground floor retail, and</p> <p>19 we have designed it in a way that if they want</p> <p>20 to take up this space, we can free up this</p> <p>21 space. So there's flexibility. But until that</p> <p>22 opportunity presents itself -- I mean, we</p> <p>23 anticipate this project will be here for a long</p> <p>24 time, so I'm sure that moment will come and</p> <p>25 we'll take advantage of it.</p>

<p style="text-align: right;">Page 85</p> <p>1 MS. MENENDEZ: The bank has been there</p> <p>2 forever.</p> <p>3 MR. NAVARRO: Yes, but people are</p> <p>4 downsizing, so hopefully we'll be able to get</p> <p>5 some space back.</p> <p>6 MS. MENENDEZ: Okay. So I have a question</p> <p>7 to Ramon. Ramon, where are the comments from</p> <p>8 Staff? We don't have Public Works comments on</p> <p>9 the circulation. We don't have concurrency. I</p> <p>10 don't think concurrency has even reviewed it.</p> <p>11 We don't have a Zoning review.</p> <p>12 I mean, we typically -- and I noticed that</p> <p>13 in your report, we have that they have provided</p> <p>14 comments, but yet we don't have them here.</p> <p>15 MR. TRIAS: Well, you have the summary in</p> <p>16 the Staff report. Certainly there were some</p> <p>17 issues that were being worked on, on the site</p> <p>18 planning, and that's why you don't have</p> <p>19 additional comments.</p> <p>20 And the fact of the matter is that, up to</p> <p>21 today, we've been working on refining that. SO</p> <p>22 that may be the best explanation I can give</p> <p>23 you. That's why we recommended continuance of</p> <p>24 it, because of that.</p> <p>25 MS. MENENDEZ: Right. Okay.</p>	<p style="text-align: right;">Page 86</p> <p>1 MR. TRIAS: Now, the good news is that the</p> <p>2 Applicant has proffered agreement with pretty</p> <p>3 much every issue that we had requested. We</p> <p>4 haven't had time --</p> <p>5 MS. MENENDEZ: But, see, I don't know the</p> <p>6 issues, right, because for one thing, the</p> <p>7 circulation -- the use of the alley exclusively</p> <p>8 for the entrance and exit of that garage is a</p> <p>9 little concerning for me, because that alley,</p> <p>10 if I recall, is one way?</p> <p>11 MR. NAVARRO: It's a one way alley</p> <p>12 currently. It's 20 feet.</p> <p>13 MS. MENENDEZ: Right. And so it's 20 feet.</p> <p>14 And so my concern is, how is that going to</p> <p>15 work? I know that in your property, at least,</p> <p>16 there's an additional, you said, 30 feet, but</p> <p>17 in the drawings, it says, an additional five</p> <p>18 feet.</p> <p>19 MR. NAVARRO: Yeah. It's between five and</p> <p>20 ten feet.</p> <p>21 MR. TRIAS: There's five feet at the</p> <p>22 narrowest and then it's ten feet at the widest.</p> <p>23 MS. MENENDEZ: So it fluctuates from 25 to</p> <p>24 30.</p> <p>25 MR. TRIAS: Yeah. Yeah.</p>
<p style="text-align: right;">Page 87</p> <p>1 MS. MENENDEZ: But yet that's just within</p> <p>2 your property. You still have an alley that</p> <p>3 runs west towards Ponce -- Ponce, yes.</p> <p>4 MR. NAVARRO: Yes.</p> <p>5 MS. MENENDEZ: So the question is, how is</p> <p>6 that going to circulate? I mean, who has</p> <p>7 reviewed that? Is there any concerns? Because</p> <p>8 alleys are typically for like secondary or --</p> <p>9 that I know of, it's not used for primary</p> <p>10 entrance and exits of parking garages. And to</p> <p>11 me, if it works, it's great, but the question</p> <p>12 is, does it work? Has anybody reviewed that?</p> <p>13 MR. NAVARRO: So that was exactly what your</p> <p>14 Public Works independent consultant raised.</p> <p>15 Tim Plummer has done -- and he could address</p> <p>16 the maneuverability study that we did. We did</p> <p>17 a --</p> <p>18 MS. MENENDEZ: See, I don't even have</p> <p>19 comments from the independent consultant.</p> <p>20 MR. NAVARRO: So they gave us the comment</p> <p>21 saying, everything is fine, give us a</p> <p>22 maneuverability study. We provided that. And</p> <p>23 I guess that by providing it, the comment was</p> <p>24 satisfied, because we haven't received anything</p> <p>25 else, other than showing that it works.</p>	<p style="text-align: right;">Page 88</p> <p>1 But the minimum that you need for a two-way</p> <p>2 drive is 24 feet. So right now, it's one way,</p> <p>3 because it's 20 feet. What we're doing is,</p> <p>4 we're providing an additional five feet, right</p> <p>5 here. So you're going to have 25 feet, which</p> <p>6 gives you plenty of space for the two-way.</p> <p>7 Right when you get to this edge, we go to</p> <p>8 30 feet. So there's plenty of space for you to</p> <p>9 have the proper turning radii. As you go this</p> <p>10 way, and we'll have to deal with it with</p> <p>11 signage, obviously, this will continue to be a</p> <p>12 one way alley going the other way, but it</p> <p>13 does -- the MXD, lately, has -- and in a lot of</p> <p>14 applications you see this -- Staff and</p> <p>15 professional urban planners have said, "Let's</p> <p>16 use them, the alleys, not just for loading</p> <p>17 anymore. Let's use them for access."</p> <p>18 And the reason is, it reduces conflicts</p> <p>19 with pedestrians that you have by putting</p> <p>20 entrances --</p> <p>21 MS. MENENDEZ: Again, I don't have an</p> <p>22 issue, as long as the circulation works. And</p> <p>23 I'm familiar with the fact that that's a one</p> <p>24 way alley, but yet you have a two-way</p> <p>25 entrance -- you know, entrance and exit. So</p>

<p style="text-align: right;">Page 89</p> <p>1 I'm kind of wondering how that works. It's 2 just we don't have that information. 3 MR. NAVARRO: I think, when they come in, 4 the Board will recommend that they give five 5 feet, as well, so we could have additional 6 circulation, but what we're doing is, we're 7 creating the additional space needed to 8 accommodate the two lanes on our property. 9 And, Tim, if you could just quickly address 10 the maneuverability issue. I know you looked 11 at that for us, and that was a good question, 12 because it also came up from Public Works. 13 MR. PLUMMER: Yes, so the issue came up 14 regarding circulation and access, and we were 15 asked to do a maneuverability study. So we 16 looked at those issues, to make sure that the 17 truck loading works -- that one of them -- to 18 make sure that they can get in, and that the 19 width was wide enough, and that the turning 20 templates that we used allowed the access to 21 get in and out of the garage. 22 And everything that we presented to the 23 City, to their consult, they've reviewed, and 24 we haven't heard anything otherwise that there 25 was a problem. So my professional opinion is,</p>	<p style="text-align: right;">Page 90</p> <p>1 it works just fine. I'd like to see the 2 traffic get out of Galiano and into the alley. 3 This isn't a real high generator of traffic, 4 this project, as opposed to queuing up onto 5 Galiano. 6 As some residents have mentioned, there's 7 some traffic issues with Galiano, specifically 8 with the signal at Miracle Mile, so we want to 9 get the traffic off of Galiano, to have the 10 least amount of impact to the public roadway 11 system. 12 MS. MENENDEZ: Right, but the project 13 itself, from what I recall, is doubling up on 14 the number of trips. I think it's generating 15 over 700 trips. 16 MR. PLUMMER: So compared to what's out 17 there today with the bank and the existing 18 property, in the morning peak hour, it's 19 approximately fifteen more trips in an hour. 20 So that's one every four minutes. And in the 21 afternoon peak hour, it's an additional 35. So 22 it's an additional trip every two minutes, 23 compared to what's out there. 24 MS. MENENDEZ: But I saw an overall 25 increase of 700 trips.</p>
<p style="text-align: right;">Page 91</p> <p>1 MR. PLUMMER: That must be on the daily. 2 That's across a 24-hour period. 3 MS. MENENDEZ: Right. 4 MR. PLUMMER: So what we focus in on is the 5 peak hours. 6 MS. MENENDEZ: Right, but the peak hours, I 7 mean, that's for people going to work and 8 people coming home, but Miracle Mile is a 9 shopping designation. So, to me, it has a 10 mix -- you know, I mean -- 11 MR. PLUMMER: It does, but the residential 12 generally gets home through that peak hour on a 13 weekday. Right. So their cars are parked. 14 They're in there. They're not generating the 15 traffic. 16 The office component, the bank component, 17 is closed. They've already left at five 18 o'clock in the afternoon. So the after the six 19 o'clock period, there's really not a whole lot 20 of generation coming from the site, because 21 most people are home. 22 You may stop and go out to dinner, so 23 there's still some volume that's coming in and 24 out, but not near the amount as during the peak 25 hours, when people are leaving in the morning</p>	<p style="text-align: right;">Page 92</p> <p>1 to get to work and they're coming home at night 2 and coming in to park their cars. 3 MS. MENENDEZ: Did the independent 4 consultant, which we don't have a report of, 5 did they make any mention of those issues, as 6 it relates to the increase of traffic, the 7 level of service? 8 I know it's in the GRID, but the level of 9 service, is it going to impact and what kind of 10 improvements, if any, is recommended? Because 11 some of us use that area a lot to go to that 12 bank, and when we come off, that we're going to 13 go turn left on Galiano, that can take forever. 14 It can take a few lights. 15 MR. PLUMMER: Right. So what we had to 16 submit to the City was a trip generation report 17 and this is the new process for the City. So 18 if there's less than 50 net new peak hour 19 trips, no traffic study is required. 20 MS. MENENDEZ: Even for a Mixed-Use? 21 MR. PLUMMER: For any project. 22 MS. MENENDEZ: Doesn't make sense. 23 MR. PLUMMER: So if it's less than 50 -- so 24 we're at 15 in the morning, peak hour net new, 25 and we're at 35, so no traffic study is</p>

<p style="text-align: right;">Page 93</p> <p>1 required. The City's traffic consultant</p> <p>2 confirmed that, based on the information we</p> <p>3 provided, and then asked for the</p> <p>4 maneuverability study, to make sure the access</p> <p>5 works and to make sure the trucks can get in</p> <p>6 and out through the alley. So that's all that</p> <p>7 was required by the project. That's the new</p> <p>8 process now.</p> <p>9 MS. MENENDEZ: Right, but you understand my</p> <p>10 thinking?</p> <p>11 MR. PLUMMER: Yeah. Yeah.</p> <p>12 MS. MENENDEZ: You're looking at Mixed-Use.</p> <p>13 You're not looking at a peak morning, peak --</p> <p>14 you're saying that's going to be utilized</p> <p>15 throughout the day, because, you know -- okay.</p> <p>16 I understand why we don't have it.</p> <p>17 Yes, sir.</p> <p>18 MR. NAVARRO: Obviously, anything we build</p> <p>19 here is going to generate more traffic, because</p> <p>20 it's a vacant parking lot, but one of the</p> <p>21 things that we did at the beginning of this is,</p> <p>22 we analyzed what we could build as of right,</p> <p>23 which would be a typical commercial office</p> <p>24 building that you see -- there's three of them</p> <p>25 right by us -- with a standalone parking</p>	<p style="text-align: right;">Page 94</p> <p>1 garage, which is not the ideal condition, this</p> <p>2 is a much better condition, but we did an</p> <p>3 analysis and comprehensive review of what we're</p> <p>4 proposing and what would be allowed, and based</p> <p>5 on our calculations, the as-of-right</p> <p>6 development program would generate four times</p> <p>7 as much trips in the a.m. hour, if it was an</p> <p>8 office building, with a lot of people coming to</p> <p>9 that zone, right, in the morning, and two times</p> <p>10 the amount of trips in the peak p.m. trip,</p> <p>11 everybody coming out of the office building and</p> <p>12 coming out.</p> <p>13 So from a traffic perspective, the</p> <p>14 Mixed-Use residential project is much easier on</p> <p>15 our streets than if you had a pure office</p> <p>16 building, and if you think about it, it's</p> <p>17 people leave in the morning around 7:30, people</p> <p>18 are coming into that area for work around 8:00,</p> <p>19 8:30, and then at 5:00 a lot of people come</p> <p>20 out.</p> <p>21 And so we had an exhibit that I think Tim</p> <p>22 did that showed that.</p> <p>23 MS. MENENDEZ: No, I appreciate that. My</p> <p>24 view on these things is, any kind of like</p> <p>25 effect on the level of service, we should at</p>
<p style="text-align: right;">Page 95</p> <p>1 least look at any possible improvements, the</p> <p>2 signalization on the lights, is there a need</p> <p>3 for any type of traffic calming? I mean --</p> <p>4 MR. NAVARRO: So I'm going to run out of --</p> <p>5 MS. MENENDEZ: It's really an issue of</p> <p>6 reviewing it and making sure that if there's an</p> <p>7 impact, that we just address it. Not</p> <p>8 necessarily saying, no, it can't be built</p> <p>9 because of this, but saying, if there's an</p> <p>10 impact, we need to address it.</p> <p>11 MR. NAVARRO: So, normally, under the old</p> <p>12 process, Tim would have done a full blown</p> <p>13 traffic study and we'd have that realtime</p> <p>14 information. Under the new process that the</p> <p>15 City adopted, it's the new way that things are</p> <p>16 going to be done -- 50 trips is not a large</p> <p>17 number. It sounds like a lot, but in reality</p> <p>18 it's not that many over a two-hour period, but</p> <p>19 if you generate more than 50 trips, you do a</p> <p>20 full traffic study. If you don't, then you</p> <p>21 just don't reach that threshold, it's not</p> <p>22 required, but --</p> <p>23 MS. MENENDEZ: But you're telling me that</p> <p>24 that's happening in peak hours, and my point is</p> <p>25 that a Mixed-Use is not just a peak hour.</p>	<p style="text-align: right;">Page 96</p> <p>1 It's --</p> <p>2 MR. NAVARRO: But that's the time that the</p> <p>3 roadways are the most packed.</p> <p>4 MS. MENENDEZ: Okay. I understand.</p> <p>5 MR. NAVARRO: But one of the things that we</p> <p>6 -- I'm running out of the condition list that</p> <p>7 we're proffering, but one of the things that we</p> <p>8 would be amenable to, and I know I spoke to Tim</p> <p>9 about this and I spoke to Albert, is that, we</p> <p>10 would be amenable to a condition that says,</p> <p>11 that as part of our building permit, we will</p> <p>12 work with the County and the City, because I</p> <p>13 think the County maintain jurisdiction over</p> <p>14 signalization, to study to see if there's any</p> <p>15 improvements we can make to the signalization.</p> <p>16 Sometimes they're a little bit off, and we</p> <p>17 could work to try to improve the signalization</p> <p>18 based on the existing condition. So that's</p> <p>19 something that we would look at, as we go</p> <p>20 through the building permit process, if you'd</p> <p>21 like to include that as part of your</p> <p>22 recommendation.</p> <p>23 MS. MENENDEZ: Okay. Ramon, in your Staff</p> <p>24 report, Page 12, where you have the Site Plan</p> <p>25 information, in the second column, where we</p>

<p style="text-align: right;">Page 97</p> <p>1 put, "Required/permitted," is that for both 2 buildings? I mean, what is that based on? Is 3 that an as-of-right, what it exists today, 4 because each of those have a different Zoning, 5 right, Land Use? 6 MR. TRIAS: Right. Right. 7 MS. MENENDEZ: So what are you referring to 8 when you look at this and compare it to what's 9 proposed? 10 MR. TRIAS: That's the whole project, and 11 what happens is that those are different 12 topics, like, for example, the number of floors 13 and all of that, that are different in 14 different areas. For example, the number of 15 floors, we have three required conditions, 16 depending on whether it's a Level One or a 17 Level Two. So we try to put all of the 18 information together, as clearly as we could, 19 but if you have specific questions, we can 20 certainly look into it. 21 MS. MENENDEZ: Well, when you look at the 22 second row, where it says, FAR times total site 23 area, and then you have that plus 23,596 -- 24 MR. TRIAS: Yes. 25 MS. MENENDEZ: That's if they get the TDRs,</p>	<p style="text-align: right;">Page 98</p> <p>1 and that's not what they have as-of-right right 2 now. 3 MR. TRIAS: It says, "Permitted." If they 4 get the TDRs, that's allowed. Maybe -- 5 MS. MENENDEZ: But you see how it's a 6 little -- it's like not really giving the right 7 picture, because then you see the maximum at 8 117,984 square feet, as compared to what's 9 proposed, 117,320, and you say, wow, they're 10 doing less, but in reality, there's so many 11 other things here that would -- you know -- 12 MR. TRIAS: And that's the nature of the 13 Code. The Code has a lot of moving parts and 14 it's very difficult to simplify it. Now, we 15 did our best to put it altogether into one 16 chart. Maybe we need to have two or three 17 charts. 18 MS. MENENDEZ: But if you were to take out 19 the TDRs, I mean, you're looking at 94,387 20 versus the 117,320. So that just makes this 21 TDR thing just much important than what we 22 think it is. 23 MR. TRIAS: No, I want to clarify, the TDR 24 is 25 percent. It's significant. Now, I would 25 also say that the Med Two, Level Two, may give</p>
<p style="text-align: right;">Page 99</p> <p>1 you the opportunity to have less TDR, because 2 there's an additional FAR. So this is 3 complicated, but that's just the way the nature 4 of the Code it is. 5 So if this is not clear enough, I will 6 certainly do it differently next time, to make 7 it more clear, but what happens is that there 8 are multiple things going on, multiple things. 9 MS. MENENDEZ: I understand. Let me 10 just -- and I'm sorry I'm taking so long. I 11 just have a lot of notes. 12 CHAIRMAN AIZENSTAT: Ramon, while Maria is 13 looking for that, if they go to Level Two, then 14 can they get an additional 25 percent on top of 15 the Level Two? Will that go ahead and increase 16 the proposed square footage? 17 MR. TRIAS: It could. It could. I don't 18 know what the Applicant is proposing as far -- 19 MR. NAVARRO: So right now we're at 3.2 20 allowed with a Level One Med Bonus, with a 25 21 percent increase -- math is not my forte -- but 22 I think we get to four. Our application is at 23 3.9. 24 Our intent is not to increase the building 25 height or number of stories. So our FAR should</p>	<p style="text-align: right;">Page 100</p> <p>1 remain the same. 2 MR. TRIAS: Basically, the short answer to 3 the question, is that the maximum FAR, with TDR 4 and Level Two, is 4.375. 5 MR. NAVARRO: Yeah, and we will still be at 6 3.9. 7 CHAIRMAN AIZENSTAT: So you would proffer 8 that you wouldn't increase -- 9 MR. NAVARRO: Correct. Yeah. We wouldn't. 10 Even though we could go higher, we wouldn't do 11 that, and I think, you know, from the building 12 heights you've seen in the area, we want to 13 keep consistent with that. 14 Maria. 15 MS. MENENDEZ: Where is the green landscape 16 requirements for this project? Is it just 17 what's shown there on the first floor or on the 18 ground floor? 19 MR. NAVARRO: Yeah. So for better or 20 worse, in urban areas, the MXD says you count 21 the arcade, because all of the arcades are on 22 private. 23 MS. MENENDEZ: Okay. Say no more. 24 MR. NAVARRO: And I think it's 75 percent 25 of the arcade and you get to count all of the</p>

<p style="text-align: right;">Page 101</p> <p>1 beautiful --</p> <p>2 MS. MENENDEZ: Say no more. I know where</p> <p>3 it is. It's on the arcade.</p> <p>4 MR. NAVARRO: Yes. And all of the</p> <p>5 beautiful landscaping and --</p> <p>6 MS. MENENDEZ: Are you going to vine the</p> <p>7 arcade or is it just the arcade?</p> <p>8 MR. NAVARRO: No, it's the arcade plus all</p> <p>9 of the streetscape improvement that goes on</p> <p>10 here, and then they let you count a percentage</p> <p>11 of the upper level open space that you provide.</p> <p>12 MS. MENENDEZ: Amenity that's just used by</p> <p>13 the tenants?</p> <p>14 MR. NAVARRO: Yeah. Uh-huh.</p> <p>15 MS. VELEZ: Uh-huh.</p> <p>16 MR. NAVARRO: Now, we're providing a</p> <p>17 thousand square feet more than what's required,</p> <p>18 but in a Downtown core, I mean, you don't have</p> <p>19 that much ability to provide open space, unless</p> <p>20 you have a very large parcel. But when you</p> <p>21 have to accommodate a parking deck, that you</p> <p>22 need at least a hundred by a hundred to provide</p> <p>23 circulation, and you have a lot that's, you</p> <p>24 know, 26,000 square feet, there's not that much</p> <p>25 space, but we are proposing to beautify the</p>	<p style="text-align: right;">Page 102</p> <p>1 alley as part of that and continue the</p> <p>2 streetscape. So hopefully other projects will</p> <p>3 follow in our --</p> <p>4 MS. MENENDEZ: Okay. Thank you.</p> <p>5 MS. ANDERSON: One question about the green</p> <p>6 space. Are you also doing it on the roof, the</p> <p>7 top of the building, too, or --</p> <p>8 MR. NAVARRO: I'm not sure. I know we've</p> <p>9 contemplated that.</p> <p>10 MS. ANDERSON: -- or are you putting solar</p> <p>11 panels up there?</p> <p>12 MR. NAVARRO: No?</p> <p>13 Okay. Well, our building will be LEED,</p> <p>14 because not only does the Code require us, but</p> <p>15 we are pro green, so we will be doing a LEED</p> <p>16 building. I believe silver is the minimum that</p> <p>17 we have to comply with.</p> <p>18 But the upper level roof, we don't believe</p> <p>19 we're going to have anything up there, other</p> <p>20 than the mechanical equipment and things of</p> <p>21 that nature.</p> <p>22 MS. ANDERSON: And perhaps some solar</p> <p>23 panels to help you make that --</p> <p>24 MR. NAVARRO: Perhaps some solar panels.</p> <p>25 MR. TRIAS: That could be a condition, if</p>
<p style="text-align: right;">Page 103</p> <p>1 you choose to make that.</p> <p>2 MS. ANDERSON: I would request that.</p> <p>3 MR. NAVARRO: And, also, one of the things</p> <p>4 that we've done is, we've gone back and we've</p> <p>5 looked at the parking spaces. We could</p> <p>6 accomodate five additional lifts in the upper</p> <p>7 level. So we have enough clearance there to</p> <p>8 get five more lifts.</p> <p>9 MS. ANDERSON: Okay.</p> <p>10 MR. NAVARRO: So the majority or more than</p> <p>11 half of the two-bedroom units will have the</p> <p>12 ability to have two cars, at a minimum.</p> <p>13 MS. ANDERSON: One other request, and this</p> <p>14 has been something from one of the Boards of</p> <p>15 the City, is to look carefully at the garbage</p> <p>16 chutes, where you have the recycling, so that</p> <p>17 you have clearly indicated where does someone</p> <p>18 put cardboard, where does someone put the metal</p> <p>19 cans, and if you have to have two separate</p> <p>20 chutes, to encourage the proper recycling.</p> <p>21 MR. NAVARRO: And I don't know if that was</p> <p>22 something that came out of the last Board that</p> <p>23 you were on, but lately comments that we've</p> <p>24 gotten is, they want to see receptacles in the</p> <p>25 public right-of-way that have garbage and</p>	<p style="text-align: right;">Page 104</p> <p>1 recycling, and in seeing those comments, we've</p> <p>2 provided, I believe, within our trash area, an</p> <p>3 area dedicated for recycling, as well, I</p> <p>4 believe.</p> <p>5 Yeah, Rebecca is saying yes. So we've done</p> <p>6 that, as well, and we'll have to properly label</p> <p>7 it, to make sure that, you know --</p> <p>8 MS. ANDERSON: It has to be very clear for</p> <p>9 the folks.</p> <p>10 Okay. Sorry for the interruption.</p> <p>11 CHAIRMAN AIZENSTAT: Thank you. That's</p> <p>12 okay.</p> <p>13 MR. NAVARRO: But that's a great point.</p> <p>14 Thank you.</p> <p>15 CHAIRMAN AIZENSTAT: Alex, if would please.</p> <p>16 MR. MANTECON: All right. Thank you.</p> <p>17 So, I mean, I think -- general comment is,</p> <p>18 I think it's a visionary project. I think it's</p> <p>19 something that Coral Gables is needing a lot.</p> <p>20 I think we've spent a lot of money on Miracle</p> <p>21 Mile. I think the businesses there, you know,</p> <p>22 have taken a bit of a beaten with all of the</p> <p>23 construction, et cetera. I think there's</p> <p>24 bodies, really, that need to come to our urban</p> <p>25 core. I think Coral Gables has been known as a</p>

<p style="text-align: right;">Page 105</p> <p>1 big office central.</p> <p>2 We have a lot of square footage of office</p> <p>3 space, et cetera. So what we end up having is</p> <p>4 a lot of cars coming into the City and coming</p> <p>5 out. You know, so it's, everybody is coming</p> <p>6 in, in the mornings, everybody is leaving in</p> <p>7 the afternoons, and they have to get home by a</p> <p>8 certain time, so they end not really spending a</p> <p>9 lot of time in our restaurants, in our stores,</p> <p>10 et cetera. So I think we've seen a decline in</p> <p>11 that.</p> <p>12 So I think this is a visionary project,</p> <p>13 that I think is really going to bring and</p> <p>14 activate and start to bring some bodies that</p> <p>15 are necessary after the sun goes down. It will</p> <p>16 also activate, you know, some of nice green</p> <p>17 areas, some of the parks, you know, that we</p> <p>18 have in the area.</p> <p>19 I have a few questions, though. You know,</p> <p>20 so one of the things that I think -- again, I'm</p> <p>21 new to this Board, so there's some basic</p> <p>22 questions that I just need to get a handle on.</p> <p>23 So what are the setbacks that are required? I</p> <p>24 guess, it's to Staff, what are the setbacks</p> <p>25 that are required above, say, like 45, 50 feet?</p>	<p style="text-align: right;">Page 106</p> <p>1 MR. TRIAS: Yeah. That's the right height.</p> <p>2 45 feet is a 10-foot setback that is required.</p> <p>3 Now, they're doing 16, if I remember exactly.</p> <p>4 Is that correct?</p> <p>5 MR. NAVARRO: That's correct, yes.</p> <p>6 MR. TRIAS: So on the Andalusia side, for</p> <p>7 example, at 45 feet, it's set back 16 feet.</p> <p>8 MR. MANTECON: So, I guess, you guys are</p> <p>9 reducing the footprint by another six feet on</p> <p>10 both, Andalusia and on Galiano? So I guess it</p> <p>11 will reduce the canyoning effect, I guess, of</p> <p>12 having buildings just so up on top of the</p> <p>13 street, I guess.</p> <p>14 MR. NAVARRO: Uh-huh, yeah. It's almost 60</p> <p>15 percent more. So we're really refining the</p> <p>16 tower element, which will help, you know,</p> <p>17 alleviate any concerns regarding canyoning. You</p> <p>18 won't have a wall that goes straight up.</p> <p>19 MR. MANTECON: Okay. My other question is</p> <p>20 -- because I have some issues on some of the</p> <p>21 arcades that have been done around the City.</p> <p>22 Do you envision the arcade being at sidewalk</p> <p>23 level? Do you see any steps going up?</p> <p>24 Because, I mean, it kind of defeats the purpose</p> <p>25 to have an arcade where you have to go up two</p>
<p style="text-align: right;">Page 107</p> <p>1 or three steps, because then it just reduces</p> <p>2 your walkability? I mean, it's really nice</p> <p>3 when it's raining, if it's really sunny, you</p> <p>4 know, you kind of gravitate, you know, toward</p> <p>5 shade and cover.</p> <p>6 MR. NAVARRO: That's a great question. I</p> <p>7 think Public Works was part of --</p> <p>8 MR. TRIAS: The Applicant is going to be</p> <p>9 required to have flush. Those arcades that</p> <p>10 have steps, I see them as errors, in terms of</p> <p>11 design. So we've spent a lot of time making</p> <p>12 sure that everything is flushed with the</p> <p>13 sidewalk and it continues the public space.</p> <p>14 MR. NAVARRO: Yeah. I think, Mr. Trias</p> <p>15 actually required us to put a note on the plans</p> <p>16 to that effect. So our Site Plan, I believe,</p> <p>17 has a note, as required by Public Works, that</p> <p>18 we make sure everything is flushed and that</p> <p>19 prevents any tripping hazards, and it makes</p> <p>20 everything much nicer.</p> <p>21 MR. MANTECON: Nice. And then, on the</p> <p>22 alleyway, on your floor plan -- I heard it is a</p> <p>23 one way, but on the ground floor plan, I'm</p> <p>24 seeing it as a two-way. Is that accurate,</p> <p>25 going towards Galiano?</p>	<p style="text-align: right;">Page 108</p> <p>1 MR. NAVARRO: Correct. Currently today</p> <p>2 it's one way. It's only 20 feet wide so it's</p> <p>3 not large enough to accomodate two-way traffic.</p> <p>4 Since the MXD and the City has been promoting</p> <p>5 entering off of alleys now, as opposed as</p> <p>6 through the public right-of-way, we are</p> <p>7 providing an additional minimum five feet along</p> <p>8 the entire frontage, which will allow us to</p> <p>9 have two-way traffic from the ingress and</p> <p>10 egress of the parking garage here, all of the</p> <p>11 way back out to Galiano Street. We'll have</p> <p>12 some signage in order to kind of disperse the</p> <p>13 trips, that someone that's coming out here</p> <p>14 could also have -- you know, there's enough</p> <p>15 turning radius here to come and head west on</p> <p>16 this alley, still one way, and hopefully we set</p> <p>17 a good precedent that's followed by the other</p> <p>18 property owners and this alleys continues to</p> <p>19 grow over time.</p> <p>20 But the two-way traffic is limited from</p> <p>21 only the entrance --</p> <p>22 MR. MANTECON: In your property line.</p> <p>23 Basically your property line.</p> <p>24 MR. NAVARRO: Exactly. Yeah.</p> <p>25 MR. MANTECON: Okay.</p>

<p style="text-align: right;">Page 109</p> <p>1 MR. TRIAS: And that's the section where</p> <p>2 the alley has been widened. So that is part of</p> <p>3 the project that -- I think it really matters,</p> <p>4 in terms of creating high quality pedestrian</p> <p>5 space and the way to achieve that is by having</p> <p>6 that extra five feet or ten feet added to the</p> <p>7 alley.</p> <p>8 MR. MANTECON: My other question is, I did</p> <p>9 see an e-mail from one of the concerned</p> <p>10 businesses. So how do you guys intend, from a</p> <p>11 logistics standpoint, on construction? Are you</p> <p>12 going to have the crane on-site? Are you going</p> <p>13 to have the crane in the alleyway? Have you</p> <p>14 guys spoken with the GC on that?</p> <p>15 MR. NAVARRO: So the project will be</p> <p>16 essentially constructed in almost two phases.</p> <p>17 We've met with some of the business owners that</p> <p>18 line Miracle Mile to our west, and we've</p> <p>19 committed to keep the alley open. There's no</p> <p>20 reason why we need to close it down. The only</p> <p>21 thing that basically has to happen over the</p> <p>22 alley is the pedestrian bridges, which we could</p> <p>23 install, you know, over the weekend, at night</p> <p>24 or at some time that is not impactful to any of</p> <p>25 the business owners.</p>	<p style="text-align: right;">Page 110</p> <p>1 Regarding the crane, I know that we looked</p> <p>2 at that and Albert has looked at that, in order</p> <p>3 to make sure we're not impacting any of the</p> <p>4 businesses, and that's going to be located</p> <p>5 right in the center of the parking garage. So</p> <p>6 we're going to have that on-site.</p> <p>7 MR. MANTECON: Okay. And, then, I'm trying</p> <p>8 to understand, on the Code, and maybe it's just</p> <p>9 the way the Code is written, but if they're</p> <p>10 adhering to the height of the Level One and</p> <p>11 they're adhering to the FAR of a Level One, I</p> <p>12 mean, at the end of the day the number of</p> <p>13 stories that we can place, I mean, that's just</p> <p>14 semantics at that point, because, you know,</p> <p>15 whether it's 50 stories or 16 stories, but it's</p> <p>16 all at the same height, I mean, I don't see the</p> <p>17 difference between them.</p> <p>18 MR. TRIAS: And that's a good point.</p> <p>19 Unfortunately, the Code is exactly about that</p> <p>20 issue, and that distinction is a big deal in</p> <p>21 these projects.</p> <p>22 MR. MANTECON: Okay.</p> <p>23 MR. TRIAS: And to make an exemption is</p> <p>24 just not something that I can recommend.</p> <p>25 MR. MANTECON: Understood. Okay. I think</p>
<p style="text-align: right;">Page 111</p> <p>1 that's all of the comments that I had.</p> <p>2 CHAIRMAN AIZENSTAT: Thank you.</p> <p>3 Maria.</p> <p>4 MS. VELEZ: Well, I think we've covered</p> <p>5 most of the things that I was concerned about.</p> <p>6 I also like the project. I think it's</p> <p>7 fantastic. I just don't know how we're going</p> <p>8 to go to Level Two Mediterranean with this</p> <p>9 modernistic look, that's very reminiscent of</p> <p>10 the '50s. I don't know how we can stretch the</p> <p>11 standards that we have to meet.</p> <p>12 MR. TRIAS: Ms. Velez, if I can speak for</p> <p>13 the Applicant. The original proposal was</p> <p>14 closer to the Mediterranean Level Two. So I do</p> <p>15 think that they have some experience already on</p> <p>16 that design.</p> <p>17 MR. NAVARRO: Uh-huh. We are very close to</p> <p>18 it.</p> <p>19 MS. VELEZ: Okay.</p> <p>20 MR. NAVARRO: And, then, we made a decision</p> <p>21 not to go for the additional FAR and density</p> <p>22 and we stuck with Level One. We still intend</p> <p>23 not to increase the building height, even</p> <p>24 though we get Level Two, but we had a much more</p> <p>25 Mediterranean project originally proposed.</p>	<p style="text-align: right;">Page 112</p> <p>1 We're going to go back to that, and as I said,</p> <p>2 I know Julio had a concern about that, too, we</p> <p>3 will commit to coming back to you to show you</p> <p>4 what that final product looks like.</p> <p>5 You know, I know the Board of Architects</p> <p>6 will do a great job of making sure that we meet</p> <p>7 their high standards as part of that review.</p> <p>8 MS. VELEZ: Okay. No, I'm very happy,</p> <p>9 also, that the height is remaining where it is,</p> <p>10 because I was concerned about the surrounding</p> <p>11 buildings and this is pretty such about the</p> <p>12 same. It may have more floors, but the height</p> <p>13 will not be much more than the existing</p> <p>14 buildings, and I think that's a good thing.</p> <p>15 I also like the setbacks going back further</p> <p>16 after the 45 feet, more than required. I</p> <p>17 really appreciate all of that, to keep the</p> <p>18 light coming in. I'm also really happy to have</p> <p>19 a flushed arcade. That's fantastic. It think</p> <p>20 that 100 Andalusia has that and I use it myself</p> <p>21 quite a bit. It's fantastic.</p> <p>22 Traffic is an issue throughout the City,</p> <p>23 not only with the people who reside in the City</p> <p>24 and the people who work in the City, but</p> <p>25 cut-through traffic. And we are in the middle</p>

<p style="text-align: right;">Page 113</p> <p>1 of Miami-Dade County, so the people traffic</p> <p>2 from west to east in the morning and east to</p> <p>3 west in the afternoon. My office is right near</p> <p>4 there, and there is a lot of traffic on Galiano</p> <p>5 and Andalusia at all hours.</p> <p>6 I don't know what can be done to correct</p> <p>7 that. I'm thinking -- I'm going really outside</p> <p>8 of the box here -- a roundabout on Galiano and</p> <p>9 Miracle Mile -- I know we don't have it --</p> <p>10 Galiano and Miracle Mile, because that traffic</p> <p>11 light is awful. We don't have jurisdiction</p> <p>12 over that area, but that's definitely something</p> <p>13 to look at.</p> <p>14 CHAIRMAN AIZENSTAT: Just a lightbulb.</p> <p>15 MR. NAVARRO: Hands up.</p> <p>16 MS. VELEZ: I'm concerned about the TDRs.</p> <p>17 I understand that once you go to Level Two, you</p> <p>18 will have more FAR availability, so you may not</p> <p>19 need as many.</p> <p>20 MR. NAVARRO: We'll have more FAR allowed,</p> <p>21 so we won't need as many, and we're not going</p> <p>22 to be increasing the existing FAR.</p> <p>23 I think your comment on traffic is right on</p> <p>24 point. One of the things that I think, and our</p> <p>25 new Board Member, Alex, made a great comment</p>	<p style="text-align: right;">Page 114</p> <p>1 about is, we have a lot of office, right.</p> <p>2 People drive from all over the County to get to</p> <p>3 that office. If we could have residential</p> <p>4 here, we could have some of those employees and</p> <p>5 business owners live within close proximity,</p> <p>6 they can leave the car in the parking garage</p> <p>7 and walk to their work.</p> <p>8 I think, in a Downtown core, when you have</p> <p>9 residential, you'll be able to hopefully</p> <p>10 alleviate some of that traffic.</p> <p>11 MS. VELEZ: I'm very happy to see a</p> <p>12 residential building, as opposed to an office</p> <p>13 building. I think that's what we need more of.</p> <p>14 And I'm happy to have more people living in</p> <p>15 Downtown Coral Gables. I think that's where we</p> <p>16 want to go.</p> <p>17 I think that's about it. We've covered</p> <p>18 everything else.</p> <p>19 Parking, definitely an issue. Five more</p> <p>20 lifts will help. I don't know that it will be</p> <p>21 sufficient, but it's certainly something that</p> <p>22 needs to be looked at very carefully.</p> <p>23 MR. NAVARRO: And we'll advise our tenants</p> <p>24 that there is parking in the area, in case they</p> <p>25 need to the buy some of those passes.</p>
<p style="text-align: right;">Page 115</p> <p>1 MS. VELEZ: The City provides permitted</p> <p>2 parking in those public parking garages?</p> <p>3 MR. TRIAS: Yes. Yes.</p> <p>4 MS. VELEZ: Okay.</p> <p>5 MR. NAVARRO: And one of the things, we</p> <p>6 have the condition regarding the additional</p> <p>7 lifts, but we are committed, as part of the</p> <p>8 building permit process, to work with the</p> <p>9 County and the City to see if there's a signal</p> <p>10 improvement that could be done. Maybe that</p> <p>11 signal hasn't been looked at in a while by the</p> <p>12 County. I know that they're focusing on what</p> <p>13 they call their major roadways. Eventually,</p> <p>14 they'll get, hopefully, to their --</p> <p>15 MS. MENENDEZ: Can I ask a quick question</p> <p>16 about that?</p> <p>17 The circulation -- I have to come back to</p> <p>18 this, because Galiano -- which, by the way,</p> <p>19 your sketches don't illustrate Galiano -- it</p> <p>20 shows Galiano as a four-way lane and Galiano is</p> <p>21 not that wide, but Galiano, when you come</p> <p>22 out -- Mr. Plummer, when you come out of the</p> <p>23 alley, are you going to prohibit left-hand</p> <p>24 turns?</p> <p>25 MR. PLUMMER: No, we're not.</p>	<p style="text-align: right;">Page 116</p> <p>1 MS. MENENDEZ: So people will be able to go</p> <p>2 left or right?</p> <p>3 MR. PLUMMER: Correct. We want them to be</p> <p>4 able to use the GRID to go the direction they</p> <p>5 need to go.</p> <p>6 MS. MENENDEZ: Do you think that's going to</p> <p>7 be a problem on Galiano?</p> <p>8 MR. PLUMMER: It could potentially be,</p> <p>9 during peak hours, but we also don't want to</p> <p>10 preclude people, in off-peak hours, not being</p> <p>11 able to go and make a left to come out of the</p> <p>12 alley and go north on Galiano.</p> <p>13 So it's something I think the City will</p> <p>14 have to keep our eye on and see if it's an</p> <p>15 issue or not. What's going to happen is, when</p> <p>16 it is congested, northbound Galiano, and</p> <p>17 someone is trying to come out and turn left to</p> <p>18 go north on Galiano, when they see how long</p> <p>19 it's going to take them, they're going to end</p> <p>20 up turning right and going south.</p> <p>21 MS. MENENDEZ: You know what's going to</p> <p>22 happen, it's they're going to turn, they're</p> <p>23 going to obstruct the lane going south and</p> <p>24 we're going to have a mess there, but I hope</p> <p>25 I'm wrong, I mean --</p>

<p style="text-align: right;">Page 117</p> <p>1 MR. TRIAS: Ms. Menendez, if you choose to,</p> <p>2 you could have a condition that requires</p> <p>3 traffic monitoring, as you've done in other</p> <p>4 projects --</p> <p>5 CHAIRMAN AIZENSTAT: Or as a review at a</p> <p>6 certain junction.</p> <p>7 MR. TRIAS: Yes, for the next few years.</p> <p>8 MS. VELEZ: I would certainly like to see</p> <p>9 that, Maria.</p> <p>10 MS. ANDERSON: I would like to see that, as</p> <p>11 well. I'd put that as a condition.</p> <p>12 MS. VELEZ: Definitely. On other projects,</p> <p>13 we have required that they make it only right</p> <p>14 turn, to avoid exactly that.</p> <p>15 MS. MENENDEZ: Right. Exactly.</p> <p>16 MR. MANTECON: One other option is, I mean,</p> <p>17 if you think about it is, if you want to go</p> <p>18 northbound, instead of making a right and then</p> <p>19 having to make a left onto Galiano, you can</p> <p>20 just take the alleyway left and go to</p> <p>21 whatever -- to Ponce and then make a right-hand</p> <p>22 turn. So you're always making right-hand turns</p> <p>23 and you can still access the northbound GRID</p> <p>24 and southbound GRID, I mean.</p> <p>25 MR. NAVARRO: I think one of the</p>	<p style="text-align: right;">Page 118</p> <p>1 differences between our project and the one to</p> <p>2 the south is that that project exits directly</p> <p>3 onto a one way and they have one way to go. We</p> <p>4 have the ability, because of the alley, to</p> <p>5 disperse these trips a little bit better. As</p> <p>6 people start figuring this out in the morning</p> <p>7 when they go to work -- as I have to get to</p> <p>8 work, I have a jump off the Palmetto, take side</p> <p>9 streets, come back in -- people will figure out</p> <p>10 what's the best way to get there, and, you</p> <p>11 know, I think over time, this will function.</p> <p>12 MS. MENENDEZ: That puts more use on the</p> <p>13 alley. I mean, that puts more wear and tear on</p> <p>14 an alley that typically is not a roadway, it's</p> <p>15 more of a service lane. So I know that there</p> <p>16 is a benefit to it. I'm not telling you to</p> <p>17 open it up on Andalusia. I'm not saying that.</p> <p>18 But you have to -- the City is going to have to</p> <p>19 look at all of the consequences of this type --</p> <p>20 MR. TRIAS: Yeah. And the recommendation</p> <p>21 is to use alleys more often and enhance the</p> <p>22 quality of the construction.</p> <p>23 MS. MENENDEZ: Right.</p> <p>24 MR. TRIAS: Now, they're enhancing the area</p> <p>25 right in front of the property for a very good</p>
<p style="text-align: right;">Page 119</p> <p>1 reason, but the fact of the matter is that</p> <p>2 George Merrick planned the City very well and</p> <p>3 we have all of these alleys everywhere, if we</p> <p>4 use them properly.</p> <p>5 MS. MENENDEZ: Right. Okay.</p> <p>6 MR. TRIAS: If we use them properly, then</p> <p>7 the pedestrian areas are of much higher</p> <p>8 quality.</p> <p>9 MR. NAVARRO: In Europe, they've done a</p> <p>10 great job of that. They've taken all of these</p> <p>11 alleys, and you walk through there, and you</p> <p>12 think you're in a promenade walking through</p> <p>13 like the Champs Elysses and it's actually just</p> <p>14 a back alley.</p> <p>15 MS. MENENDEZ: Are you guys putting in</p> <p>16 interlock pavers or --</p> <p>17 MR. NAVARRO: Yeah, we are. We're putting</p> <p>18 pavers in there, and we actually -- it's hard</p> <p>19 to put landscaping within the alley, but we're</p> <p>20 putting some vines and treatment on the walls.</p> <p>21 So we're trying to beautify it.</p> <p>22 MS. VELEZ: I have an additional comment on</p> <p>23 the alleys. Most of the alleys, if I'm not</p> <p>24 mistaken, that's where we run our water -- is</p> <p>25 that correct? Is that where the water and</p>	<p style="text-align: right;">Page 120</p> <p>1 sewer pipes are?</p> <p>2 MR. TRIAS: Yeah.</p> <p>3 MS. MENENDEZ: Yeah, you try to put the</p> <p>4 utilities there.</p> <p>5 MS. VELEZ: So we need to make sure that</p> <p>6 our infrastructure is adequate to handle the</p> <p>7 additional strain and stress, not only of use</p> <p>8 of the pipes, but also of the traffic that's</p> <p>9 going to be going over them.</p> <p>10 MR. NAVARRO: Uh-huh.</p> <p>11 MS. VELEZ: So we don't end up with</p> <p>12 potholes and other problems.</p> <p>13 CHAIRMAN AIZENSTAT: Correct.</p> <p>14 A couple of questions. Is there going to</p> <p>15 be a drive-through for this project?</p> <p>16 MR. NAVARRO: No, there's not. There's no</p> <p>17 drive-through proposed. I know they have one</p> <p>18 today.</p> <p>19 CHAIRMAN AIZENSTAT: Across the street.</p> <p>20 MR. NAVARRO: Yeah, across the street.</p> <p>21 CHAIRMAN AIZENSTAT: But it's not being</p> <p>22 shifted?</p> <p>23 MR. NAVARRO: It's not being shifted to our</p> <p>24 site. So this will just be -- essentially, we</p> <p>25 expect very little vehicular traffic to that</p>

<p style="text-align: right;">Page 121</p> <p>1 bank. It's mostly, from what we understand,</p> <p>2 they have a big pedestrian following, because</p> <p>3 of the different businesses in the area.</p> <p>4 CHAIRMAN AIZENSTAT: I would like to make</p> <p>5 sure that there isn't in the alley a</p> <p>6 drive-through ATM, because a lot of cars will</p> <p>7 back that up if there is.</p> <p>8 MR. TRIAS: That would be a Conditional</p> <p>9 Use, if they were to request it, and certainly</p> <p>10 I would recommend against it.</p> <p>11 CHAIRMAN AIZENSTAT: Correct.</p> <p>12 One question, Ramon. On Page 12 of your</p> <p>13 book, if I look under Required and Permitted</p> <p>14 under Parking Spaces, it shows 188.</p> <p>15 MR. TRIAS: Right.</p> <p>16 CHAIRMAN AIZENSTAT: And if I look under</p> <p>17 Proposed, it shows 179.</p> <p>18 MR. TRIAS: They're taking advantage of the</p> <p>19 shared parking. That's the distinction.</p> <p>20 MR. NAVARRO: Yeah, we hadn't done a shared</p> <p>21 parking study yet at the point, because we had</p> <p>22 to work with the City on it, but we took</p> <p>23 advantage of the shared parking. Something the</p> <p>24 City did a few years ago was create the</p> <p>25 standard in the Code to allow that. So we</p>	<p style="text-align: right;">Page 122</p> <p>1 followed the criteria to --</p> <p>2 MS. MENENDEZ: Is that like an automatic</p> <p>3 approval, when they use the shared parking, or</p> <p>4 does someone, like Public Works or an</p> <p>5 independent traffic engineer, looks at that to</p> <p>6 make sure that it's, in fact, going to work?</p> <p>7 MR. TRIAS: There are three ways to analyze</p> <p>8 the shared parking, and one of them is to use</p> <p>9 the matrix, which is what they're doing.</p> <p>10 MS. MENENDEZ: Right.</p> <p>11 MR. TRIAS: That's the closest thing to an</p> <p>12 automatic approval that I can say, because that</p> <p>13 follows what the Code requires. Unless I'm</p> <p>14 wrong, that's what --</p> <p>15 MR. NAVARRO: Yes. So there's three</p> <p>16 different ways of doing it. One is a table</p> <p>17 that's based on the Urban Land Institute, I</p> <p>18 believe. They have -- it's a national</p> <p>19 transportation committee council that creates</p> <p>20 these regulations. It's a table that was</p> <p>21 adopted.</p> <p>22 There's a third option that allows you to</p> <p>23 count off-site transportation facilities,</p> <p>24 proximity to public transit. We're not basing</p> <p>25 it off the third one. We're just sticking to</p>
<p style="text-align: right;">Page 123</p> <p>1 the table. So we're not asking for --</p> <p>2 MR. TRIAS: And the only issue there was</p> <p>3 that there's a distinction between retail and</p> <p>4 office, as it relates to calculating the bank,</p> <p>5 and based on their analysis, at the end, they</p> <p>6 figured out a way to make it in a way that</p> <p>7 follows the traffic engineering standard.</p> <p>8 MS. MENENDEZ: Which, by the way, Ramon,</p> <p>9 your number says 188, but Mr. Plummer's number</p> <p>10 in his matrix is 223. So they've reduced it to</p> <p>11 179. Am I right or wrong? Am I wrong? What</p> <p>12 page is your matrix in?</p> <p>13 MS. VELEZ: On Page 2.</p> <p>14 MR. PLUMMER: Yes, that's correct. The</p> <p>15 requirement without shared parking is 223.</p> <p>16 MS. MENENDEZ: Okay. That's what I</p> <p>17 thought.</p> <p>18 MS. VELEZ: Without.</p> <p>19 MR. PLUMMER: And with shared parking is</p> <p>20 167, providing 179, now providing five more,</p> <p>21 184.</p> <p>22 MS. MENENDEZ: Right.</p> <p>23 CHAIRMAN AIZENSTAT: Basically, the other</p> <p>24 comments that I have, have already been asked</p> <p>25 by the other Board Members. The one thing that</p>	<p style="text-align: right;">Page 124</p> <p>1 I like very much about this project is that</p> <p>2 it's modern. For me, I hate having every</p> <p>3 building look identical. I'm the same as</p> <p>4 Julio.</p> <p>5 You know, I'd just ask that if you're going</p> <p>6 for the Level Two, and I don't know how and I</p> <p>7 trust in our Board of Architects, because</p> <p>8 they're the ones that make that decision, that</p> <p>9 review and give that stamp of approval, but I</p> <p>10 would ask that you try to be as unique as</p> <p>11 possible.</p> <p>12 MR. NAVARRO: Uh-huh. And we'll stick to</p> <p>13 that commitment, because we really like this</p> <p>14 building, as well.</p> <p>15 MS. VELEZ: Uh-huh.</p> <p>16 CHAIRMAN AIZENSTAT: Yeah, I really like</p> <p>17 it.</p> <p>18 MR. TRIAS: The reason why I feel</p> <p>19 comfortable with the proposal from the</p> <p>20 Applicant is that the decision is up to the</p> <p>21 Board of Architects, the decision of granting</p> <p>22 Level Two.</p> <p>23 CHAIRMAN AIZENSTAT: I understand.</p> <p>24 MR. TRIAS: Simple.</p> <p>25 CHAIRMAN AIZENSTAT: I understand.</p>

<p style="text-align: right;">Page 125</p> <p>1 MR. NAVARRO: And we'll take that into</p> <p>2 consideration to try to keep it as contemporary</p> <p>3 as possible, but also in the tradition of the</p> <p>4 Mediterranean spirit that is the Level Two.</p> <p>5 CHAIRMAN AIZENSTAT: Is there a motion?</p> <p>6 MS. ANDERSON: I just have one question</p> <p>7 about the plug-in electric parking. What's the</p> <p>8 percentage that you plan to provide for</p> <p>9 electric vehicles?</p> <p>10 MR. NAVARRO: I think we have two per</p> <p>11 floor, a total of ten. Is it two percent,</p> <p>12 seven -- so required is five and we have seven.</p> <p>13 MS. ANDERSON: Okay. Because I see the</p> <p>14 movement, and I see more Teslas on the road</p> <p>15 every single day.</p> <p>16 MR. NAVARRO: And these are going to be</p> <p>17 some high luxury apartments, so we expect for</p> <p>18 people to have some Teslas.</p> <p>19 MS. ANDERSON: Build it and they will come.</p> <p>20 MR. NAVARRO: Uh-huh.</p> <p>21 MS. ANDERSON: And we encourage you to</p> <p>22 increase that percentage.</p> <p>23 MR. NAVARRO: Yeah, I'm actually excited to</p> <p>24 see that. Normally, before today, every</p> <p>25 project I've worked on, if five is required,</p>	<p style="text-align: right;">Page 126</p> <p>1 we're providing five. We've provided two more,</p> <p>2 which I think things are going in the right</p> <p>3 direction, if that's the case, that we're</p> <p>4 providing more. It's nice to see that the</p> <p>5 private side is keeping ahead.</p> <p>6 MS. ANDERSON: But if you have the</p> <p>7 infrastructure there, you will attract more</p> <p>8 people with these types of vehicle, and the</p> <p>9 beauty of it is, you know, you don't have to</p> <p>10 run to the gas station. It's ready. It's full</p> <p>11 every time you plug it in.</p> <p>12 MR. NAVARRO: Yeah. I was amazed to see</p> <p>13 how far those cars could actually go. I</p> <p>14 thought you would have to charge up a bunch of</p> <p>15 times. But they get some good mileage.</p> <p>16 MS. ANDERSON: I'm a little partial,</p> <p>17 because I have one. So build it and they will</p> <p>18 come. You will attract those types of</p> <p>19 residents. So can we encourage you to increase</p> <p>20 that percentage?</p> <p>21 MR. NAVARRO: Uh-huh. Yeah, the thing is,</p> <p>22 as we increase that percentage, I think we</p> <p>23 reduce the number of parking spaces. So we'll</p> <p>24 look --</p> <p>25 MS. ANDERSON: It doesn't take any more</p>
<p style="text-align: right;">Page 127</p> <p>1 space.</p> <p>2 MR. NAVARRO: I think the charging station</p> <p>3 needs to be accommodated in an area and that</p> <p>4 area may need to be in a parking space. We'll</p> <p>5 study it, if possible. It's just depends on</p> <p>6 our parking floor plan.</p> <p>7 MS. ANDERSON: Just put it at the head of</p> <p>8 the vehicle.</p> <p>9 MR. NAVARRO: If you'd like to recommend</p> <p>10 that we study that, we will.</p> <p>11 MS. ANDERSON: I would like to recommend</p> <p>12 you study that.</p> <p>13 MR. NAVARRO: Okay. So we'll look at that,</p> <p>14 and Rebecca is nodding. So, yes, we will look</p> <p>15 at that.</p> <p>16 MS. ANDERSON: There's folks I know that</p> <p>17 rent, that will not buy, because they don't</p> <p>18 have a charging station available to them. So</p> <p>19 you can be --</p> <p>20 MR. NAVARRO: In my building in Downtown,</p> <p>21 they've now put two per floor. It used to have</p> <p>22 zero. And they're full all of the time.</p> <p>23 MS. ANDERSON: Right, and it encourages</p> <p>24 people to buy them and it makes the air nicer</p> <p>25 inside the parking garage.</p>	<p style="text-align: right;">Page 128</p> <p>1 I would like to see a completed project</p> <p>2 come back to us. I like some of the feedback</p> <p>3 that you've given us. So I would like to</p> <p>4 recommend that this be continued, with the</p> <p>5 conditions that we have discussed.</p> <p>6 CHAIRMAN AIZENSTAT: Well, before we do</p> <p>7 that, is there a motion?</p> <p>8 MS. VELEZ: Do we need to go one by one?</p> <p>9 MS. MENENDEZ: No, I think that's what she</p> <p>10 was doing, Ms. Anderson was.</p> <p>11 MR. TRIAS: We have four items --</p> <p>12 MR. COLLIER: So here's the issue. So if</p> <p>13 you're going to continue the entire meeting to</p> <p>14 another date, then I don't think you need to do</p> <p>15 it one by one. If it's a recommendation to the</p> <p>16 City Commission that you feel this is not</p> <p>17 completed and needs to come back to the Board,</p> <p>18 then I think we should do it one by one.</p> <p>19 So there's a difference between</p> <p>20 recommending that this needs to come back to</p> <p>21 the Board versus a straight out deferral, where</p> <p>22 they have to come back at another meeting. So</p> <p>23 you have to make a decision about what you want</p> <p>24 to do.</p> <p>25 MR. MANTECON: I mean --</p>

<p style="text-align: right;">Page 129</p> <p>1 MR. TRIAS: Let me make one comment. Maybe</p> <p>2 the attorney can agree. The Land Use change</p> <p>3 would require two readings by the City</p> <p>4 Commission, but the Site Plan would require</p> <p>5 one, I believe.</p> <p>6 MR. NAVARRO: Correct.</p> <p>7 MR. TRIAS: So it's possible to recommend</p> <p>8 approval for the Land Use change and it's also</p> <p>9 possible to bring back the Site Plan, most</p> <p>10 likely, within the same --</p> <p>11 MR. NAVARRO: Yeah. I was going to say,</p> <p>12 it's been a long public hearing. We've gotten</p> <p>13 a lot of good comments. I think, from what I</p> <p>14 heard, the project is generally well-received.</p> <p>15 We have some conditions that we'll try to</p> <p>16 incorporate into the Site Plan. And we're</p> <p>17 committed to bringing back the final design to</p> <p>18 you.</p> <p>19 But since the height won't change, the</p> <p>20 density won't change, the public realm</p> <p>21 improvements are not going to change, maybe</p> <p>22 there's a way that we could limit it, when it</p> <p>23 comes back, to the issues that are pending,</p> <p>24 which is essentially how the facade of these</p> <p>25 buildings are going to look, and we could allow</p>	<p style="text-align: right;">Page 130</p> <p>1 the other items to move forward.</p> <p>2 MR. MANTECON: Do you guys foresee any</p> <p>3 changes on your floor plans, where you're going</p> <p>4 to be changing your setbacks and those types of</p> <p>5 things or is it basically the same footprint,</p> <p>6 same floor plate, same height?</p> <p>7 MR. NAVARRO: We expect for it to be the</p> <p>8 same height, the same number of units, same</p> <p>9 FAR. We'll see if there's any minor</p> <p>10 articulations that have to happen, but since</p> <p>11 we're setback further, it shouldn't be an</p> <p>12 issue. We don't anticipate that much is going</p> <p>13 to change, except the design, in terms of how</p> <p>14 some of these elements are treated from an</p> <p>15 architectural perspective.</p> <p>16 MR. TRIAS: And the reason I am not</p> <p>17 objecting to this is that we have already seen</p> <p>18 a version of this, prior to this one, that was</p> <p>19 close to -- very close to this. So I can't --</p> <p>20 I really do not anticipate any changes of any</p> <p>21 consequence.</p> <p>22 MS. MENENDEZ: The issue that I have is the</p> <p>23 TDRs --</p> <p>24 MR. TRIAS: Yes.</p> <p>25 MS. MENENDEZ: -- and the fact that to me</p>
<p style="text-align: right;">Page 131</p> <p>1 this wasn't a complete application, and also</p> <p>2 because of the Staff report and because of -- I</p> <p>3 mean, we've heard it. We've heard what -- I</p> <p>4 mean, I haven't heard really what Staff Zoning</p> <p>5 has said or what concurrency -- concurrency</p> <p>6 hasn't even reviewed it.</p> <p>7 MR. TRIAS: It was reviewed. I don't know</p> <p>8 why it wasn't --</p> <p>9 MS. MENENDEZ: It says it here, that it has</p> <p>10 not been reviewed.</p> <p>11 MR. NAVARRO: But I know it was reviewed,</p> <p>12 as well.</p> <p>13 MR. TRIAS: Yeah. And the issue is that,</p> <p>14 yes, it is true that the application is</p> <p>15 incomplete, as compared to most applications</p> <p>16 that you get to see. Now, the Applicant did</p> <p>17 request to be heard, and they have the option</p> <p>18 to do that, and the testimony that they've</p> <p>19 given during the meeting, I think you should</p> <p>20 consider, also, in your deliberations.</p> <p>21 Now, the issue is, I think, at the end of</p> <p>22 the day, is a technical issue for compliance</p> <p>23 with the 16 stories. That's really the only</p> <p>24 issue. And that technical issue requires some</p> <p>25 aesthetic redesign. That's all.</p>	<p style="text-align: right;">Page 132</p> <p>1 CHAIRMAN AIZENSTAT: For the Level Two.</p> <p>2 MR. TRIAS: Yeah, for the Level Two.</p> <p>3 Now, in terms of the TDRs, the TDRs have to</p> <p>4 come back to you separately as a full</p> <p>5 application. I was discussing that --</p> <p>6 MS. MENENDEZ: But one goes with the other,</p> <p>7 right?</p> <p>8 MR. TRIAS: To be approved, yes.</p> <p>9 MS. MENENDEZ: One goes with the other.</p> <p>10 MR. TRIAS: To get a building permit, yes.</p> <p>11 Absolutely, to get a building permit, they need</p> <p>12 to have the TDRs.</p> <p>13 MS. MENENDEZ: I mean, have we ever done</p> <p>14 this before, where we have a project that</p> <p>15 involves TDRs that are not submitted with --</p> <p>16 MR. TRIAS: I don't think we've done that</p> <p>17 in last ten years or so, because there haven't</p> <p>18 been any TDRs projects.</p> <p>19 CHAIRMAN AIZENSTAT: How many times have</p> <p>20 TDRs been used?</p> <p>21 MR. TRIAS: Actually, there's one, which</p> <p>22 was Codina's project, 2020 Salzedo, five, six</p> <p>23 years ago.</p> <p>24 MS. MENENDEZ: He had the TDR stuff</p> <p>25 already.</p>

<p style="text-align: right;">Page 133</p> <p>1 MR. TRIAS: Yeah, and the TDRs were there, 2 and it was a complete application at that time. 3 That's the last time that I recall that taking 4 place. 5 MR. NAVARRO: I can tell you, most other 6 cities that have -- in the City of Miami, I 7 know it's not the best example, but they do 8 have a very successful TDR program, a lot of 9 historic properties, and the Dade County 10 Heritage Trust is, you know, one of the biggest 11 proponents of historic restoration, has been 12 very helpful in streamlining that process. 13 And the City of Miami, and they do TDRs all 14 of the time, they have it as a condition of the 15 building permit, because something could change 16 -- even if we wanted to self impose a reduction 17 in the size of the building, we don't want to 18 finalize that TDR until we know what the final 19 Site Plan is, and it's not that we don't 20 qualify. We meet every single criteria to 21 transfer TDRs here. 22 I mean, this is the Central Business 23 District. This is the area that originally, 24 when your TDR program was done, this was the 25 only one you could do it to. Over time, it's</p>	<p style="text-align: right;">Page 134</p> <p>1 been expanded to include some other additional 2 areas, but there is no issue in terms of us 3 having the TDRs. We have certain historic 4 sites identified. It's just going through a 5 process that, unlike in other jurisdictions, is 6 very simple, this one is a lot more complicated 7 and lengthy and there's not a lot of benefit of 8 doing it, until you have the Land Use in place 9 and the Site Plan in place, because without the 10 Land Use and without the Site Plan, there's no 11 point of having the TDRs. 12 And once you go through that process of 13 self imposing the TDRs and it's recording all 14 of the documents that go on title on both of 15 those sites, if this project ever didn't move 16 forward for some reason, you're going to have 17 those TDRs -- 18 MS. MENENDEZ: But you purchase the TDR 19 contingent, right? 20 MR. NAVARRO: Correct, yeah. Well, no -- 21 MS. MENENDEZ: You go through all of that 22 and then present your project. You purchase 23 it, you identify -- you put in a Historic 24 Restoration Plan for the site that's been 25 selected -- I mean, there's a process.</p>
<p style="text-align: right;">Page 135</p> <p>1 MR. NAVARRO: Right, and we're going to 2 follow that whole process, once we know that 3 we're ready to move forward. There's plenty of 4 TDR sites. We are going to follow all of the 5 criteria in the Code, but to do that now, on a 6 project that we don't have final approval on, 7 we're investing a lot of time and resources on 8 something that -- 9 MR. TRIAS: Ms. Menendez, that is a request 10 from the Applicant. They're requesting a 11 specific process that has not been done before. 12 MR. NAVARRO: Yeah, and the Code is 13 actually silent on this issue. It's not that 14 we're saying, grant us a variance from the 15 ability to move forward without having our TDRs 16 in place. It's, the Code is silent. It 17 doesn't say whether you need them or you don't 18 need them. 19 We would ask that you recommend that we 20 move forward with a condition that -- I don't 21 know if you want to put a time period on it -- 22 MS. MENENDEZ: To me, when I look at these 23 types of projects, it sets a precedent. We're 24 going to start getting all of these 25 applications with the same condition.</p>	<p style="text-align: right;">Page 136</p> <p>1 MR. NAVARRO: Correct, and I don't think 2 it's a bad condition, because your FAR is not 3 changing. If you're okay -- right, the 4 Planning Board has the authority and is vested 5 with the recommendation to recommend a Site 6 Plan, in terms of height, density, and FAR. 7 Those things are not changing. And it doesn't 8 matter if we choose historic property A or 9 historic property B, as long as those 10 properties qualify and we meet all of the 11 protections that are in the Code, in terms of 12 ensuring that you have that maintenance plan, 13 ensuring that it goes through this process, I 14 mean, I don't see the issue, provided that we 15 don't, after we come before you, all of a 16 sudden add another story of building envelope 17 and get more TDRs. 18 As long as we stay within this building 19 envelope and within the 3.95 FAR, I don't see, 20 you know, the issue of letting us -- 21 MS. MENENDEZ: Now you're changing it to 22 Level Two. 23 MR. NAVARRO: Yeah, but we're not going to 24 add additional stories. We'll commit to that. 25 MS. VELEZ: You're not going to add</p>

<p style="text-align: right;">Page 137</p> <p>1 additional height.</p> <p>2 MR. NAVARRO: We're not going to add, yeah,</p> <p>3 additional height or stories to the building --</p> <p>4 MR. TRIAS: You're not going to add</p> <p>5 additional FAR.</p> <p>6 MR. NAVARRO: Correct. We will not add</p> <p>7 additional units, FAR or height. We're going</p> <p>8 to stay with what you see today. The only</p> <p>9 difference is, as Ramon says, it's kind of a</p> <p>10 technical procedural issue.</p> <p>11 We liked our architecture and the only way</p> <p>12 to achieve -- we're not asking for more height,</p> <p>13 but the only way to achieve the additional</p> <p>14 stories was to go through Mediterranean Two.</p> <p>15 So our idea was, you know what, let's try to do</p> <p>16 something different. You don't want everything</p> <p>17 looking the same.</p> <p>18 In places like Paris, where you have these</p> <p>19 very historic properties, you see these modern</p> <p>20 contemporary buildings in there, and it really</p> <p>21 ties to the fabric of a community, to have</p> <p>22 variety in architecture. So our idea was, let</p> <p>23 us amend the Site Specifics to just remove the</p> <p>24 reference to the number of stories for our</p> <p>25 site, and cap us at 163 feet.</p>	<p style="text-align: right;">Page 138</p> <p>1 You won't tell the difference from the</p> <p>2 outside, as you could tell, and I think I had a</p> <p>3 rendering that showed it --</p> <p>4 MR. COLLER: Well, Mr. Chairman, let me</p> <p>5 just say one thing. There's a process for TDR</p> <p>6 approval, and while the Applicant is suggesting</p> <p>7 a more streamline process, we don't have a Code</p> <p>8 amendment to provide that streamline process.</p> <p>9 All right. And is it correct to say that</p> <p>10 the TDR request is a discretionary request, is</p> <p>11 it not?</p> <p>12 MR. NAVARRO: Correct.</p> <p>13 MR. COLLER: The Board does not have to</p> <p>14 recommend approval of the TDRs, right?</p> <p>15 MR. NAVARRO: Correct. So we're asking for</p> <p>16 them to recommend approval, so once they are</p> <p>17 approved, we could follow the process in your</p> <p>18 Code to obtain them. The Code does not require</p> <p>19 a Code Amendment, because it's silent and we've</p> <p>20 looked at this in depth. The Code does not</p> <p>21 say, "Prior to proceeding with your Zoning</p> <p>22 application, you need to go through this</p> <p>23 process."</p> <p>24 It just says, "In order for you to have</p> <p>25 TDRs, you need to do this whole process and it</p>
<p style="text-align: right;">Page 139</p> <p>1 requires multiple levels of review." I'm not</p> <p>2 sure if it requires Planning Board review, it</p> <p>3 will be back before the Planning Board, but it</p> <p>4 does require final City Commission approval.</p> <p>5 MR. COLLER: I thought you were suggesting</p> <p>6 that the Board request that you go through the</p> <p>7 TDR process.</p> <p>8 MR. TRIAS: That is the way I understand</p> <p>9 the request.</p> <p>10 MR. NAVARRO: Yes. That's actually very</p> <p>11 eloquently said.</p> <p>12 MR. COLLER: So your point really is,</p> <p>13 you're not asking this Board to approve TDRs</p> <p>14 that you don't have. What you're asking the</p> <p>15 Board to do is continue -- asking the Board to</p> <p>16 say, as a condition requiring you to go through</p> <p>17 the TDR process, which will include a review by</p> <p>18 this Board.</p> <p>19 MR. NAVARRO: Correct. I believe it does.</p> <p>20 MR. COLLER: That's what you're asking.</p> <p>21 MR. TRIAS: Yes.</p> <p>22 MR. NAVARRO: That's what I'm trying to</p> <p>23 confirm is --</p> <p>24 MS. MENENDEZ: But your whole Zoning and</p> <p>25 Land Use is tied to these TDRs.</p>	<p style="text-align: right;">Page 140</p> <p>1 MR. NAVARRO: Yeah, but there's hundreds of</p> <p>2 historic properties.</p> <p>3 MS. MENENDEZ: What's the rush? What's the</p> <p>4 rush?</p> <p>5 MR. NAVARRO: It's not the rush. It's that</p> <p>6 in order for us to get a TDR approval, right,</p> <p>7 we need to work with the landlord. So we have</p> <p>8 to find a broker. Think about this on our</p> <p>9 side, right?</p> <p>10 We have a Site Plan that -- let's just say</p> <p>11 we go to City Commission and they say, you know</p> <p>12 what, we want you to have a 14-story building,</p> <p>13 120 feet in height, right. We have all of this</p> <p>14 FAR that now we've bought up in TDRs and spent</p> <p>15 time with brokers trying to get -- it's a</p> <p>16 process that until you have the exact amount of</p> <p>17 FAR that you have been approved for, it's kind</p> <p>18 of futile to go through the process, because</p> <p>19 you have to get a broker to find the historic</p> <p>20 site, which there's hundreds of them. It's not</p> <p>21 like there's like a scarcity in the amount of</p> <p>22 TDRs available. You have to enter into an</p> <p>23 agreement with that person. You have to go to</p> <p>24 the Historic Preservation Board. I think</p> <p>25 there's an additional board, and it may even</p>

<p style="text-align: right;">Page 141</p> <p>1 come back to the Planning Board, and then you</p> <p>2 have to go to the City Commission.</p> <p>3 So you have to do this whole process</p> <p>4 without even having a final Site Plan and</p> <p>5 without having a recommendation from this Board</p> <p>6 or an approval from the City Commission to even</p> <p>7 pursue that.</p> <p>8 So it's not that we're asking to please</p> <p>9 give us a blank check so we can go and move</p> <p>10 forward with TDRs. We're asking you, we need</p> <p>11 this threshold of TDRs. We're not going to</p> <p>12 exceed this FAR. If you're okay with our Site</p> <p>13 Plan and with our building envelope, please</p> <p>14 give us the recommendation that if we're</p> <p>15 approved, we would follow your TDR program, to</p> <p>16 go and make that possible.</p> <p>17 We could have plenty of time to go and do</p> <p>18 that TDR process, without having to rush and</p> <p>19 sign last minute agreements, and we may be able</p> <p>20 to get it from one property, we may have to get</p> <p>21 it from five properties. So it's not as easy</p> <p>22 as the City of Coral Gables has a TDR bank and</p> <p>23 we go with our TDR ATM card to Ramon and pull</p> <p>24 out the TDRs. It's a very, very involved</p> <p>25 process.</p>	<p style="text-align: right;">Page 142</p> <p>1 MS. MENENDEZ: I don't think it was meant</p> <p>2 to be easy, quite frankly.</p> <p>3 MR. NAVARRO: Yeah.</p> <p>4 MS. MENENDEZ: It wasn't meant to be easy.</p> <p>5 MR. NAVARRO: And we're committing to doing</p> <p>6 it.</p> <p>7 MS. MENENDEZ: You're gaining a whole lot</p> <p>8 with the TDRs, with the Mediterranean bonus,</p> <p>9 with a lot of things. So I don't think it was</p> <p>10 meant to be easy, but I'm having a hard time</p> <p>11 approving a project subject to the purchasing</p> <p>12 of TDRs, but I'm just one member, right.</p> <p>13 MR. NAVARRO: And what is your concern with</p> <p>14 that?</p> <p>15 MS. MENENDEZ: That you might not achieve</p> <p>16 it.</p> <p>17 CHAIRMAN AIZENSTAT: Then it doesn't get</p> <p>18 built.</p> <p>19 MR. NAVARRO: It's like, if we have the</p> <p>20 site -- if we have the site -- it's not like</p> <p>21 there's one site. The City of Coral Gables, in</p> <p>22 my opinion, needs to have a much more historic</p> <p>23 property owner friendly ordinance, because you</p> <p>24 guys have the most historic properties in any</p> <p>25 city in Miami-Dade County, and we're supposed</p>
<p style="text-align: right;">Page 143</p> <p>1 to be promoting, people that have these sites,</p> <p>2 to renovate their buildings, because these are</p> <p>3 beautiful buildings and you want to keep them</p> <p>4 nice.</p> <p>5 There's a ton of TDRs. We meet the</p> <p>6 criteria. Even your Staff report says that we</p> <p>7 meet every criteria in the Code for approval of</p> <p>8 a TDR. It's just the technicality of whether</p> <p>9 we do it now or whether we do it -- let's say,</p> <p>10 we have to submit "X" months after receiving</p> <p>11 final Site Plan approval, if you want to put a</p> <p>12 condition where we have to move quickly, we're</p> <p>13 fine with that, but once we have our approval</p> <p>14 at City Commission, we know exactly how much</p> <p>15 square footage. We have the sites in mind.</p> <p>16 MS. MENENDEZ: You know, I think my concern</p> <p>17 is more of the massiveness of the project and</p> <p>18 it's proximity to Galiano, in particular, and</p> <p>19 the whole traffic issue with going in and out</p> <p>20 of that project. I'm not convinced that it's</p> <p>21 going to work as well as everybody thinks it's</p> <p>22 going to work.</p> <p>23 MR. NAVARRO: But that's not related to the</p> <p>24 TDR issues. That's a separate issue.</p> <p>25 MS. MENENDEZ: Right, but the TDRs is</p>	<p style="text-align: right;">Page 144</p> <p>1 giving you the height and it's giving you more.</p> <p>2 MR. TRIAS: It's giving only FAR,</p> <p>3 additional square footage, which may result it</p> <p>4 more units, but not height.</p> <p>5 CHAIRMAN AIZENSTAT: But the TDR issue with</p> <p>6 the Level Two would give him to 190 feet.</p> <p>7 They're not asking for that. Am I wrong?</p> <p>8 MR. TRIAS: No, they're not asking for</p> <p>9 that. The TDR is only about square footage.</p> <p>10 CHAIRMAN AIZENSTAT: No, but they're asking</p> <p>11 only for 164 feet.</p> <p>12 MR. TRIAS: Yes.</p> <p>13 CHAIRMAN AIZENSTAT: But they could go,</p> <p>14 with a Level Two, to 190 feet?</p> <p>15 MS. VELEZ: Right.</p> <p>16 MS. MENENDEZ: Assuming you approve</p> <p>17 everything they're asking for, yes.</p> <p>18 CHAIRMAN AIZENSTAT: Just with a Level Two.</p> <p>19 MS. MENENDEZ: They're asking for a</p> <p>20 Mixed-Use.</p> <p>21 CHAIRMAN AIZENSTAT: Correct.</p> <p>22 MS. MENENDEZ: They're asking for a Land</p> <p>23 Use, right? They're asking for future Land Use</p> <p>24 change for the Mixed-Use. They're asking for a</p> <p>25 Zoning change, a Site Specific Zoning</p>

<p style="text-align: right;">Page 145</p> <p>1 Regulation.</p> <p>2 MR. TRIAS: Which they're no longer asking</p> <p>3 for that one.</p> <p>4 CHAIRMAN AIZENSTAT: They've removed it.</p> <p>5 MS. MENENDEZ: Okay. And the TDRs, which</p> <p>6 we don't have before us.</p> <p>7 MR. TRIAS: What they're asking for is --</p> <p>8 MS. MENENDEZ: Because at the end of the</p> <p>9 day, my concern is Galiano and Andalusia. More</p> <p>10 Galiano than Andalusia, just because I'm so</p> <p>11 familiar with that area, and I know where it's</p> <p>12 a hang-up.</p> <p>13 MR. NAVARRO: Just imagine if we put that</p> <p>14 exit, as originally designed, on Galiano, a one</p> <p>15 way street, an office building. That would be</p> <p>16 a significant impact to traffic. What we've</p> <p>17 done -- and imagine, we're losing five feet on</p> <p>18 that alley. We've self-imposed restrictions to</p> <p>19 provide, as is recommended by your Public Works</p> <p>20 and your Zoning Department, to put that traffic</p> <p>21 on your alley. When your MXD regulations were</p> <p>22 written, the MXD regulations have a specific</p> <p>23 requirement that they promote for you to come</p> <p>24 in like through the alley, for this same</p> <p>25 condition.</p>	<p style="text-align: right;">Page 146</p> <p>1 If we were to put our exit right here, you</p> <p>2 would have essentially one exit coming out onto</p> <p>3 Andalusia and right across the street. We have</p> <p>4 the 100 units from 100 Andalusia exiting, as</p> <p>5 well, at the same time in the morning.</p> <p>6 MS. MENENDEZ: That left-hand turn onto</p> <p>7 Galiano is not going to work. I'm telling you</p> <p>8 right now.</p> <p>9 MS. ANDERSON: Why not?</p> <p>10 MS. MENENDEZ: That's why it's one way</p> <p>11 going toward Ponce.</p> <p>12 MR. NAVARRO: And I think that's why you</p> <p>13 recommended, which I think is smart and you</p> <p>14 guys have proposed that, after we get our CO,</p> <p>15 within a year, we do our traffic assessment --</p> <p>16 CHAIRMAN AIZENSTAT: Or even less. We can</p> <p>17 recommend that even less.</p> <p>18 MR. NAVARRO: Yes.</p> <p>19 MS. ANDERSON: Why not just require a right</p> <p>20 turn only? I mean, I'm familiar with that</p> <p>21 street, as well. You have people doing a</p> <p>22 left-hand turn, you're going to have more</p> <p>23 accidents, you're going to have problems with</p> <p>24 the traffic.</p> <p>25 MS. MENENDEZ: See, the problem I have is,</p>
<p style="text-align: right;">Page 147</p> <p>1 since we don't have the recommendations from</p> <p>2 staff that we normally have and the</p> <p>3 recommendations from the consultant that was</p> <p>4 used to analyze the circulation and the</p> <p>5 traffic, and we're kind of like, from my</p> <p>6 perspective, rushing through this and -- I</p> <p>7 mean, that's my --</p> <p>8 MR. NAVARRO: We've worked on this project</p> <p>9 for a year, a year with Staff.</p> <p>10 MS. MENENDEZ: Well, you started with the</p> <p>11 City in June.</p> <p>12 MR. NAVARRO: No, that's when we filed for</p> <p>13 DRC. Before that, this project has been --</p> <p>14 MS. MENENDEZ: You see, I don't even have</p> <p>15 comments from DRC.</p> <p>16 MR. NAVARRO: Well, they've all been</p> <p>17 satisfied, if not we wouldn't be here before</p> <p>18 you. But I spoke to our client, or my client,</p> <p>19 and he would be acceptable -- provided that</p> <p>20 it's approved by the City, right, or whatever</p> <p>21 other government agency has regulation over</p> <p>22 traffic, so we're not held to something we</p> <p>23 can't do, we would be fine without having a</p> <p>24 left on traffic.</p> <p>25 I understand what's going on in that</p>	<p style="text-align: right;">Page 148</p> <p>1 intersection, because I go there frequently.</p> <p>2 So if the concern is the left-hand traffic, I</p> <p>3 mean, we will put a restriction on that, not to</p> <p>4 have a left.</p> <p>5 MS. MENENDEZ: Does that work, Mr. Plummer?</p> <p>6 MR. PLUMMER: Again, in my opinion,</p> <p>7 restricting that 24/7 doesn't make sense.</p> <p>8 What's going to happen, and we've probably all</p> <p>9 done it, and I'll even raise my hand, I've done</p> <p>10 it before, the sign is going to say, no left</p> <p>11 turn, and when it's nine o'clock at night and</p> <p>12 you're coming out, and there's nobody on</p> <p>13 Galiano or there's one car, you're going to</p> <p>14 make the left turn.</p> <p>15 MS. ANDERSON: How about limiting the</p> <p>16 hours?</p> <p>17 MR. PLUMMER: You can, and the same thing,</p> <p>18 but when there's a gap and there's the</p> <p>19 availability, someone is going to make the left</p> <p>20 turn.</p> <p>21 So, again, I think what we should do is</p> <p>22 monitor and have the City do it.</p> <p>23 MR. TRIAS: That's what I was going to</p> <p>24 suggest. Why don't you make a recommendation,</p> <p>25 in terms of monitoring, some language that is</p>

<p style="text-align: right;">Page 149</p> <p>1 appropriate, yes.</p> <p>2 MR. PLUMMER: Absolutely. Like you had</p> <p>3 suggested, Ramon, the monitoring study after --</p> <p>4 MR. TRIAS: Typically we've done yearly</p> <p>5 monitoring, for three years, whenever there was</p> <p>6 some concern. I think that's very appropriate.</p> <p>7 We could do it even sooner than a year. I</p> <p>8 mean, we can do it -- and see what the facts</p> <p>9 are.</p> <p>10 I think we all have an intuition of how</p> <p>11 this works. It's probably better to do some</p> <p>12 studies, in a methodical way.</p> <p>13 MR. PLUMMER: Absolutely, and I would just</p> <p>14 make sure that we have full occupancy of the</p> <p>15 building when we start the annual monitoring.</p> <p>16 We can go out and observe with Public Works and</p> <p>17 see if there's some solutions that are needed.</p> <p>18 MS. ANDERSON: What about the peak traffic</p> <p>19 hours, limiting it to that, and then continuing</p> <p>20 with the study?</p> <p>21 MR. PLUMMER: You know, that's up to this</p> <p>22 Board to make that recommendation, and it</p> <p>23 sounds like the client would accept that. So</p> <p>24 that's up to you. But it also has to get</p> <p>25 approved by Miami-Dade County, as well as the</p>	<p style="text-align: right;">Page 150</p> <p>1 City.</p> <p>2 CHAIRMAN AIZENSTAT: Is there a motion</p> <p>3 anybody would like to make at this time?</p> <p>4 MR. GRABIEL: We're looking at three</p> <p>5 different issues --</p> <p>6 MR. TRIAS: Yeah. What I would recommend</p> <p>7 is that you take Item 1, Item 3 and Item 4</p> <p>8 separately.</p> <p>9 CHAIRMAN AIZENSTAT: If there's a</p> <p>10 recommendation --</p> <p>11 MR. COLLER: I would suggest, a motion on</p> <p>12 2, we would permit the applicant to withdraw</p> <p>13 Request Number 2, as one of our votes tonight.</p> <p>14 CHAIRMAN AIZENSTAT: And if there are any</p> <p>15 conditions, they should be the same conditions</p> <p>16 throughout?</p> <p>17 MR. COLLER: No, because I think that the</p> <p>18 conditions probably should be part of the Site</p> <p>19 Plan approval.</p> <p>20 MR. TRIAS: Right. And the only condition</p> <p>21 for the TDR is that it will be performed,</p> <p>22 according to the Code, at the right time.</p> <p>23 CHAIRMAN AIZENSTAT: And you could put, not</p> <p>24 to increase --</p> <p>25 MR. TRIAS: Not to increase -- they have</p>
<p style="text-align: right;">Page 151</p> <p>1 proffered that the FAR and the height are going</p> <p>2 to remain. In theory, the Level Two could</p> <p>3 allow more, but they have proffered that they</p> <p>4 won't.</p> <p>5 MR. COLLER: And they have to come back to</p> <p>6 this Board, as I understand it, and they have</p> <p>7 to come back to the Commission for the TDRs,</p> <p>8 right.</p> <p>9 So the cleanest one is Number 1, but that's</p> <p>10 one that would not have conditions, and I've</p> <p>11 written down a number of things that you all</p> <p>12 have mentioned, which I think go to Number 4,</p> <p>13 if it's the desire to move the project along to</p> <p>14 the Commission, with the thoughts that you've</p> <p>15 given this evening.</p> <p>16 MR. NAVARRO: Craig, I checked and you are</p> <p>17 right, the TDRs does come back before the</p> <p>18 Planning and Zoning Board.</p> <p>19 MR. TRIAS: Yes.</p> <p>20 CHAIRMAN AIZENSTAT: So it has to come</p> <p>21 back --</p> <p>22 MR. NAVARRO: So we have to be back before</p> <p>23 you anyway. We can't escape you.</p> <p>24 MS. MENENDEZ: So I don't understand why</p> <p>25 you just can't bring it all together.</p>	<p style="text-align: right;">Page 152</p> <p>1 MR. NAVARRO: We're going to come back,</p> <p>2 because we miss you. You know, we want to come</p> <p>3 back --</p> <p>4 MS. ANDERSON: And we would like to see the</p> <p>5 complete project.</p> <p>6 MR. NAVARRO: Yeah. That we will bring</p> <p>7 back to you once we achieve our Board of</p> <p>8 Architects approval.</p> <p>9 MS. ANDERSON: So our recommendation is</p> <p>10 that you can come back to us and we can vote on</p> <p>11 it then?</p> <p>12 MR. NAVARRO: Yeah. We'd like for you</p> <p>13 recommend for the project to -- create the</p> <p>14 condition that we bring back the final BOA</p> <p>15 plan. Historically, and I don't know how</p> <p>16 everybody's thoughts are on this, but I feel</p> <p>17 like the Planning and Zoning Board does look at</p> <p>18 aesthetics, but that's really the Board of</p> <p>19 Architects -- you guys look at it in terms of,</p> <p>20 oh, does it look nice, but that really is a</p> <p>21 Board of Architects type of thing, but we will</p> <p>22 bring it back to you, for you to see at least</p> <p>23 what the final product is.</p> <p>24 MS. MENENDEZ: I'm not into that. It's</p> <p>25 more because we have great architects on our</p>

<p style="text-align: right;">Page 153</p> <p>1 Board that are really into that stuff. I'm not</p> <p>2 into that.</p> <p>3 CHAIRMAN AIZENSTAT: Julio.</p> <p>4 MR. GRABIEL: Yeah. Well, let me start, I</p> <p>5 want to move for approval of E-1.</p> <p>6 MR. COLLER: Okay. E-1 is the</p> <p>7 Comprehensive Plan amendment to the Mixed-Use.</p> <p>8 MS. VELEZ: I'll second that.</p> <p>9 CHAIRMAN AIZENSTAT: With no conditions.</p> <p>10 MR. GRABIEL: I understand. No conditions.</p> <p>11 MR. COLLER: There are no conditions on</p> <p>12 that one.</p> <p>13 CHAIRMAN AIZENSTAT: We have a motion. We</p> <p>14 have a second. Any discussion?</p> <p>15 MS. ANDERSON: No.</p> <p>16 CHAIRMAN AIZENSTAT: No? Call the roll,</p> <p>17 please.</p> <p>18 THE SECRETARY: Alex Mantecon?</p> <p>19 MR. MANTECON: Yes.</p> <p>20 THE SECRETARY: Maria Menendez?</p> <p>21 MS. MENENDEZ: Yes.</p> <p>22 THE SECRETARY: Maria Velez?</p> <p>23 MS. VELEZ: Yes.</p> <p>24 THE SECRETARY: Rhonda Anderson?</p> <p>25 MS. ANDERSON: Yes.</p>	<p style="text-align: right;">Page 154</p> <p>1 THE SECRETARY: Julio Grabiell?</p> <p>2 MR. GRABIEL: Yes.</p> <p>3 THE SECRETARY: Eibi Aizenstat?</p> <p>4 MS. ANDERSON: Yes.</p> <p>5 MS. MENENDEZ: Number 2 is withdrawn.</p> <p>6 MR. COLLER: Number 2, I think a motion</p> <p>7 should be to permit the Applicant to withdraw</p> <p>8 Request Number 2.</p> <p>9 CHAIRMAN AIZENSTAT: Is there a motion --</p> <p>10 MS. VELEZ: I shall move that the Applicant</p> <p>11 be allowed to withdraw E-2.</p> <p>12 MR. NAVARRO: And for the record, we agree</p> <p>13 with withdrawing the item.</p> <p>14 CHAIRMAN AIZENSTAT: We have a motion. Is</p> <p>15 there a second?</p> <p>16 MS. MENENDEZ: I'll second it.</p> <p>17 CHAIRMAN AIZENSTAT: Maria and Maria.</p> <p>18 MS. MENENDEZ: Keep it simple.</p> <p>19 CHAIRMAN AIZENSTAT: Any discussion?</p> <p>20 MS. MENENDEZ: No.</p> <p>21 CHAIRMAN AIZENSTAT: Call the roll, please.</p> <p>22 THE SECRETARY: Maria Menendez?</p> <p>23 MS. MENENDEZ: Yes.</p> <p>24 THE SECRETARY: Maria Velez?</p> <p>25 MS. VELEZ: Yes.</p>
<p style="text-align: right;">Page 155</p> <p>1 THE SECRETARY: Rhonda Anderson?</p> <p>2 MS. ANDERSON: Yes.</p> <p>3 THE SECRETARY: Julio Grabiell?</p> <p>4 MR. GRABIEL: Yes.</p> <p>5 THE SECRETARY: Alex Mantecon?</p> <p>6 MR. MANTECON: Yes.</p> <p>7 THE SECRETARY: Eibi Aizenstat?</p> <p>8 CHAIRMAN AIZENSTAT: Yes.</p> <p>9 Craig, with Number 3 --</p> <p>10 MR. COLLER: I think 3 should be a</p> <p>11 recommendation of deferral that you make to the</p> <p>12 City Commission on the basis that they have to</p> <p>13 go through the TDR process. And it's a</p> <p>14 recommendation to the Commission that they</p> <p>15 defer it, to have the Applicant go through the</p> <p>16 TDR process.</p> <p>17 CHAIRMAN AIZENSTAT: And that allows them</p> <p>18 to go to the Commission first?</p> <p>19 MR. COLLER: Allows them to go to the</p> <p>20 Commission, but your recommendation is that</p> <p>21 this item should be deferred to have them go</p> <p>22 through the process.</p> <p>23 MS. MENENDEZ: Now, our Staff recommended</p> <p>24 continuance. So what's the difference?</p> <p>25 MR. COLLER: Or continuance. It's going to</p>	<p style="text-align: right;">Page 156</p> <p>1 be the same thing. The problem is, if it's a</p> <p>2 continuance, the question is, are you</p> <p>3 continuing it tonight, which means it doesn't</p> <p>4 go any further, or are you -- the Applicant</p> <p>5 seems to want the whole thing to go to the</p> <p>6 Commission. So to accomplish that, it would be</p> <p>7 a recommendation to the City Commission that</p> <p>8 this request needs to be deferred until they go</p> <p>9 through the proper process.</p> <p>10 CHAIRMAN AIZENSTAT: And is that where we</p> <p>11 would put the restriction of the size, the</p> <p>12 envelope, the height and so forth, on Number 3?</p> <p>13 MR. TRIAS: That would be Number 4.</p> <p>14 CHAIRMAN AIZENSTAT: That would be Number</p> <p>15 4?</p> <p>16 MR. TRIAS: Yes.</p> <p>17 CHAIRMAN AIZENSTAT: Not on Number 3?</p> <p>18 MR. COLLER: Yeah. I think 4 goes to the</p> <p>19 Site Plan. I think that's where it would go.</p> <p>20 They're going to have to come back to you and</p> <p>21 if they don't have it done the way you want it</p> <p>22 to be done, your recommendation is not to</p> <p>23 approve the TDRs. So you're effectively</p> <p>24 accomplishing that. So you're going to get</p> <p>25 them six ways from Sunday, because you're going</p>

<p style="text-align: right;">Page 157</p> <p>1 to condition the Site Plan to these</p> <p>2 restrictions, basically, on FAR.</p> <p>3 MS. MENENDEZ: But don't they have, then,</p> <p>4 some rights as a result of us approving one</p> <p>5 thing or not the other?</p> <p>6 MR. COLLER: No. They have no rights,</p> <p>7 because you're a recommending body. You're not</p> <p>8 making a decision. You're making a</p> <p>9 recommendation. So there are no rights that</p> <p>10 they get by your action tonight, other than the</p> <p>11 ability to go forward with the request to the</p> <p>12 City Commission.</p> <p>13 MR. NAVARRO: There's, essentially, I</p> <p>14 think, to summarize, two options. One is, you</p> <p>15 recommend -- it's your recommendation that this</p> <p>16 item be deferred, right, to give us time to do</p> <p>17 it -- that's what you're going to ask the</p> <p>18 Commission -- or what we were requesting, which</p> <p>19 is that you recommend that this TDR be a</p> <p>20 condition of the final building permit and the</p> <p>21 condition would be that we are required to</p> <p>22 follow the process, which essentially, we'll be</p> <p>23 back before you on the same item down the line.</p> <p>24 CHAIRMAN AIZENSTAT: Isn't it basically the</p> <p>25 same, then?</p>	<p style="text-align: right;">Page 158</p> <p>1 MS. MENENDEZ: That's my point.</p> <p>2 MR. TRIAS: No. The difference is that</p> <p>3 they want to be heard by the Commission.</p> <p>4 CHAIRMAN AIZENSTAT: Understood.</p> <p>5 MR. NAVARRO: I think, either way, we get</p> <p>6 to Commission.</p> <p>7 CHAIRMAN AIZENSTAT: With the deferral,</p> <p>8 they're still heard by the Commission.</p> <p>9 MR. NAVARRO: Yeah.</p> <p>10 MS. MENENDEZ: If the Commission provides</p> <p>11 them -- you know, that goes with whatever</p> <p>12 recommendation in favor of what he just</p> <p>13 explained, do they create a right? Do they,</p> <p>14 then, have a right?</p> <p>15 MR. NAVARRO: We just have a right to</p> <p>16 pursue, under your Code, the ability to get</p> <p>17 TDRs.</p> <p>18 MR. COLLER: I think, under either</p> <p>19 circumstance -- there's a Code process --</p> <p>20 MS. MENENDEZ: Do we create --</p> <p>21 MR. COLLER: You've created no vested</p> <p>22 rights by your recommendation.</p> <p>23 MS. MENENDEZ: That's the word I was</p> <p>24 looking for.</p> <p>25 MR. TRIAS: This is not a development order --</p>
<p style="text-align: right;">Page 159</p> <p>1 MS. MENENDEZ: Not the recommendation. I'm</p> <p>2 saying, if the Commission were to issue based</p> <p>3 on our recommendation, do they then have a</p> <p>4 vested right, whereas nobody can say, no, to</p> <p>5 the TDRs, because they, in essence, have the</p> <p>6 right to build something?</p> <p>7 MR. COLLER: I don't think they will have</p> <p>8 the right to the TDRs when they get to the</p> <p>9 Commission stage, because they haven't gone</p> <p>10 through the process. Even if this goes to the</p> <p>11 Commission, they still haven't gone through the</p> <p>12 process.</p> <p>13 MR. TRIAS: Craig, if I can help you. It</p> <p>14 is not a development order when you say, oh, we</p> <p>15 recommend that the Applicant should follow the</p> <p>16 TDR process. You are not creating any --</p> <p>17 MS. MENENDEZ: Well, the title is Transfer</p> <p>18 Development Rights. So I'm kind of trying to</p> <p>19 figure out what, in fact -- what rights do they</p> <p>20 get.</p> <p>21 MR. TRIAS: They don't get any rights until</p> <p>22 they go through the process, and basically what</p> <p>23 the Applicant is requesting is that this Board,</p> <p>24 if you feel that the project makes sense and if</p> <p>25 you think that TDRs should be a part of the</p>	<p style="text-align: right;">Page 160</p> <p>1 process, what they are requesting is that you</p> <p>2 tell them to go through the process. That's</p> <p>3 all.</p> <p>4 MS. MENENDEZ: Okay.</p> <p>5 MR. MANTECON: I find it hard to -- from</p> <p>6 the development side, I can really understand</p> <p>7 kind of their issues, where it's the chicken</p> <p>8 and the egg. Where it's, if you're coming in</p> <p>9 to us and -- like, at this point, for example,</p> <p>10 the number of TDRs that they're going to need</p> <p>11 to do this project is going to change as they</p> <p>12 go through the Level Two approval, is that</p> <p>13 correct?</p> <p>14 MR. TRIAS: Yes.</p> <p>15 MR. NAVARRO: It would be less.</p> <p>16 MR. MANTECON: So had they gone through</p> <p>17 this process of obtaining these TDRs at this</p> <p>18 point, right now, they have gone through this</p> <p>19 process, for no reason, for a certain amount of</p> <p>20 TDRs that they no longer need. So until they</p> <p>21 are able to have a Site Plan and be able to</p> <p>22 have an envelope that we all feel comfortable</p> <p>23 with, it's next to impossible to know how many</p> <p>24 TDRs you need and to be able to go through that</p> <p>25 process.</p>

<p style="text-align: right;">Page 161</p> <p>1 So, I mean, I think the process that</p> <p>2 they're pursuing is probably the most prudent</p> <p>3 way to do it, where, I mean, at the end of the</p> <p>4 day, if they don't get the TDRs, they don't get</p> <p>5 a building permit, nothing gets built and</p> <p>6 nothing happens.</p> <p>7 MS. MENENDEZ: Sounds to me as though it's</p> <p>8 something that the City should look at.</p> <p>9 CHAIRMAN AIZENSTAT: Yeah, I agree with</p> <p>10 that.</p> <p>11 MS. MENENDEZ: And maybe clear it up.</p> <p>12 MR. TRIAS: Yeah. And Mr. Mantecon, if I</p> <p>13 could, going back in my recollection, the last</p> <p>14 time that TDRs -- again, when a process is only</p> <p>15 used two or three times in the last 25 years,</p> <p>16 it's probably not a very good process. But the</p> <p>17 last time it went through the process, at the</p> <p>18 end of the building permit, they actually had</p> <p>19 to reduce the TDRs, because they changed the</p> <p>20 design in such a way that they didn't need</p> <p>21 them. So that is the normal. I mean, those</p> <p>22 happen.</p> <p>23 And all I'm saying is that the Applicant is</p> <p>24 requesting from your expertise to make a</p> <p>25 recommendation that allows them to continue the</p>	<p style="text-align: right;">Page 162</p> <p>1 design process. That is the request before</p> <p>2 you. And it's up to you to be comfortable,</p> <p>3 yes.</p> <p>4 MS. VELEZ: And if we defer that, what</p> <p>5 happens?</p> <p>6 MR. COLLER: Well, if you are recommending</p> <p>7 to the City Commission that they go through the</p> <p>8 process, you've accomplished that. You've</p> <p>9 accomplished that. Because what your</p> <p>10 recommendation to the City Commission is,</p> <p>11 you're going to take a look at this project,</p> <p>12 but we're recommending, with respect to the</p> <p>13 TDRs, that they follow the Code process, which</p> <p>14 they're required to do.</p> <p>15 CHAIRMAN AIZENSTAT: Right. I think that's</p> <p>16 why Maria was saying that that process needs to</p> <p>17 be looked at.</p> <p>18 MR. COLLER: Well, I think that's something</p> <p>19 that, you know --</p> <p>20 CHAIRMAN AIZENSTAT: But that's not before</p> <p>21 us right now.</p> <p>22 MR. COLLER: No, but it may be at some</p> <p>23 point, because this Board is going to look at</p> <p>24 Code revisions.</p> <p>25 CHAIRMAN AIZENSTAT: Yes.</p>
<p style="text-align: right;">Page 163</p> <p>1 MS. MENENDEZ: Well, and the reason I say</p> <p>2 is because I am familiar with cases that have</p> <p>3 been brought up, that are tied to TDRs and the</p> <p>4 fact that they were brought up with the</p> <p>5 project. And I'm not saying that's the right</p> <p>6 way or the wrong way. I think you raised a</p> <p>7 very good point. But I think it needs to be</p> <p>8 looked at, because this is pretty much how it's</p> <p>9 going to continue, right?</p> <p>10 MR. TRIAS: Yes.</p> <p>11 MS. MENENDEZ: This is what I see. This is</p> <p>12 now going to be the norm. You bring the</p> <p>13 project, get it approved, figure out how much</p> <p>14 you need, and then go out and purchase it.</p> <p>15 MR. MANTECON: And I think that will</p> <p>16 provide for some of these historic properties</p> <p>17 to be able to actually be renovated --</p> <p>18 MS. MENENDEZ: Yeah, absolutely. That was</p> <p>19 the intent of the whole program to begin with,</p> <p>20 but -- so -- okay.</p> <p>21 MR. TRIAS: I think it's likely that there</p> <p>22 will be a Code changed brought before you in</p> <p>23 the near future.</p> <p>24 CHAIRMAN AIZENSTAT: Right. But right now,</p> <p>25 it's not. So we're at this stage.</p>	<p style="text-align: right;">Page 164</p> <p>1 MS. ANDERSON: At least we know that it's</p> <p>2 an issue.</p> <p>3 MR. COLLER: So, at this stage, I think the</p> <p>4 best that you can do is to -- your</p> <p>5 recommendation is to -- on this item is to the</p> <p>6 City Commission, that they continue this to</p> <p>7 allow them to proceed through the TDR process.</p> <p>8 MR. NAVARRO: Or to make it a condition of</p> <p>9 the final building permit.</p> <p>10 MR. COLLER: Well, I'm not sure that can be</p> <p>11 done. I think that's something to look at, as</p> <p>12 a Code revision.</p> <p>13 MR. NAVARRO: But it's not in the Code.</p> <p>14 That's the City -- I mean, I'm sure the City</p> <p>15 Commission may have the discussion to --</p> <p>16 MR. COLLER: Well, they may choose to do</p> <p>17 that.</p> <p>18 MR. NAVARRO: You know what, we have one of</p> <p>19 the best City Attorney Offices in Florida. So</p> <p>20 if we need to do some sort of covenant or</p> <p>21 something, and we've worked on that a hundred</p> <p>22 times, I'm sure we can come up with some</p> <p>23 language to make sure that it's very clear,</p> <p>24 that no matter what we get approved at City</p> <p>25 Commission, there is no rights to these TDRs</p>

<p style="text-align: right;">Page 165</p> <p>1 without us going back through the processes in</p> <p>2 the Code.</p> <p>3 MS. MENENDEZ: But there's no rights to</p> <p>4 what you have been provided as far as the</p> <p>5 height and intensity --</p> <p>6 MR. NAVARRO: Yeah, until we go through</p> <p>7 your process.</p> <p>8 MS. MENENDEZ: -- without the TDR, which</p> <p>9 was my concern, do we give you a right by</p> <p>10 approving --</p> <p>11 MR. NAVARRO: You give us the ability to go</p> <p>12 up to that number, provided that we follow</p> <p>13 everything in your Code to be able to do so.</p> <p>14 CHAIRMAN AIZENSTAT: And we can specify</p> <p>15 exactly --</p> <p>16 MR. TRIAS: The decision of the Board does</p> <p>17 not approve anything. You're just a</p> <p>18 recommending Board. Let's make that clear.</p> <p>19 MR. COLLER: And there are no rights vested</p> <p>20 by the action of this Board. So, basically,</p> <p>21 all you're telling the City Commission is, on</p> <p>22 Item 3, they need to follow the process.</p> <p>23 That's what you're telling them.</p> <p>24 CHAIRMAN AIZENSTAT: Correct.</p> <p>25 MR. COLLER: I believe that's the intent of</p>	<p style="text-align: right;">Page 166</p> <p>1 your motion.</p> <p>2 CHAIRMAN AIZENSTAT: Having heard that,</p> <p>3 does anybody want to make a motion?</p> <p>4 MR. GRABIEL: I'm not sure I know what to</p> <p>5 do.</p> <p>6 MS. MENENDEZ: Whatever our attorney said.</p> <p>7 MR. TRIAS: The motion is to follow the</p> <p>8 process.</p> <p>9 MS. ANDERSON: Let me take a stab at it,</p> <p>10 because I have outlined here some of the</p> <p>11 conditions we've been discussing as well.</p> <p>12 CHAIRMAN AIZENSTAT: The conditions</p> <p>13 wouldn't be --</p> <p>14 MR. MANTECON: That would be on 4.</p> <p>15 MS. VELEZ: That's for Number 4.</p> <p>16 MS. ANDERSON: Yeah. So as to Number 3,</p> <p>17 you know, I would recommend that it move</p> <p>18 forward and require them to follow the TDR</p> <p>19 process for completion of this project, and</p> <p>20 that would be the logical thing to do.</p> <p>21 CHAIRMAN AIZENSTAT: Through the required</p> <p>22 process.</p> <p>23 MS. ANDERSON: Through the required</p> <p>24 process.</p> <p>25 CHAIRMAN AIZENSTAT: We have a motion. Is</p>
<p style="text-align: right;">Page 167</p> <p>1 there a second?</p> <p>2 MR. MANTECON: I'll second it.</p> <p>3 CHAIRMAN AIZENSTAT: Alex seconds it.</p> <p>4 Any discussion?</p> <p>5 MS. VELEZ: I would like to add that even</p> <p>6 though -- that we allow them to go forward with</p> <p>7 the TDRs, that that would not allow them to get</p> <p>8 more density than what they have agreed to.</p> <p>9 CHAIRMAN AIZENSTAT: Is that appropriate in</p> <p>10 Number 3 or is that Number 4?</p> <p>11 MR. COLLER: I'm going to ask the Director,</p> <p>12 because I don't think the -- it doesn't change</p> <p>13 the density, it's the FAR.</p> <p>14 MR. TRIAS: Just to be clear about it, I</p> <p>15 think those conditions should go in the</p> <p>16 Mixed-Use Site Plan, Number 4. That's where</p> <p>17 you can talk about height, density and FAR,</p> <p>18 which means square footage, and that's the only</p> <p>19 place where all of those things interact.</p> <p>20 The TDR is not about height. It's not even</p> <p>21 about density. It's really only about square</p> <p>22 footage.</p> <p>23 CHAIRMAN AIZENSTAT: Right. So Maria.</p> <p>24 MS. VELEZ: But just so that we are clear</p> <p>25 that by saying they can move forward with the</p>	<p style="text-align: right;">Page 168</p> <p>1 TDR, that doesn't mean that we're encouraging</p> <p>2 or allowing them to go forward and increase any</p> <p>3 of the other items.</p> <p>4 MR. COLLER: No. And that TDR process,</p> <p>5 when they go through that process, they're</p> <p>6 coming back to you.</p> <p>7 MR. TRIAS: Right. And they're proffering</p> <p>8 on Number 4 that they're not going over what</p> <p>9 they're proposing.</p> <p>10 MR. NAVARRO: Correct. We won't exceed the</p> <p>11 FAR.</p> <p>12 CHAIRMAN AIZENSTAT: So we have a motion.</p> <p>13 We have a second. Any other discussion? No?</p> <p>14 Call the roll, please.</p> <p>15 THE SECRETARY: Maria Velez?</p> <p>16 MS. VELEZ: Yes.</p> <p>17 THE SECRETARY: Rhonda Anderson?</p> <p>18 MS. ANDERSON: Yes.</p> <p>19 THE SECRETARY: Rhonda?</p> <p>20 MS. ANDERSON: Yes.</p> <p>21 THE SECRETARY: Julio Grabiell?</p> <p>22 MR. GRABIEL: Yes.</p> <p>23 THE SECRETARY: Alex Mantecon?</p> <p>24 MR. MANTECON: Yes.</p> <p>25 THE SECRETARY: Maria Menendez?</p>

<p style="text-align: right;">Page 169</p> <p>1 MS. MENENDEZ: Yes.</p> <p>2 THE SECRETARY: Eibi Aizenstat?</p> <p>3 CHAIRMAN AIZENSTAT: Yes.</p> <p>4 Item Number 4, these are where all of the</p> <p>5 restrictions would be?</p> <p>6 MR. COLLER: Right.</p> <p>7 MR. TRIAS: Yes.</p> <p>8 MR. COLLER: And I believe one of your</p> <p>9 members has written them all down, if I'm</p> <p>10 looking over her shoulder.</p> <p>11 MR. NAVARRO: I'm glad somebody has,</p> <p>12 because I lost track.</p> <p>13 MR. COLLER: I've written them down, too,</p> <p>14 but I'll yield to the Board Member.</p> <p>15 MR. TRIAS: What I recommend is that the</p> <p>16 Applicant proffer whatever they want to proffer</p> <p>17 first and then go ahead with the conditions.</p> <p>18 CHAIRMAN AIZENSTAT: And, Rhonda, you can</p> <p>19 check it off your list.</p> <p>20 MS. ANDERSON: Yes. So I'll use the red</p> <p>21 pen this time.</p> <p>22 MR. NAVARRO: Okay. So let's see how many</p> <p>23 we've got. So we would commit, as part of a</p> <p>24 condition of approval for the MXD Site Plan, we</p> <p>25 would provide five additional parking lifts.</p>	<p style="text-align: right;">Page 170</p> <p>1 We will -- and I think we could discuss this,</p> <p>2 to present the final design to the Planning and</p> <p>3 Zoning Board for their presentation. I don't</p> <p>4 think it's a public hearing, but for</p> <p>5 informative purposes, after Level Two</p> <p>6 Mediterranean bonus is obtained.</p> <p>7 As part of the conditions, we would -- as</p> <p>8 part of the building permit, further study,</p> <p>9 with the appropriate government agencies, the</p> <p>10 signalization of Miracle Mile and Galiano, to</p> <p>11 see if there's anything that could be done,</p> <p>12 from a timing perspective, to alleviate the</p> <p>13 conditions.</p> <p>14 That we will not increase the FAR above the</p> <p>15 3.97, I believe it is, that we currently have.</p> <p>16 MS. MENENDEZ: 3.97?</p> <p>17 MR. NAVARRO: Yeah, 3.97, I think that's</p> <p>18 what we currently have, even though we get</p> <p>19 Level Two bonus.</p> <p>20 MS. MENENDEZ: 3.97, that's what they're --</p> <p>21 almost four is what they're going to get?</p> <p>22 MR. NAVARRO: Almost four, yeah.</p> <p>23 MR. TRIAS: That includes the TDRs.</p> <p>24 MR. NAVARRO: That includes the TDRs, yeah.</p> <p>25 CHAIRMAN AIZENSTAT: That includes the</p>
<p style="text-align: right;">Page 171</p> <p>1 TDRs.</p> <p>2 MR. NAVARRO: So with TDRs, we're allowed,</p> <p>3 if we got Level Two Mediterranean bonus, 4.375.</p> <p>4 That's what the Code --</p> <p>5 MS. MENENDEZ: It says here, proposed is</p> <p>6 3.2 FAR, Level One Med bonus.</p> <p>7 MR. NAVARRO: I think that's like proposed</p> <p>8 if you --</p> <p>9 MS. MENENDEZ: Oh, plus 25 percent use of</p> <p>10 TDR.</p> <p>11 MR. TRIAS: Yeah, right, that's without</p> <p>12 TDRs, yeah.</p> <p>13 MR. NAVARRO: Yeah.</p> <p>14 MR. TRIAS: And in this case, it's going to</p> <p>15 3.5, because that's Level Two, plus a TDR</p> <p>16 number that is going to be smaller than the one</p> <p>17 they proposed before. I don't know exactly</p> <p>18 what that number is --</p> <p>19 CHAIRMAN AIZENSTAT: But it would not</p> <p>20 increase the stories --</p> <p>21 MR. TRIAS: But it would not increase the</p> <p>22 total.</p> <p>23 MR. NAVARRO: Yeah. Yeah. That's the max.</p> <p>24 No matter, even if we get Level Two. So even</p> <p>25 if we have --</p>	<p style="text-align: right;">Page 172</p> <p>1 MS. MENENDEZ: That affects the intensity,</p> <p>2 right?</p> <p>3 MR. NAVARRO: Yeah. So the intensity is</p> <p>4 going to stay the same. It will not</p> <p>5 increase --</p> <p>6 CHAIRMAN AIZENSTAT: It doesn't increase at</p> <p>7 all.</p> <p>8 MR. NAVARRO: Yeah. We will study the</p> <p>9 feasibility of incorporating solar panels on</p> <p>10 the residential roof deck, make sure that we do</p> <p>11 have the recycling receptacles as part of our</p> <p>12 residential building, which I think we do, but</p> <p>13 we're just going to make sure, study left turn</p> <p>14 restriction along Galiano Street, study the</p> <p>15 ability to increase the number of electronic</p> <p>16 parking spaces within the parking garage to</p> <p>17 increase the existing number, and then the</p> <p>18 standard language that we have in many of these</p> <p>19 Mixed-Use projects, which is that we will</p> <p>20 monitor, either within six months or a year</p> <p>21 after obtaining the final CO, do a traffic</p> <p>22 study and a monitoring study to see if there's</p> <p>23 any off-site improvements that could be done in</p> <p>24 order to mitigate traffic impacts.</p> <p>25 CHAIRMAN AIZENSTAT: And no driveable ATM</p>

<p style="text-align: right;">Page 173</p> <p>1 or anything.</p> <p>2 MR. NAVARRO: Correct. Yeah. And no</p> <p>3 driveable ATM along the alley.</p> <p>4 CHAIRMAN AIZENSTAT: On the alley.</p> <p>5 Rhonda, is he missing anything?</p> <p>6 MS. ANDERSON: We had talked about the no</p> <p>7 left-hand turn during peak hours.</p> <p>8 MR. NAVARRO: Oh, yes, exactly. And we'll</p> <p>9 have proper signage for that.</p> <p>10 MS. ANDERSON: The condition for the arcade</p> <p>11 to be left open. I know there's benches and</p> <p>12 recycling, but I'm talking about not filling it</p> <p>13 with tables and chairs so you have maximum</p> <p>14 pedestrian space in there for two-way traffic.</p> <p>15 MR. NAVARRO: And we are agreeable with all</p> <p>16 of these conditions.</p> <p>17 MS. ANDERSON: Look at the trees and the</p> <p>18 placement of the trees on the Andalusia side,</p> <p>19 put them out as far as possible to maximize,</p> <p>20 again, the pedestrian space and the space for</p> <p>21 the trees to grow.</p> <p>22 And it's my recommendation to try to</p> <p>23 achieve up to twenty percent for plug-in</p> <p>24 electric vehicles.</p> <p>25 CHAIRMAN AIZENSTAT: Or to maximize.</p>	<p style="text-align: right;">Page 174</p> <p>1 MS. ANDERSON: And maximize.</p> <p>2 MR. TRIAS: It's almost nine o'clock.</p> <p>3 CHAIRMAN AIZENSTAT: I think we're almost</p> <p>4 done there.</p> <p>5 MR. TRIAS: Okay.</p> <p>6 CHAIRMAN AIZENSTAT: I'll keep an eye.</p> <p>7 Is that it?</p> <p>8 MS. ANDERSON: Does anybody else have any</p> <p>9 conditions I missed?</p> <p>10 CHAIRMAN AIZENSTAT: You pretty much</p> <p>11 covered them. So would you like to make that</p> <p>12 motion?</p> <p>13 MS. ANDERSON: Yes, I would like to make</p> <p>14 that motion.</p> <p>15 CHAIRMAN AIZENSTAT: With those</p> <p>16 recommendations?</p> <p>17 MS. ANDERSON: With those recommendations,</p> <p>18 that they follow the TDR process --</p> <p>19 MR. NAVARRO: And we're acceptable to those.</p> <p>20 CHAIRMAN AIZENSTAT: We have a motion.</p> <p>21 It's acceptable by the Applicant.</p> <p>22 MR. GRABIEL: I'd like to second it.</p> <p>23 CHAIRMAN AIZENSTAT: We have Julio with a</p> <p>24 second. Any discussion?</p> <p>25 Having heard none, call the roll, please.</p>
<p style="text-align: right;">Page 175</p> <p>1 THE SECRETARY: Rhonda Anderson?</p> <p>2 MS. ANDERSON: Yes.</p> <p>3 THE SECRETARY: Julio Grabiell?</p> <p>4 MR. GRABIEL: Yes.</p> <p>5 THE SECRETARY: Alex Mantecon?</p> <p>6 MR. MANTECON: Yes.</p> <p>7 THE SECRETARY: Maria Menendez?</p> <p>8 MS. MENENDEZ: No.</p> <p>9 THE SECRETARY: Maria Velez?</p> <p>10 MS. VELEZ: Yes.</p> <p>11 THE SECRETARY: Eibi Aizenstat?</p> <p>12 CHAIRMAN AIZENSTAT: Yes.</p> <p>13 I think that's it, right?</p> <p>14 MR. NAVARRO: I think that's it. Thank you</p> <p>15 very much. We appreciate all of your</p> <p>16 recommendations and input and we're very</p> <p>17 excited for this project and we'll make sure to</p> <p>18 bring back our final design to you, so you</p> <p>19 could see the beautiful project that we're</p> <p>20 going to be building on Miracle Mile.</p> <p>21 Thank you very much.</p> <p>22 CHAIRMAN AIZENSTAT: Thank you.</p> <p>23 MS. MENENDEZ: Thank you.</p> <p>24 CHAIRMAN AIZENSTAT: Our next meeting is</p> <p>25 scheduled, because we have until 9:00 to break</p>	<p style="text-align: right;">Page 176</p> <p>1 -- our next meeting is scheduled?</p> <p>2 THE SECRETARY: January 9th.</p> <p>3 CHAIRMAN AIZENSTAT: January 9th?</p> <p>4 Before we break, I want to wish everybody a</p> <p>5 healthy and a happy New Year.</p> <p>6 MS. MENENDEZ: You too.</p> <p>7 CHAIRMAN AIZENSTAT: Happy Holidays.</p> <p>8 MS. VELEZ: Thank you.</p> <p>9 MS. MENENDEZ: Merry Christmas.</p> <p>10 CHAIRMAN AIZENSTAT: And thank you very</p> <p>11 much for all your work that you have put in</p> <p>12 this year --</p> <p>13 MS. ANDERSON: Merry Christmas. Thank you</p> <p>14 all.</p> <p>15 CHAIRMAN AIZENSTAT: -- into our Board and</p> <p>16 into the City. Thank you.</p> <p>17 MS. MENENDEZ: Thank you, Mr. Chairman.</p> <p>18 CHAIRMAN AIZENSTAT: Is there a motion to</p> <p>19 adjourn?</p> <p>20 MS. VELEZ: So moved.</p> <p>21 MS. MENENDEZ: Motion.</p> <p>22 MS. ANDERSON: Second.</p> <p>23 CHAIRMAN AIZENSTAT: Motion and second.</p> <p>24 All in favor?</p> <p>25 MS. ANDERSON: Aye.</p>

<p style="text-align: right;">Page 177</p> <p>1 MS. VELEZ: Aye.</p> <p>2 CHAIRMAN AIZENSTAT: Aye.</p> <p>3 MR. GRABIEL: Aye.</p> <p>4 MR. MANTECON: Aye.</p> <p>5 CHAIRMAN AIZENSTAT: We're adjourned.</p> <p>6 Thank you.</p> <p>7 (Thereupon, the meeting was adjourned at 8:55</p> <p>8 p.m.)</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 178</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA:</p> <p>4 SS.</p> <p>5 COUNTY OF MIAMI-DADE:</p> <p>6</p> <p>7</p> <p>8</p> <p>9 I, NIEVES SANCHEZ, Court Reporter, and a Notary</p> <p>10 Public for the State of Florida at Large, do hereby</p> <p>11 certify that I was authorized to and did</p> <p>12 stenographically report the foregoing proceedings and</p> <p>13 that the transcript is a true and complete record of my</p> <p>14 stenographic notes.</p> <p>15</p> <p>16 DATED this 28th day of December, 2018.</p> <p>17</p> <p>18</p> <p>19 SIGNATURE ON FILE</p> <p>20 _____</p> <p>21 NIEVES SANCHEZ</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>