

1 requirement, that instead of providing --
 2 MR. NAVARRO: 86.
 3 MR. MURAI: How many?
 4 MR. NAVARRO: Instead of 86.
 5 MR. MURAI: Instead of 86, and they provide
 6 120 parking spaces and, of course, the commission
 7 later on can always decide to provide less based on
 8 statistics. That's not --
 9 MR. NAVARRO: Yeah, if the code changes or we
 10 provide an actual report with --
 11 MR. MURAI: Oh, that's for the commission --
 12 MR. COLLIER: What you want is different than
 13 what he's asked for. Okay? So your --
 14 MR. NAVARRO: Okay.
 15 MR. MURAI: My --
 16 MR. COLLIER: -- is 120 spaces.
 17 CHAIRMAN AIZENSTAT: That what's he wants.
 18 MR. COLLIER: So, Mr. Chair, we need a second
 19 to the motion --
 20 CHAIRMAN AIZENSTAT: Is there a second to
 21 that?
 22 MR. COLLIER: -- with the added condition.
 23 MS. VELEZ: I'll second.
 24 CHAIRMAN AIZENSTAT: Maria seconds.
 25 MR. COLLIER: Okay. So let me just explain

1 where we are. We had a motion, it was tied, and
 2 motion failed.
 3 CHAIRMAN AIZENSTAT: Correct.
 4 MR. COLLIER: We had the community before the
 5 next item was called, which has not has been
 6 called, to have a different motion.
 7 CHAIRMAN AIZENSTAT: Correct.
 8 MR. COLLIER: So the motion is the same with
 9 the additional condition that instead of providing
 10 86, they provide 120 parking spaces. Am I
 11 accurate?
 12 MR. MURAI: You're correct. That's the
 13 motion.
 14 MR. COLLIER: That's the motion.
 15 MR. MURAI: And there's a second.
 16 CHAIRMAN AIZENSTAT: Any discussion?
 17 Call the roll, please.
 18 THE SECRETARY: Venny Torre?
 19 MR. TORRE: Yes.
 20 THE SECRETARY: Maria Velez?
 21 MS. VELEZ: Yes.
 22 THE SECRETARY: Chip Withers?
 23 MR. WITHERS: No.
 24 THE SECRETARY: Rhonda Anderson?
 25 MS. ANDERSON: No.

1 THE SECRETARY: Eibi Aizenstat?
 2 CHAIRMAN AIZENSTAT: Yes.
 3 MR. MURAI: What about me?
 4 MR. COLLIER: Yeah, we missed one.
 5 THE SECRETARY: Andy Murai?
 6 MR. MURAI: Yes.
 7 THE SECRETARY: Sorry. Rene Murai.
 8 MR. WITHERS: No respect at all. No respect.
 9 CHAIRMAN AIZENSTAT: Okay.
 10 MR. COLLIER: All right. So now we -- that's
 11 been passed.
 12 I'd like to discuss with the board and with
 13 Mr. Trias what we're doing with rest of this agenda
 14 that we have tonight.
 15 CHAIRMAN AIZENSTAT: Well, let's go ahead --
 16 let's take a five-minute recess so --
 17 MR. COLLIER: Well, we're going to take a
 18 five-minute recess and we have five minutes --
 19 CHAIRMAN AIZENSTAT: Let's just go on. I just
 20 wanted them to be clear.
 21 MR. MURAI: No. Let's decide what we're going
 22 to do for the rest of the --
 23 MR. NAVARRO: If I may, the next item is mine
 24 as well. I'm kind of running out of -- I think I
 25 maximized my words per meeting already. But we

1 have a closing deadline on this property, so it's
 2 key that we move forward tonight. It's a
 3 modification of a prior project. I had a very
 4 lengthy presentation. I'd be happy to shorten that
 5 and --
 6 MR. MURAI: When is your closing?
 7 MR. NAVARRO: November.
 8 MR. MURAI: We can consider it next month.
 9 MR. NAVARRO: Yeah, but I have go to
 10 commission, and I have an appeal period.
 11 MS. VELEZ: Are there any speakers? Are there
 12 any speakers on this other item?
 13 MR. NAVARRO: I haven't eaten, so --
 14 MR. TORRE: Is this a zone project?
 15 MR. NAVARRO: Zone project, yeah.
 16 MS. VELEZ: Are there any speakers on this
 17 project, do we know?
 18 CHAIRMAN AIZENSTAT: Is there anybody here for
 19 the --
 20 MS. VELEZ: Do we have any speakers?
 21 MR. COLLIER: We need to call the item. I
 22 would suggest to the board if we're going to take
 23 this up that we go till more than 9:15. I don't
 24 think we can do --
 25 MR. WITHERS: I think it might go quicker than

1 you think. I think we should take it up. I'm in
 2 favor of taking it up.
 3 CHAIRMAN AIZENSTAT: You want to take it up?
 4 MR. WITHERS: Yeah.
 5 CHAIRMAN AIZENSTAT: All right. Let's take a
 6 motion to extend this then further than 9:15, and
 7 then we'll --
 8 MR. COLLIER: You want to extend it to 9:30 and
 9 take a five-minute break?
 10 CHAIRMAN AIZENSTAT: Yeah, please.
 11 MR. COLLIER: Wait.
 12 CHAIRMAN AIZENSTAT: Hold on. We're going to
 13 extend --
 14 MR. COLLIER: We can do this as an oral vote.
 15 So there's a motion to extend the time to
 16 9:30.
 17 CHAIRMAN AIZENSTAT: Correct.
 18 MS. VELEZ: Right.
 19 MR. COLLIER: Did --
 20 CHAIRMAN AIZENSTAT: Venny made that.
 21 MR. COLLIER: Who's making the motion?
 22 MR. WITHERS: I'll move that, sir.
 23 CHAIRMAN AIZENSTAT: And we have a second.
 24 MR. MURAI: Second.
 25 MR. COLLIER: We can do this by an oral vote.

1 We don't have to have a roll call.
 2 MS. VELEZ: Yes.
 3 CHAIRMAN AIZENSTAT: Yes.
 4 MR. COLLIER: So all those in favor of the
 5 motion, signify by saying aye.
 6 (ALL): Aye.
 7 MR. COLLIER: Are there any opposed?
 8 None opposed.
 9 And we're taking a five-minute break and we're
 10 coming back.
 11 CHAIRMAN AIZENSTAT: Yes, just to clarify.
 12 MR. COLLIER: Okay.
 13 (Recess taken from 9:03 p.m. to 9:10 p.m.)
 14 CHAIRMAN AIZENSTAT: All right. Let's go
 15 ahead and move on to the next agenda item.
 16 MR. TRIAS: I have a brief presentation. I'll
 17 try to go as fast as I can.
 18 If I can have the PowerPoint, please.
 19 Okay. There's the PowerPoint.
 20 All right. The request is a conditional use
 21 for an assisted living facility. Now, this project
 22 was approved sometime ago in 2016 in basically the
 23 same size, same location, same design overall as a
 24 mixed-use project, so you may have seen it before.
 25 This is a different request, but it's

1 basically the same design. So from my point of
 2 view, the changes are relatively minor.
 3 And that's the site. You can see the site is
 4 very close to Le Jeune, and there's a building
 5 right across from Grenella, which is very similar
 6 in terms of scale, and it's a mixed-use building.
 7 And that is the way that they proposed and the
 8 existing conditions, the proposed building and the
 9 existing conditions would look overall.
 10 The zoning is industrial and, as you know,
 11 that area generally has developed as mixed use,
 12 however, in the industrial zoning an ALF is a
 13 conditional use, so that is the request.
 14 The site plan, as you can see, has a drop-off
 15 area internally through one-third of the block into
 16 the project. There is also designs of a pedestrian
 17 paseo. So from an urban design point of view, it
 18 does break down the block and it integrates fairly
 19 well with the existing network of streets.
 20 The design, as I said, would be very
 21 reminiscent of the original approval back in 2016.
 22 It's a little bit less tall, it's one less story,
 23 and it has been modified slightly, but generally
 24 it's the same appearance.
 25 And the data complies with the code. And the

1 parking is provided according to ALF. The review
 2 time line, went to DRC in May, Board of Architects,
 3 September, another meeting in July and today for
 4 Planning and Zoning.
 5 The letters were sent to owners within
 6 1,000 feet. That's the diagram that shows the
 7 area. Public notification two times letters, three
 8 times proper posting, three times website posting
 9 and the newspaper advertisement required for
 10 tonight's meeting.
 11 The request is conditional use and site plan
 12 approval. And the staff recommends approval with
 13 conditions which are detailed in the staff report.
 14 MR. MURAI: What page are your
 15 recommendations?
 16 MS. VELEZ: 11. 11.
 17 MR. TRIAS: It's page 11, 12, 13. It's
 18 several pages.
 19 MR. MURAI: Thank you.
 20 MR. TRIAS: The conditions for approval are
 21 fairly standard, many of them, but there are a few
 22 that are unique. There's a contribution for the
 23 underlying -- the applicant can explain it.
 24 MR. NAVARRO: And we're in agreement with all
 25 conditions of approval.

1 But just to quickly -- I had a very long
2 presentation, but I'm going to tailor it very
3 shortly.

4 So for the record, Jorge Navarro, offices at
5 333 Southeast Second Avenue.

6 This project was approved in 2016 for a
7 nine-story 204-unit multifamily mixed-use project
8 at approximately 21,000 square feet of ground floor
9 retail and tentative work units.

10 We're here before you this evening to request
11 a conditional use in order to modify and change the
12 prior residential uses that tailor them more to the
13 city's elderly or senior growing population.

14 The statistics are out. There's a large
15 number of older adults in Florida. That number is
16 nearly half a million over age 60 in South Florida
17 and is expected to double in the next two years.
18 And while the South Industrial District and North
19 Industrial District have done a lot in terms of
20 residential redevelopment for young families and
21 young professionals, families with children, they
22 really haven't focused on the senior population,
23 and that is what we're focusing here on.

24 This project basically targets two types of
25 clientele, those residents that want to move into

1 Coral Gables in order to take advantage of all the
2 great services, the great quality of life, the
3 great safe neighborhoods that we have.

4 And those that currently live here want to
5 downsize, not deal with the day-to-day maintenance
6 of their homes, or kids have gone to college, but
7 they want to live close by to where they're
8 familiar.

9 And we have tailored this project in order to
10 serve those two types of residents. And what we've
11 done is we've incorporated a diverse program that
12 has three types of units, so it allows you to age
13 in place.

14 We have 104 independent living units. These
15 are your typical multifamily except that they're
16 limited to age 55 over. We have 63 ALF units which
17 are basically, they're not specialized nursing
18 care, these are just assistance with daily
19 activities and personal service and then we have --

20 MR. MURAI: Those apartments?

21 MR. NAVARRO: Yeah, they're all apartments.

22 So basically what we've done is we've taken
23 the prior apartments that were done, we've
24 reconfigured them and tailored them more towards
25 these three types of units. What they do is allow

1 you to age in place. It provides for a continuum
2 of care. So you could move in and kind of go
3 through your aging process without having to move
4 out.

5 And we've also highly amenitized this area so
6 you can enjoy, you know, a variety of amenities
7 without -- not just at the ground level, but also
8 at the upper level. We've gone ahead in some of
9 the units, you know, it's obviously a less dense
10 project, we've converted those areas to additional
11 amenity space.

12 We've also provided 30 memory care units, so
13 some people that are dealing with diminished
14 cognitive ability or have early onset of
15 Alzheimer's, you can still be within this program.
16 And everybody's fully integrated, which is great.
17 This is not everybody's in their own separate area.
18 Everybody's living together, sharing the same
19 amenities, and kind of you're in this very nice
20 community.

21 And you're also integrated within an area
22 which is important where you can, you know, live,
23 walk and play within close proximity to Coral
24 Gables premier shopping, dining, entertainment
25 venues, you know, you have Merrick Park just right

1 across the street from us.

2 I'd like to just quickly walk you through, I
3 was going to have our architect come and show you
4 the entire plan, but walk you through the changes
5 that we've made.

6 So one of the changes, we've reduced the
7 height of the building from nine to eight stories
8 which is a plus. We integrated a use that provides
9 40 percent less a.m. peak trips. So in the morning
10 when people are trying to go to work, we've reduced
11 the impact on the roadways. We've also -- the
12 change in use has reduced the peak p.m. hour by 25
13 percent. We've reduced the unit count from 214
14 units down to 197.

15 And what we've done, and this is kind of just
16 in the public realm, working with your public works
17 department, there used to be a little dog park here
18 in this corner, kind of very inaccessible through
19 the alley. We've gone ahead and moved that passive
20 park, we've created a passive park. We heard that
21 was much better than a dog park. You can take your
22 dog still --

23 MS. ANDERSON: Wait. Wait. Wait. Wait.

24 MR. NAVARRO: I'm a dog person, but you can
25 still take your dog or your dog can take you to the

1 park there. So we've moved the passive park over
2 to the corner, made it more of a focal point.

3 We've also created this very grandiose paseo.
4 It's a vehicular and pedestrian paseo right in the
5 middle here, so we could have a dedicated drop-off,
6 and we could also have a cross-block pedestrian
7 connectivity, so if you're on this side and you
8 want to get to the other side where we have this
9 public plaza, you can just walk right through the
10 center of the building.

11 And then the last item that we worked on with
12 your public works department is we used to have
13 vehicular entrance right here, so it was really
14 breaking up the pedestrian connectivity, kind of
15 impacting the pedestrian realm. We've gone ahead
16 and moved that into the alley. So now all of your
17 traffic circulation is being fed through to alley.

18 So we believe there's a lot of enhancements
19 that we've made and that this project actually
20 satisfies a very big need in the community. There
21 really isn't another facility like this in the
22 area, and we're very excited for it. We've worked
23 very hard with your staff.

24 They're recommending approval. The project
25 meets all the criteria for the approval of a senior

1 living facility in terms of its location. And we
2 hope that we can get your approval here this
3 evening as well, subject to all the conditions of
4 approval that your planning director had mentioned.

5 MS. ANDERSON: I have a --

6 MR. NAVARRO: I'm here to answer any
7 questions.

8 MS. ANDERSON: I have --

9 CHAIRMAN AIZENSTAT: Is there anybody here
10 from the public for this item? No?

11 MS. VELEZ: I have a question.

12 CHAIRMAN AIZENSTAT: I'm going to go ahead and
13 close the floor to the public.

14 MS. VELEZ: I have a question.

15 Emergency vehicles?

16 MR. NAVARRO: So we've worked -- we're working
17 with the fire department currently, so that if they
18 wanted to access the paseo -- normally an emergency
19 vehicle will use the public right-of-way. But in
20 the event that there is some sort of, you know,
21 whether it's an ambulance or something like that
22 that wants to come in through here, we're working
23 with fire in order to confirm the width that they
24 need, and we definitely have the vertical
25 clearance. So it's just an issue of the width and

1 we're working with them on that. I mean, we don't
2 see any issues.

3 We're right now at 15 feet, but we can
4 accommodate 20 if we need, and we're going to
5 continue to work with them throughout the
6 permitting process to confirm the exact width. And
7 I think that's one of the conditions --

8 MR. TRIAS: That's done internally in the
9 site.

10 MS. VELEZ: And one more question.

11 Possibly most of the residents would not be
12 having a vehicle or would not need parking. Is
13 adequate staff parking available on site?

14 MR. NAVARRO: And that's a great question. So
15 we have three shifts. We expect 20 employees per
16 shift. We have 146 required spaces, I believe, it
17 may be little less now, and we're at 180. So we're
18 over parking the site just to be able to have plenty
19 of parking. We want to be able to attract the best
20 staff possible, and we know that one of the key
21 issues is to have parking. So we have it in case
22 like we need it. We've actually over parked the
23 building, which is a rarity, but we've --

24 MR. WITHERS: I know a hotel that needs some
25 parking spots.

1 MS. ANDERSON: He'd be beyond 1,000 feet
2 though.

3 CHAIRMAN AIZENSTAT: How do you handle the art
4 in public places? How are you doing that now?

5 MR. NAVARRO: So we have -- and the developers
6 here with us. What we wanted to do is we want to
7 go through the process of the art in public places.
8 We think that this passive park would be a great
9 location to have an art piece, especially at this
10 corner. We think to create like a public gathering
11 spot and center piece for that area, so we are
12 going to subject ourselves to the painful process
13 of likely going through the art in public places
14 process to get the artwork approved and put there.
15 I know the commission's big on that.

16 MS. ANDERSON: I have some technical questions
17 for you.

18 MR. NAVARRO: Okay. I will try to answer.

19 MS. ANDERSON: You have 180 spaces, right?

20 MR. NAVARRO: Correct.

21 MS. ANDERSON: And you know, of course, I have
22 the ADA with me.

23 MR. NAVARRO: Okay.

24 MS. ANDERSON: All right. So according to
25 that, and of course -- and I'm going to start with

1 the premise that, number one, according to the ADA
 2 you need to have six parking spaces. Okay?

3 MR. NAVARRO: Uh-huh.

4 MS. ANDERSON: So you're one short.

5 MR. NAVARRO: There's only five on the plan?

6 MS. ANDERSON: When I read it.

7 MR. NAVARRO: Okay.

8 MS. ANDERSON: And that's the other -- that's
 9 just a pet peeve.

10 MR. NAVARRO: Okay.

11 MS. ANDERSON: My pink glasses had to come out
 12 to try to be able to see these drawings.

13 Can you all try to please get the electronic
 14 ones in for us, because I mean, I did my best to
 15 examine these.

16 The other thing that you're missing, and I'll
 17 put this in the record for everybody to --

18 CHAIRMAN AIZENSTAT: Rhonda, if I may before
 19 we go on, we extended it till 9:30, we need to --

20 MS. ANDERSON: I can --

21 MR. MURAI: Make a motion.

22 MS. ANDERSON: Yeah, go ahead. Make a motion.

23 MR. MURAI: I make a motion that we extend it
 24 to 10:00.

25 MR. COLLIER: Okay.

1 CHAIRMAN AIZENSTAT: That way we don't have to
 2 stop again.

3 MR. WITHERS: I second that.

4 MS. ANDERSON: Aye.

5 MS. VELEZ: Aye.

6 CHAIRMAN AIZENSTAT: Everybody in favor?

7 (ALL): Aye.

8 MR. WITHERS: We're going to get to 11, I told
 9 you.

10 CHAIRMAN AIZENSTAT: No, we're not.

11 MS. VELEZ: Where's the pizza?

12 MS. ANDERSON: I want to make this part of the
 13 record.

14 MR. NAVARRO: Thank you.

15 MS. ANDERSON: Some pointers. Here, you need
 16 another copy so you can have one for your...

17 There's more copies. I'm sorry I didn't them
 18 stapled. I have more copies.

19 MR. NAVARRO: Ramon --

20 MS. ANDERSON: Okay. Ramon --

21 MR. NAVARRO: For the record.

22 MS. ANDERSON: I have copies for you.

23 MR. TRIAS: I heard you want to make it part
 24 of the record.

25 MS. ANDERSON: I do want to make it part of

1 the record, because --

2 MR. NAVARRO: Sorry, I kept these. I think --

3 MS. ANDERSON: -- I think this will be
 4 helpful.

5 MR. TRIAS: Review them then.

6 MS. ANDERSON: Okay. You see the red lines on
 7 there?

8 MR. NAVARRO: Yeah.

9 MS. ANDERSON: The concept behind this is when
 10 you have a handicapped space, you have to have an
 11 accessible route to an accessible door that does
 12 not compel the individual that's in the wheelchair
 13 to go behind a vehicle where someone can't see you
 14 and run over you. So the -- on some of the other
 15 floors, I can see that you have the parking space
 16 near the door or near the elevator.

17 You need to relocate these spaces so that the
 18 accessible route either goes in front of the
 19 parking space so you're not rolling back in, or put
 20 it right next to the where they can disembark. And
 21 you're one space short.

22 Keep in mind, hospitals, places that have high
 23 rates of needs for accessible parking may have to
 24 modify their parking based upon demand. So if you
 25 have a lot more people in wheelchairs that are

1 coming in because they have elderly visiting
 2 elderly, whatever the circumstance, you may need to
 3 adjust that.

4 And I can't really give you a lot of input on
 5 your flare there where with the pickup and drop-off
 6 is for the fire because I couldn't see the drawings
 7 sufficiently good enough. But I can tell you when
 8 I dealt with the Jackson Memorial Hospital up
 9 north, what we did is we increased that flare so
 10 that you're coming in with stretchers, you have a
 11 nice smooth transition in where you have the
 12 emergency vehicles coming in.

13 So, yeah, just that, you know, they're rolling
 14 out and loading people. Okay?

15 Those are my points for you on this one.

16 MR. NAVARRO: Thank you. And they're very
 17 good points.

18 MS. ANDERSON: Okay.

19 CHAIRMAN AIZENSTAT: Rhonda, just out
 20 curiosity, wouldn't when they go through the plan
 21 process it would pick up the requirements for the
 22 ADA and the handicapped number of spaces and so
 23 forth?

24 MS. ANDERSON: It was missed.

25 MR. TRIAS: Mr. Chairman --

1 MS. ANDERSON: It was missed.
 2 MR. TRIAS: -- that review is done at building
 3 permit. You're correct.
 4 CHAIRMAN AIZENSTAT: In other words --
 5 MR. COLLIER: I want to clarify that, because
 6 this issue's come up.
 7 Can we do as a condition of this approval that
 8 it meet with the ADA requirements, which I think
 9 they're required to do anyway, but that would
 10 get -- that's part of the building permit process,
 11 is it not?
 12 MR. TRIAS: It is, and I think -- I appreciate
 13 the passion for the topic, but --
 14 MR. COLLIER: I'm concerned about as our role
 15 as the Planning and Zoning Board because we're not
 16 a technical review board.
 17 MR. TRIAS: Exactly. And it may be confusing
 18 given the fact that we have a process of review at
 19 the building permit that reviews for compliance
 20 with ADA which is required. It's not an option.
 21 It's a requirement.
 22 MS. VELEZ: It's a requirement.
 23 MS. ANDERSON: It says it complies.
 24 MS. VELEZ: Because the summary says ADA
 25 required five and proposed five.

1 MS. ANDERSON: It's incorrect. That's my
 2 point.
 3 MR. TRIAS: Well, it may be incorrect. But
 4 what I'm saying is that that's a call for the
 5 building official to make at the review of the
 6 permit level, not here. If we do it here we may
 7 lead to some confusion, and I'm just making a
 8 recommendation on that topic.
 9 MS. ANDERSON: Yeah, I know. Unfortunately
 10 our approval of it with the flaws in it --
 11 MR. TRIAS: You are not approving for ADA.
 12 You're not -- that is not --
 13 MS. ANDERSON: It doesn't cover them, okay,
 14 so --
 15 CHAIRMAN AIZENSTAT: But we can make a
 16 recommendation to ensure that --
 17 MR. TRIAS: Yes. Yes.
 18 MS. ANDERSON: Right. Because there's a lot
 19 of technical stuff in these drawings I couldn't
 20 look at.
 21 MR. NAVARRO: And we appreciate that because
 22 can look at it now while -- before we go into
 23 building permit, we have a heads-up.
 24 CHAIRMAN AIZENSTAT: It saves you time and
 25 money also, so it's great.

1 MS. ANDERSON: And a lawsuit.
 2 CHAIRMAN AIZENSTAT: Yes, Venny?
 3 MR. TORRE: Thank you very much.
 4 I'm in favor, so my comments are not going to
 5 be tackle you or anything like that.
 6 One of the things that you're going to see
 7 from me is that I'm going to be very subjective to
 8 the urban experience of the projects.
 9 I think that the City has to do a better job
 10 with the ground floor of the these mixed-use
 11 buildings. Most of them for different reasons
 12 don't work real well. The storefronts just don't
 13 see to get it. There's a demand in some cases now
 14 for transparency, as we see here.
 15 So I just want to make sure that we start
 16 talking about that urban experience, about that
 17 streetscape, about the storefronts, and about just
 18 making it much better.
 19 MR. NAVARRO: Yeah, I think that's a great
 20 idea, and it's something we've got to talk about
 21 because the buildings right to the south of us
 22 don't have that streetscape environment, and we're
 23 trying to create it but we're dealing with an
 24 existing situation where it's not there.
 25 MR. TORRE: So that's a general note. I'm

1 really going to be picking at this stuff going
 2 forward.
 3 But in the recommendations from the staff, the
 4 first one, it says all storefronts shall be flush
 5 with sidewalk grade. I think the building's
 6 elevated, which means that they're talking about as
 7 low as you can go. I don't think you can go to
 8 grade. It looks like the building's elevated, very
 9 small picture, but it looks like -- so I don't know
 10 that that really applies here.
 11 The second item -- and by the way, the heading
 12 of this is "Design District Implementation." I'm
 13 very happy to see that we're starting to call the
 14 Merrick area a design district because that's
 15 something that we should be doing, maybe not this
 16 building in particular, but as you get closer to
 17 Merrick and to Ponce that should be continuing to
 18 be called design district.
 19 The second one, storefronts shall remain
 20 transparent and allow visibility; I think that's a
 21 motion that we're trying to do with retail
 22 buildings. I don't know that this will ever be
 23 called a retail building, and when you start
 24 staying you can't put blinds and ou can't put
 25 things to this building, I don't know that is this

1 the correct approach for this building? Is that --

2 MR. TRIAS: Yes.

3 MR. TORRE: It is? Okay.

4 MR. TRIAS: Yes. And, Mr. Torre, I want to
5 give you credit for the idea of the design
6 district, and these are the conditions that we
7 believe we can place throughout the buildings to
8 make sure that if the market, and of course, just
9 retail, in the future the building is designed with
10 the right dimensions and the right transparency and
11 so on. So that is the intent. You may disagree,
12 but that --

13 MR. TORRE: No. I just wondered does this
14 building, which is specifically going to be senior
15 citizen, these spaces down here, there's a gym,
16 there's a hair salon, there's all these things that
17 are not --

18 MR. TRIAS: It may be something more retail
19 oriented in the future because the building is
20 designed for that. So that's the idea.

21 MR. NAVARRO: One of the things we've worked
22 hard with your planning director on is we've
23 increased the height of the ground floor a little
24 bit. We've tried to provide the spaces to be along
25 the pedestrian sidewalk.

1 And the idea is, as you said, if this becomes
2 a design district, obviously retail's very
3 valuable, then there is spaces that we can convert.
4 Right now they are amenity, and there a lot of
5 amenity spaces at the ground level that are fully
6 dedicated for that, but --

7 MR. TORRE: But retail has to touch the
8 ground.

9 MR. NAVARRO: Yes.

10 MR. TORRE: I mean, you're elevated, you can't
11 get into it. So again, if this is elevated, and
12 most of it looks like it's elevated, it's not
13 really an in-and-out situation.

14 Again, I'm in favor of this and I'm not trying
15 to -- I'm going to be very much paying attention to
16 these things. That's all.

17 MR. NAVARRO: It's a good thing.

18 CHAIRMAN AIZENSTAT: Maria?

19 MS. VELEZ: I'm done.

20 CHAIRMAN AIZENSTAT: Chip?

21 MR. WITHERS: No.

22 MR. MURAI: Where is the parking? I don't see
23 the facade of the parking garage here that I can --
24 what it looks. I mean, does it look like a parking
25 garage? Did the architect do anything about it?

1 MR. NAVARRO: No, it doesn't. It's tucked in.

2 MR. MURAI: What do you mean it's tucked in?

3 MR. NAVARRO: I'll have Beazy walk you through
4 the parking deck because it's --

5 MR. MURAI: Yeah, I want to see what it looks
6 like. I couldn't see it in these pictures.

7 MS. HERNANDEZ: You want me to state my name?

8 CHAIRMAN AIZENSTAT: Yes, please, and the
9 address.

10 MS. HERNANDEZ: Good evening. Beatrice
11 Hernandez, MSA Architects, 8950 -- what the heck is
12 the address? 8950 Southwest 74th Court, Suite
13 1513.

14 MR. TORRE: Are you sure?

15 MS. HERNANDEZ: Right now, I don't know right
16 now. I don't know.

17 MR. COLLIER: Can you take that microphone so
18 we can make sure it's part of the record.
19 Hopefully it will be on.

20 MS. HERNANDEZ: Hello. Testing.

21 The only portion of the garage that's going to
22 be shown in the elevation, it should be in your
23 packet, we didn't put it on the boards because we
24 really felt it's not as an obtrusive element in
25 terms of the design, is really this portion of the

1 garage in here.

2 When we -- this is the facade. That's the
3 only part that's going to be exposed to the
4 exterior which is facing the alley and set back
5 from Le Jeune.

6 The evaluations in your packet --

7 MR. MURAI: In here --

8 MS. HERNANDEZ: Excuse me?

9 MR. MURAI: One of these here?

10 MS. HERNANDEZ: Yes. So that's why it's so
11 hard to see. If I can step up to the dais, I can't
12 point for you.

13 MR. COLLIER: Can I make a suggestion? Why
14 don't you take that up to the easel. Maybe they
15 can focus on it with the camera, because it's hard
16 for the whole group to see what you're doing.

17 MS. HERNANDEZ: Sure. Here?

18 MR. COLLIER: Yeah. Maybe they can just put it
19 on the easel and maybe you can get it -- maybe the
20 camera can focus on that page possibly.

21 CHAIRMAN AIZENSTAT: That's fine.

22 MS. ANDERSON: It's tucked in.

23 MS. HERNANDEZ: So the garage in this
24 evaluation, which is our side evaluation, would be
25 considered our west elevation. This is the only

1 portion that's parking that's exposed.
2 One of the conditions that the Board of
3 Architects gave us was to further provide further
4 fenestration and less blank walls. So that is one
5 of the --

6 MR. MURAI: Further what, I'm sorry?

7 MS. HERNANDEZ: More fenestration for the
8 parking garage, so more openings to make it look
9 more residential versus having the blank walls.
10 That was one of the conditions that the Board of
11 Architects provided to us just a few days ago last
12 week.

13 On this elevation, which would the north
14 elevation, this area right here, this would be the
15 other corner.

16 I'm really bad with technology, can you do it
17 for me?

18 Right there. Perfect. That's the garage.
19 Again, that's another condition that the board
20 asked us to do as well is provide further openings
21 and fenestration to make it look more residential.

22 So that's the -- those are the only two
23 corners that are shown from parking garage. And
24 then we have landscaping at the ground floor.

25 MS. ANDERSON: Nice job.

1 MS. HERNANDEZ: Sorry, I may look young, but
2 I'm not technically savvy.

3 I was a gymnast, so I know how to jump.

4 MR. WITHERS: The judge just gave you a seven
5 on that.

6 MS. HERNANDEZ: That's it. At this time I
7 should get a ten.

8 CHAIRMAN AIZENSTAT: Any other questions?

9 MR. WITHERS: I do have a comment, sir.

10 Just a thought. Have you thought about any
11 signalization? Because like, you know, I'll
12 probably be living here in a few years out on Le
13 Jeune trying to figure out to get across Le Jeune
14 without a light there off of Grenella. Is there
15 any thought about signalization?

16 I don't know how to get out of this building
17 if I want to go south on Le Jeune except that
18 intersection.

19 MR. NAVARRO: I know that we -- so there was a
20 traffic impact study that was done when the
21 original project was approved, and I don't think it
22 required a signalization there on that.

23 MR. MURAI: I agree with you, Chip. Le Jeune
24 is so hard to turn into.

25 MR. WITHERS: You get off Le Jeune --

1 MS. VELEZ: To go south.

2 MS. ANDERSON: Is there a light in the area?

3 MR. TRIAS: You could recommend that public
4 works department study the issue.

5 MS. ANDERSON: Yes.

6 MR. TRIAS: I mean, approving a signal is a
7 complex process with the county and so on --

8 MR. NAVARRO: Yes.

9 MR. TRIAS: -- but they could take a look at
10 it and see.

11 MR. WITHERS: We haven't asked you to pay for
12 it, I'm just saying, you know...

13 MR. NAVARRO: Yeah. One of the things that
14 we've done too is there is a condition that I think
15 has been coming in on all the applications, which
16 is a certain period of time after we open we do a
17 new traffic study to see if there's any kind of
18 improvements that are needed. So maybe it might be
19 recaptured in that.

20 MS. ANDERSON: I would also say with the
21 signalization issue, bring that up with the fire
22 department because there's times that they want
23 that there in order to get a -- stop the traffic.

24 MR. TRIAS: Mr Chairman, we have a traffic
25 monitoring condition --

1 CHAIRMAN AIZENSTAT: Correct.

2 MR. TRIAS: -- that is already in the
3 conditions of approval.

4 MR. MURAI: May I ask you, what's this here?

5 MS. ANDERSON: Empty.

6 MR. NAVARRO: That is there's a parking lot to
7 the north that's owned by the City of Coral Gables,
8 a service parking lot. To the south there is --
9 that's a vacant undeveloped tract of land that's
10 owned by another third party. So eventually that
11 will be some project, I presume.

12 MS. ANDERSON: Not a dog park.

13 MR. NAVARRO: Not a dog park. Maybe a dog
14 park. I don't know.

15 MR. WITHERS: Now, you can't probably get
16 Havana Harry's to pay for that light because people
17 are going to be eating there --

18 MR. NAVARRO: Yeah, I went to pick up food
19 there on Sunday, wow. I didn't get a dessert. I
20 didn't get dessert.

21 CHAIRMAN AIZENSTAT: All right. Any other
22 comment?

23 MR. MURAI: No. I think the other important
24 thing about the lighting, the traffic light is that
25 if you wanted to walk over to Havana Harry --

1 MR. COLLIER: Chairman, I'm sorry, I apologize,
 2 did we read this item in?
 3 MS. VELEZ: No.
 4 MR. COLLIER: I don't think we did. So I'm
 5 going to do it now.
 6 MS. ANDERSON: That's a good idea.
 7 MR. COLLIER: We were in such a rush; my
 8 apologies.
 9 MS. ANDERSON: Sorry. Good excuse.
 10 MR. COLLIER: And we're on Item E-3.
 11 A resolution of city commission Coral Gables,
 12 Florida granting conditional use approval pursuant
 13 to zoning code, Article 3, development review,
 14 Division 4, conditional uses for an assisted living
 15 facility referred to as ZOM Coral Gables on
 16 property zoned Industrial District, Section 4-303
 17 C.2, legally described as Tract A through C, Block
 18 16, Industrial Section, Coral Gables, Florida,
 19 including required conditions, vacating resolution
 20 2016-09 and providing an effective date. Item E-3
 21 public hearing.
 22 Mr. Chairman, would you ask again at this time
 23 if there's anyone else in the audience that is
 24 speaking on Item E-3?
 25 CHAIRMAN AIZENSTAT: Yes. Is there anybody

1 here that is in attendance for this item on the
 2 public?
 3 No, there's not.
 4 MR. COLLIER: Let the record reflect no one
 5 stepped forward, and I presume that the applicant
 6 is adopting all comments made previous to my
 7 reading this into the record.
 8 Okay. I think we can continue at this point,
 9 and I apologize to the board.
 10 MR. MURAI: I was trying to say before I was
 11 rudely interrupted by counsel, that if you want to
 12 get to Havana Harry, you know, a traffic light
 13 there, you know. You would think the people --
 14 MS. ANDERSON: Pedestrian --
 15 MR. NAVARRO: I believe that is a FDOT road,
 16 if I'm not mistaken which adds additional
 17 complications.
 18 MS. ANDERSON: Yeah, we're familiar with that.
 19 MR. TRIAS: I think that takes care of the --
 20 talks about traffic monitoring at the applicant's
 21 expense, that the City shall perform annual reviews
 22 of traffic, et cetera. That is a standard
 23 condition.
 24 MS. KELLER: If I may, Jessica Keller,
 25 assistant public works director. I just wanted to

1 add that FDOT has recently approved a crosswalk at
 2 that intersection, but it's not signalized at this
 3 moment.
 4 CHAIRMAN AIZENSTAT: With the signals
 5 flashing?
 6 MS. KELLER: Correct.
 7 MR. MURAI: With signals --
 8 MS. KELLER: No. No. No. No, not
 9 signalized.
 10 CHAIRMAN AIZENSTAT: Not a stoplight, but not
 11 even some flashers because that's a busy road?
 12 MS. KELLER: That's correct. It's an
 13 unsignalized crosswalk they've approved.
 14 CHAIRMAN AIZENSTAT: Is there a way to ask
 15 them if they can do that or that's --
 16 MS. KELLER: Yes, we can pursue that.
 17 MR. MURAI: I mean, I would think as part of
 18 our recommendation to the commission, that that be
 19 studied, considered, promoted, whatever the word
 20 is.
 21 MR. TRIAS: And I think that's covered in the
 22 last condition on page 14, but if you want to add
 23 more language to it, certainly you can.
 24 MR. MURAI: I just did.
 25 CHAIRMAN AIZENSTAT: Any other comments? No?

1 Anybody want to make a motion?
 2 MR. TORRE: I'll make a motion for approval.
 3 MR. WITHERS: I'll second.
 4 MS. ANDERSON: And I'd like to read in certain
 5 conditions.
 6 MR. TORRE: Let's hear it.
 7 MS. ANDERSON: One is the condition that
 8 public works address the signalization issue and
 9 the fire department address that as well.
 10 In addition to the loading and unloading zone
 11 issue, the fire department needs to look at that
 12 for the flares.
 13 Number two, the ADA compliance, they need to
 14 add an additional parking space, and the access
 15 aisle for all the parking spaces cannot go behind
 16 the vehicles and be -- locate some of the --
 17 relocate some of the handicap spaces next to
 18 entrances and exits so we can avoid that hazard.
 19 MR. TORRE: Does the applicant see any
 20 problems with these?
 21 MR. NAVARRO: No, not at all.
 22 CHAIRMAN AIZENSTAT: Okay. You're okay
 23 accepting?
 24 MR. TORRE: I'm accepting those.
 25 CHAIRMAN AIZENSTAT: Chip.

1 MR. WITHERS: Fine with me.
 2 CHAIRMAN AIZENSTAT: All right. Any other
 3 comments? No?
 4 Call the roll, please.
 5 THE SECRETARY: Rene Murai?
 6 MS. ANDERSON: You going to vote?
 7 MR. MURAI: Thinking about it. Yes.
 8 THE SECRETARY: Venny Torre?
 9 MR. TORRE: Yes.
 10 THE SECRETARY: Maria Velez?
 11 MS. VELEZ: Yes.
 12 THE SECRETARY: Chip Withers?
 13 MR. WITHERS: Yes.
 14 THE SECRETARY: Rhonda Anderson?
 15 MS. ANDERSON: Yes.
 16 THE SECRETARY: Eibi Aizenstat?
 17 CHAIRMAN AIZENSTAT: Yes.
 18 MR. NAVARRO: Thank you, everybody. I want to
 19 thank you for extending the meeting. I know it's a
 20 long evening and this is a volunteer board, and you
 21 guys do a great job, so we really appreciate it.
 22 Thank you so much.
 23 CHAIRMAN AIZENSTAT: Thank you very much.
 24 MR. COLLER: Mr. Chairman, I want to talk
 25 about the other items that we --

1 CHAIRMAN AIZENSTAT: That we're going to move?
 2 MR. COLLER: If the interest in the board is
 3 deferring the items, I think we should have a
 4 motion on those items to a date certain. I don't
 5 know what notice we have, but if we defer them to a
 6 date certain, then there is no notice necessary.
 7 The department may choose to notice it, but at
 8 least we'll have a specific date.
 9 MR. TRIAS: Mr. Chairman, the rest of the
 10 agenda is city initiated items, so I concur with
 11 the attorney.
 12 MR. COLLER: So that would be items E-6 --
 13 E-6, E-7, E-8, E-9 and E-10.
 14 CHAIRMAN AIZENSTAT: Correct.
 15 So when you say date certain, my understanding
 16 was that the next meeting was going to be moved.
 17 MR. TRIAS: Yes. My recommendation is to --
 18 go ahead. Go ahead.
 19 MR. COLLER: No, no, you go ahead.
 20 MR. TRIAS: There's a holiday that it
 21 coincides with the next scheduled meeting, so my
 22 recommendation is to move it to the following week,
 23 which would be October 16th.
 24 CHAIRMAN AIZENSTAT: Is this room available?
 25 MR. TRIAS: We will verify that. If there's

1 any issues with that, we will let you know.
 2 CHAIRMAN AIZENSTAT: Okay.
 3 MR. COLLER: What day is that?
 4 MS. VELEZ: The 16th.
 5 CHAIRMAN AIZENSTAT: The 16th.
 6 MR. COLLER: So the motion is to defer these
 7 items to --
 8 CHAIRMAN AIZENSTAT: October 16th.
 9 MR. COLLER: -- October 16th at 6:00 p.m. for
 10 the proposed meeting and hopefully we'll have the
 11 room.
 12 CHAIRMAN AIZENSTAT: Do you want a roll call
 13 on that?
 14 MR. COLLER: I think we can do it -- if
 15 there's a motion and a second, I think we can do it
 16 as a voice vote.
 17 MS. VELEZ: So moved.
 18 CHAIRMAN AIZENSTAT: We have a motion.
 19 MS. ANDERSON: Motion.
 20 MR. TORRE: Section.
 21 CHAIRMAN AIZENSTAT: Too many seconds.
 22 MS. ANDERSON: Sorry.
 23 MR. COLLER: All those in favor, signify by
 24 saying aye.
 25 (ALL): Aye.

1 MR. COLLER: Any opposed?
 2 Motion carries unanimously.
 3 CHAIRMAN AIZENSTAT: Thank you everybody.
 4 MS. VELEZ: Thank you. Thank you.
 5 (The meeting concluded at 9:44 p.m.)
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