

Page 1 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 11, 2019, COMMENCING AT 6:02 P.M. Board Members Present: Eibi Aizenstat, Chairman. Robert Behar Rhonda A. Anderson Venny Torre Chip Withers Rene Murai City Staff and Consultants: Ramon Trias, Planning Director Craig Collier, Special Attorney Jill Menendez, Administrative Assistant, Board Secretary Devin Cejas, Deputy Development Services Director/Zoning Official Jennifer Garcia, City Planner Ana Restrepo, Principal Planner Melissa De Zayas, Senior Multimodal Transportation Engineer Chuck Hart, Transportation Consultant ALSO PARTICIPATING: Mario Garcia-Serra, Esq. Peter Kiliddjian, Architect	Page 2 1 THEREUPON: 2 (The following proceedings were held.) 3 CHAIRPERSON AIZENSTAT: Okay. If everybody 4 will please take a seat, I'd like to get the 5 meeting started. 6 Good evening. I'd like to call the meeting 7 to order. I'd like to ask everybody to please 8 either silence their phones or turn off their 9 phones or if anybody has any pagers, to do the 10 same. 11 MR. BEHAR: Pagers? 12 CHAIRPERSON AIZENSTAT: Pagers. 13 MS. ANDERSON: They still exist. 14 CHAIRPERSON AIZENSTAT: The Board is 15 comprised of seven members. Four Member of the 16 Board shall constitute a quorum and the 17 affirmative vote of four members shall be 18 necessary for the adoption of any motion. If 19 only four Board Members are present, an 20 applicant may request and be entitled to a 21 continuance to the next regularly scheduled 22 meeting of the Board. If a matter is continued 23 due to a lack of quorum, the Chairperson or 24 Secretary of the Board may set a special 25 meeting to consider such a matter. In the
Page 3 1 event that four votes are not obtained, an 2 applicant may request a continuance or allow an 3 application to proceed to the City Commission 4 without a recommendation. 5 Lobbyist Registration and Disclosure: Any 6 person who acts as a lobbyist pursuant to the 7 City of Coral Gables Ordinance Number 2006-11 8 must register with the City Clerk prior to 9 engaging in lobbying activities or 10 presentations before City Staff, Boards, 11 Committees and/or the City Commission. A copy 12 of the Ordinance is available in the Office of 13 the City Clerk. Failure to register and 14 provide proof of registration shall prohibit 15 your ability to present to the Board. 16 As Chair, I now officially call the City of 17 Coral Gables Planning & Zoning Board meeting of 18 December 11, 2019 to order. The time is 6:02. 19 Jill, if you could please call the roll. 20 THE SECRETARY: Rhonda Anderson? 21 MS. ANDERSON: Here. 22 THE SECRETARY: Robert Behar? 23 MR. BEHAR: Here. 24 THE SECRETARY: Rene Murai? 25 MR. MURAI: Here.	Page 4 1 THE SECRETARY: Venny Torre? 2 MR. TORRE: Here. 3 THE SECRETARY: Maria Velez? 4 Chip Withers? 5 MR. WITHERS: Here. 6 THE SECRETARY: Eibi Aizenstat? 7 CHAIRPERSON AIZENSTAT: Here. 8 Notice regarding ex parte communication. 9 Please be advised that this Board is a 10 quasi-judicial board and the items on the 11 agenda are quasi-judicial in nature which 12 requires Board Members to disclose all ex parte 13 communication and site visits. An ex parte 14 communication is defined as any contact, 15 communication, conversation, correspondence, 16 memorandum or other written or verbal 17 communication that takes place outside a public 18 hearing between a member of the public and a 19 member of a quasi-judicial board regarding 20 matters to be heard by the Board. 21 If anyone made any contact with a Board 22 Member regarding an issue before the Board, the 23 Board Member must state on the record the 24 existence of the ex parte communication and the 25 party who originated the communication. Also,

Page 5 1 if a Board Member conducted a site visit 2 specifically related to the case before the 3 Board, the Board Member must also disclose such 4 visit. In either case, the Board Member must 5 state on the record whether the ex parte 6 communication and/or site visit will affect the 7 Board Member's ability to impartially consider 8 the evidence to be presented regarding the 9 matter. The Board Member should also state 10 that his or her decision will be based on 11 substantial competent evidence and testimony 12 presented on the record today. 13 Does any Board Member have any such 14 communication or site visit to disclose at this 15 time? 16 MR. BEHAR: No. 17 CHAIRPERSON AIZENSTAT: Having heard none, 18 I'd like to ask, anybody that will be speaking 19 tonight, with the exception of attorneys, to 20 please stand up and raise your hand to be sworn 21 in. 22 (Thereupon, the participants were sworn.) 23 CHAIRPERSON AIZENSTAT: Thank you. 24 The next item would be the Approval of the 25 Minutes. I'd like to ask if anybody has a	Page 6 1 motion -- 2 MR. BEHAR: Motion to approve. 3 CHAIRPERSON AIZENSTAT: Motion to approve. 4 MR. TORRE: Second. 5 CHAIRPERSON AIZENSTAT: Second. Any 6 discussion? 7 MS. ANDERSON: No. I just have one 8 correction, on Page 73 Line 22 through 24. It 9 currently reads, "I just have a couple of 10 questions that have to do with whether or not I 11 vote in favor of this," and the word "nothing" 12 is missing in there. It should say, "I have 13 just a couple of questions that have nothing to 14 do with whether or not I vote in favor of 15 this," and that's it. 16 CHAIRPERSON AIZENSTAT: Noted. Everybody 17 okay with that? 18 MR. TORRE: Yes. 19 MR. BEHAR: Yes. 20 CHAIRPERSON AIZENSTAT: We have a motion 21 and a second. Call the roll, please. 22 THE SECRETARY: Robert Behar? 23 MR. BEHAR: Yes. 24 THE SECRETARY: Rene Murai? 25 MR. MURAI: Yes.
Page 7 1 THE SECRETARY: Venny Torre? 2 MR. TORRE: Yes. 3 THE SECRETARY: Chip Withers? 4 MR. WITHERS: Yes. 5 THE SECRETARY: Rhonda Anderson? 6 MS. ANDERSON: Yes. 7 THE SECRETARY: Eibi Aizenstat? 8 CHAIRPERSON AIZENSTAT: Yes. 9 Mr. City Attorney, if you would please read 10 the first item into the record. 11 MR. COLLER: Item E-1, a Resolution of the 12 City Commission of Coral Gables, Florida 13 granting conditional use approval pursuant to 14 Zoning Code Article 4, "Zoning Districts," 15 Division 2, "Overlay and Special Purpose 16 Districts," Section 4-208.A.3(a), "Residential 17 Infill Regulations," for multi-family building 18 on property zoned Multi-Family 2 (MF2) legally 19 described as Lots 18 thru 21, Block 23 of 20 Douglas Section which is (23, 27, 31, and 35 21 Sidonia Avenue), including required conditions; 22 providing for severability, repealer, and an 23 effective date. 24 Item E-1, public hearing. 25 CHAIRPERSON AIZENSTAT: Thank you.	Page 8 1 Ramon, before we start, Mario, I'd like to 2 just ask you a quick question. On the packet 3 that we got from you, Page 8 lists lobbyist 4 registration, and I don't know about the rest 5 of my Board Members, but, on my mine, it's 6 missing. But just for the record, I want to 7 confirm that everything is -- 8 MR. GARCIA-SERRA: Sure. My apologies for 9 that oversight. I'm definitely registered as a 10 lobbyist for this matter. 11 CHAIRPERSON AIZENSTAT: Okay. Thank you 12 very much. 13 MR. TRIAS: May I have the PowerPoint, 14 please. 15 Today's item is a Conditional Use Site 16 Plan, and the reason is that, as you remember, 17 some time ago the Commission increased the 18 density for an area in the North Ponce, if the 19 projects follow certain rules. One of them is 20 that the project has to be 20,000 square feet 21 and there were some others. So that is the 22 reason this is a Conditional Use. 23 And because of that, it's important to make 24 sure that the project is designed in such a way 25 that it follows the objectives of the Infill

Page 9 1 requirements. The location is way within the 2 North Ponce area, which, as you know, has been 3 the source of significant planning ideas for a 4 very long time, in fact, for the last thirty 5 years, and the Infill regulations are the 6 latest of the regulations that attempt to 7 create some vision for the future development. 8 The subject area, as you can see, is 22,000 9 square feet. It's right in the middle of the 10 block. And the Zoning is MF2, which is the 11 typical Zoning of the district. 12 The request, as I said, is Conditional Use 13 Site Plan Review, which requires your 14 recommendation and then Commission approval or 15 denial. 16 The properties zoned MF2 may qualify for 17 this. The significant benefit is that the 18 density is increased to 100 units per acre, 19 which is significantly more than the MF2. MF2, 20 at the maximum, with Med Bonus Level 2, would 21 be 60. So you can get up to a hundred. 22 There's also an increase of FAR, to 2.5, and as 23 I said, it applies to properties that are 24 20,000 square feet or more. 25 The project information, as you can see, is	Page 10 1 slightly larger than 20,000. It's 22,000 2 square feet. The FAR, the requested FAR, is 3 2.34, which is less than the maximum allowed 4 under the Infill regulations, and the height is 5 93, which is also a little bit less than the 6 maximum allowed, and the program is 27 one 7 bedroom units, 24 two-bedroom units, and the 8 landscaped open space is 5,718 square feet, 9 which is more than the 25 percent that would be 10 required on MF2, slightly more. This is 26 11 percent. But it is configured and designed in 12 such a way that it follows the requirements of 13 the Infill. Parking is 75 spaces. 14 As you can see, the project is designed 15 with a liner in the front. In other words, the 16 parking is not right in the front, which is one 17 of the ideas behind the Overlay. It also has a 18 continuous landscaped area of 20 feet or more 19 in the front, continuous, which was another one 20 of the requirements of the Overlay that I think 21 was very beneficial. 22 And if you look at the Site Plan, I think 23 it's very clear, and what I would suggest is 24 also to just be reminded of what the Code says, 25 in terms of the objectives of the Infill
Page 11 1 Regulations, and one of the objectives is to 2 provide housing opportunities, which this does. 3 Another one is to encourage pedestrian activity 4 by requiring pedestrian oriented building 5 design and Site Planning, which this does, 6 also, by having the liner, by having the 7 landscape -- the ten feet and so on. 8 Another one of the objectives is to protect 9 the landscape and the garden like feel of the 10 district, which is done through that unified 11 front yard mostly and the design of the 12 sidewalk and the design of the right-of-way in 13 a cohesive landscape design, which the 14 architect will explain in more detail, and, 15 finally, that there's a harmonious, and that's 16 the word in the Code, streetscape design, 17 which, again, they have achieved. 18 So those are the objectives, and within 19 that, the project meets the requirements and 20 they're not asking for any changes of Zoning or 21 Land Use, obviously, or any of the other 22 requirements or the other requests that you may 23 have seen in the past. 24 The time line of review, the Development 25 Review Committee looked at the project in May.	Page 12 1 The Board of Architects reviewed it in October. 2 The neighborhood meeting happened in November. 3 And today we are having the first public 4 hearing. 5 Letters were sent to property owners, as 6 required by the notice requirements of the 7 Zoning Code, within a thousand feet, and that's 8 the diagram that shows the area, and the public 9 notification included two letters to property 10 owners, for the neighborhood meeting, the 11 required neighborhood meeting, and also for the 12 Planning & Zoning meeting of tonight. The 13 property was posted three times, for DRC, Board 14 of Architects and for tonight's Planning & 15 Zoning meeting. There were three postings on 16 the website, DRC, Board of Architects and 17 Planning & Zoning, and the required newspaper 18 advertisement for tonight's meeting. 19 Staff recommends approval with conditions, 20 and the conditions, we can talk about them 21 after the presentation in some detail, if you 22 want to. And there's one change, the 23 sustainability certification has to be provided 24 prior to TCO, instead of prior to the building 25 permit. It's a minor technical change. I

Page 13 1 don't think it has a significant effect. 2 And, now, I believe the architect has a 3 presentation. Thank you. 4 CHAIRPERSON AIZENSTAT: Thank you. 5 MR. GARCIA-SERRA: Good evening, Mr. Chair, 6 Members of the Board, Mario Garcia-Serra, with 7 offices at 600 Brickell Avenue. I'm the Zoning 8 attorney representing the various applicant 9 entities that are all ultimately owned and 10 controlled by the Baron family. I'm joined 11 today by our project architect, Peter 12 Kiliddjian, as well as my colleague, Lauren 13 Kahn. 14 I'll just give you a little background 15 information on the subject site and what our 16 requests are, and then Peter will walk you 17 through the actual proposed building. 18 The subjective site is a little over half 19 an acre in size and located on the north side 20 of Sidonia Avenue, as indicated on the aerial 21 photography here to my right, at approximately 22 mid block between Douglas Road and Galiano 23 Street. The property's Land Use designation is 24 Multi-Family Medium Density. It is Zoned MF2. 25 And as Ramon mentioned, it is in the North	Page 14 1 Ponce Residential Infill area. 2 The four existing apartment buildings on 3 the property are not historically significant, 4 and to a great extent are not as economically 5 viable as they were when they were built 70 6 years ago. That need to essentially refresh, 7 let's call it, the North Ponce Apartment 8 District and have it continue to serve as a 9 high quality apartment district is why the 10 North Ponce Residential Infill Regulations were 11 adopted. 12 The City continues to need high quality 13 multi-family housing for the portion of its 14 population that needs it, such as young 15 professionals, empty nesters and others who 16 might be in a transitional stage of their lives 17 where apartment living is appropriate and 18 desired. 19 The building which Peter has designed has 20 been very well received by City Staff and the 21 Board of Architects, and I think serves as an 22 example of what should be realized in the 23 implementation of these residential Infill 24 regulations. It's an eight-story building, 51 25 apartment units, with generous ground floor
Page 15 1 landscaped open areas and amenities on the 2 various floors. 3 With that said, I'll now ask Peter to 4 actually walk through the plans and then answer 5 any questions you might have. 6 MR. KILIDDJIAN: Good evening, Peter 7 Kiliddjian, with PPK Architects. We're the 8 architects for the project, as you heard. 9 I think, you know, Ramon and Mario have, 10 you know, described the basics of the project. 11 Again, an eight-story building. I have to tell 12 you that the rules and the regulations of the 13 North Ponce and specifically the Zoning 14 regulations of the North Ponce really shape 15 this building. This building has embraced 16 those regulations. And I commend Staff for 17 really putting that together, and -- I mean, 18 and we feel that this is -- you know, this 19 building does what it needs to do for those 20 regulations. So we're very happy about that. 21 Most of the thresholds on this building are 22 underneath the minimums and maximums of the 23 regulations. One that was not discussed, we 24 have additional side setbacks. We're not using 25 the maximum side setbacks. So the building is	Page 16 1 not, you know, taking over the site. And, 2 again, just by using the regulations, we have 3 been able to create a massing where you have a 4 two-story volume in the front that addresses 5 the pedestrian, and then the main body of the 6 building is pushed back. 7 There's three -- the first two levels and 8 the third level are liners for the parking, as 9 Ramon explained, and even on a 110 foot deep 10 site, which is quite a challenge to house all 11 of that parking, we've been able to really 12 shield the parking from the street, which we 13 feel, you know, is really good for the 14 character of the street. 15 The first three floors, again, house 16 lobbies, a small leasing office or a building 17 management office. The second floor houses 18 apartments. And the third level has the 19 amenities level, with a small pool deck and a 20 terrace type arrangement. Levels 4 through 6 21 are the main typical floorplan, which each have 22 12 units. The idea here was to have the 23 corners of the building house units, so all of 24 the functioning elements of the building are 25 embedded in the building and not part of any of

Page 17 1 the facades. So the four facades are truly 2 activated. Level 7 steps back and creates 3 enhanced terraces at the corner, and that's the 4 look that you get with the silhouette of the 5 building. And Level 8 has three penthouse 6 units, two of which -- Level 8 has three 7 penthouse units, two which have decks open to 8 the sky. So those are more preferable units. 9 The building massing and detailing is 10 reminiscent of the buildings from the '20s, the 11 Mediterranean buildings from the '20s and '30s, 12 with a hint of Deco detailing, that's really 13 what we were trying to achieve to kind of 14 create a fresh Mediterranean approach, because 15 this building did have to get the Mediterranean 16 bonus, which it did. 17 Again, we're using architectural elements 18 like parapets, trellises, colonnaded balconies, 19 the use of tile, the use of roof tile, and so 20 on, to really capture that Deco Med style that 21 we feel is the identity of the building. 22 Again, we think and we feel that we have 23 created a design that illustrates, you know, 24 the Med bonus requirements, but most 25 importantly, it incorporates the planning	Page 18 1 principles that were set forth in the 2 Ordinance. 3 So we're here to answer any questions you 4 may have. 5 CHAIRPERSON AIZENSTAT: Thank you. 6 MR. KILIDDJIAN: Thank you. 7 MR. GARCIA-SERRA: Thank you, Peter. 8 As you can see, much thought has gone into 9 the design of this building. Important to note 10 is that it realizes the purposes of the 11 Residential Infill Regulations without 12 necessarily maximizing all of the development 13 parameters. The building is shorter and has 14 less floor area than what would normally be 15 permitted and has greater landscaped open 16 space, setback and parking than what is 17 normally required. 18 It is well designed, and in some ways, it's 19 a restrained building that will continue to 20 serve the City well and in the same way that 21 the buildings it replaces served the City well 22 for many decades. 23 The City Staff is recommending approval of 24 the Site Plan. We would ask that you follow 25 their recommendation and help us to take this
Page 19 1 important step forward in making a prosperous 2 future for the North Ponce area. 3 We're in agreement with Staff's 4 recommendations of approval, noting the one 5 correction that they had in the presentation 6 regarding the LEED certification being before 7 TCO, as opposed to before the issuance of a 8 building permit. 9 With that said, Peter, do you want to say 10 anything else or -- 11 MR. KILIDDJIAN: No. We're here to answer 12 any questions, really. I think we've done a 13 lot of work. There's a lot of renderings, so, 14 you know, take your time, and if you've got any 15 questions, we're here. 16 CHAIRPERSON AIZENSTAT: Thanks. 17 Before we do that, I'd like to see if -- is 18 there anybody from the public that would like 19 to speak? 20 Jill, do we have anybody signed up at all? 21 THE SECRETARY: No. 22 CHAIRPERSON AIZENSTAT: No? 23 At this point, I'd like to close it to the 24 public. Please come back up. 25 Andy, any questions -- any questions --	Page 20 1 Rene, sorry. I called you, "Andy." I 2 apologize. Slip of the tongue. 3 MR. TORRE: They look alike. 4 CHAIRPERSON AIZENSTAT: I'm telling you. 5 MR. BEHAR: No. No. 6 CHAIRPERSON AIZENSTAT: Rene, any comments 7 or questions you'd like to ask? 8 MR. MURAI: The front, are those windows, 9 the front facade? 10 MS. ANDERSON: The parking -- 11 MR. KILIDDJIAN: Yes, those are -- the 12 fenestration is -- here? 13 MR. MURAI: Yeah, and then the bottom, too, 14 yeah. What are those? 15 MR. KILIDDJIAN: The lobby is behind here. 16 So those are windows. There's a building 17 management office behind here. So that's all 18 windows. These are two apartments. And, then, 19 on the third floor, the parking is shielded -- 20 MR. TRIAS: Peter, could you speak into the 21 mike? Yeah. 22 MR. KILIDDJIAN: Yeah. On the first and 23 second floor, we have program in the front, so 24 those are all -- that fenestration is all 25 glazed. And on the third floor, the parking is

Page 21 1 shielded with an amenities area, which is a gym 2 and an exercise area. 3 MR. MURAI: So the parking is on the third 4 floor? 5 MR. KILIDDJIAN: The parking is first, 6 second and third, yes. 7 MR. MURAI: All three? 8 MR. KILIDDJIAN: All three. And from the 9 front, there's no -- there is no openings to 10 the parking from the front of the building. 11 MR. MURAI: On the Site Plan, in the back, 12 both right and left, for the north, I guess, 13 those are parking spaces back to back? 14 MR. KILIDDJIAN: Because of the challenges 15 of the 110-foot deep site and the fact that we 16 were taking -- we were having to work with a 17 30-foot parking setback, we created a series of 18 tandem parkings, which will be designated to an 19 individual unit. In other words, for example, 20 Space 33 and 34 are for Unit, you know, 705 21 or -- so they're for one individual unit. 22 That was one of the ways that we were able 23 to reduce the levels of parking and really 24 create, you know, a smaller building than we 25 would have had to.	Page 22 1 CHAIRPERSON AIZENSTAT: While Rene is 2 looking at it, Rhonda, do you have any 3 comments? 4 MS. ANDERSON: Just a few questions. Rene 5 hit the nail on one of my questions. I was 6 looking at the servicing for the garbage 7 facilities. 8 MR. KILIDDJIAN: Correct. 9 MS. ANDERSON: Is that large enough for the 10 Waste Management truck? 11 MR. KILIDDJIAN: We met with Waste 12 Management and Waste Management is fine with 13 the area, and the drawing shows the containers 14 to scale. And what we will be doing is, we 15 will be moving those containers to a temporary, 16 closer upfront, so Waste Management can come in 17 and out and pick them up. 18 MS. ANDERSON: Are they going to be driving 19 in the back -- 20 MR. KILIDDJIAN: No. No, they will be 21 rolled out. 22 MS. ANDERSON: They will be pulled out just 23 -- it's the big containers which roll out? 24 MR. KILIDDJIAN: These urban sites, you 25 know, we don't have an alley at --
Page 23 1 MS. ANDERSON: No, I know. Without an 2 alley, you don't have enough -- 3 MR. KILIDDJIAN: Yeah, part of the strategy 4 here was to embed all of the services deeper in 5 the building, so they're not on the street or 6 on the facades of the building. So, you know, 7 that creates some other challenges, but I think 8 they're challenges that these urban sites, 9 really -- you know, all the, you know, trash 10 and all of them, they're getting used to that 11 kind of operation. 12 MS. ANDERSON: All right. Can you show us 13 on the drawing where this is being embedded, 14 because our photos are a little smaller than 15 yours? 16 MR. KILIDDJIAN: This is -- 17 MR. COLLIER: So can I ask you -- because 18 they can't pick up your speaking, I think if 19 you put it on the easel, the camera can pick it 20 up. 21 MS. ANDERSON: And then we can see it on 22 the screen. 23 MR. COLLIER: And then we can see it on the 24 screen. I think that would be a better way to 25 accomplish it.	Page 24 1 MR. KILIDDJIAN: So the main trash chute of 2 the building is in the center of the building, 3 and the trash area is here, and, basically, 4 towards the rear of the building. The 5 containers will be moved here, and then Waste 6 Management will pick them up from the front 7 part of the building. They will be in an area 8 enclosed. 9 MS. ANDERSON: Okay. Have you discussed 10 the staging of this with Waste Management, so 11 it doesn't block as much traffic on the street? 12 MR. KILIDDJIAN: Again, we met with Waste 13 Management and they did not have any issues 14 with it, and, basically -- I think they're used 15 to that, to doing that. So they did not bring 16 any obstacles or issues with what we were 17 doing. 18 MS. ANDERSON: Is it at all feasible for 19 them to pull in that driveway? Is there enough 20 height in that driveway? 21 MR. KILIDDJIAN: Well, we have a 12-foot 22 height on the ground level in the parking, and 23 I don't think the 12-foot is enough. I think 24 you need 14 or more. So they will be able to 25 pull into this part of the driveway, but not

Page 25 1 inside the building. 2 MS. ANDERSON: Okay. About the parking, 3 does "H" stand for like handicap parking or is 4 that a room that you have there, Number 4 -- 5 MR. KILIDDJIAN: "H" is a handicap parking. 6 MS. ANDERSON: Is that also high top? 7 MR. KILIDDJIAN: Yeah. Again, we have 12 8 feet on the ground level. I think the van 9 parking is 98 inches required. 10 MS. ANDERSON: Is that also adjacent to the 11 electric charging station? 12 MR. KILIDDJIAN: Not right now, but that's 13 something that can be arranged. 14 MS. ANDERSON: I mean, because it could 15 bridge the two parking spaces, non-accessible 16 and accessible spaces, so that either vehicle 17 can actually use the charging station. 18 MR. KILIDDJIAN: Yeah, that's a good idea. 19 That's very doable, yeah. 20 MS. ANDERSON: Okay. Visitors parking, I 21 see you have seven spaces along the street, 22 okay. How do you handle the visitors parking 23 inside this building? 24 MR. KILIDDJIAN: Inside the building? 25 Well, the building has about ten percent	Page 26 1 additional parking from the required. I think 2 69 are required. We're providing 75. So we're 3 above the requirement. 4 When we do the calculation on the street 5 parking, the existing four buildings have about 6 40 foot of driveway existing now. We're 7 providing about 24 foot of driveway. So, 8 theoretically, you know, we have to meet -- we 9 have to nail that down, but theoretically we 10 should have more space for parking on the 11 street than is there now currently. 12 The visitor parking is built into the 13 parking calculation, the requirements of the 14 City. 15 MS. ANDERSON: How is it marked? Do you 16 have designated spaces or is it first come 17 first served? 18 MR. KILIDDJIAN: Well, right now the tandem 19 spaces will be designated. I'm not a 100 20 percent sure how we will do the visitors, if 21 they need to be designated. We'll follow what 22 the parking requirements are for the City. I'm 23 not a hundred percent sure on that. 24 MR. GARCIA-SERRA: Well, on that issue, in 25 particular, from a legal perspective, like
Page 27 1 Peter mentioned, the City doesn't have a 2 segregated visitor parking requirement. The 3 amount of parking that's required for both, you 4 know, residents and visitors are sort of 5 factored into what the base requirements are of 6 how many spaces per how many units. 7 So, in reality, you know, it's going to be 8 sort of up to operations, the management, to 9 figure out, you know, how much of these spaces 10 do we need for residents and how many do we 11 need for visitors. 12 MS. ANDERSON: Because sometimes people 13 don't think that it's visitor parking, because 14 there's no signs, there's no notice to folks on 15 where they can park, other than on the street. 16 Fortunately, you have -- the buildings in the 17 surrounding area appear to have all of their 18 own parking, so parking demand on that street 19 is not as great as some of the streets with 20 historic buildings. 21 MR. GARCIA-SERRA: Right. What I've seen 22 usually, the spaces are numbered, and, then, by 23 that number, they're either assigned or made 24 visitor. 25 MS. ANDERSON: Mario, I've got a question	Page 28 1 that maybe you can answer. I was looking at 2 the concurrency page on Tab 6, and it notes 3 that the number of trips the site demands is 4 357, and on Tab 11, the traffic study indicates 5 that there's 278 total in and out daily trips. 6 Why is there a difference in the number? 7 MR. GARCIA-SERRA: You know, I would have 8 to have some familiarity with the City's 9 concurrency management system to tell you how 10 that calculation is done. I will tell you that 11 our traffic consultant's analysis, that's on 12 Tab 11, from Traftech, is done on ITE 13 standards, and it's a trip generation study 14 that is done to determine how much increase 15 there's going to be peak hour trips, and if 16 you're below a certain threshold, you don't 17 have to do any further traffic studies, and 18 that is what we realized here. The threshold 19 is 50 trips, and the increase in the peak trips 20 is 23. So that's why no additional traffic 21 study was required. 22 But how do they get to the number, on the 23 City's concurrency management statement, as 24 opposed to the traffic consultant's, I could 25 not tell you.

Page 29 1 MS. ANDERSON: Okay. A couple of other 2 questions for you. And I was looking at the 3 Staff conditions. 4 MR. GARCIA-SERRA: Okay. 5 MS. ANDERSON: Let me see if I can go back 6 to that. And in certain areas, they talk about 7 the drainage and improvements on there, and 8 having been familiar with that area being an 9 area of cut through traffic, if speed tables 10 become necessary -- have you looked at whether 11 speed is an issue on that street? How is that 12 going to affect drainage? Who is going to have 13 a speed table? Where is it going to be 14 located? Have these issues been looked at? 15 MR. GARCIA-SERRA: Right now -- they have 16 been looked at. Right now there is no need, 17 according to the current analysis, for any sort 18 of traffic calming device along that block, but 19 the very last condition of approval, which is 20 Condition 5-B, requires us to do, after 21 occupancy, follow-up traffic monitoring and 22 traffic studies, and, if necessary, traffic 23 mitigation, for a three-year period, if I 24 remember correctly, for three years. 25 And so while it's not being concluded that	Page 30 1 it's necessary now, as the result of those 2 subsequent studies, that conclusion is 3 possible, depending on what the actual 4 circumstances of the situation is. 5 MS. ANDERSON: I have another last question 6 here on the off-site public realm improvements 7 and contributions. I see there's a dollar 8 amount. Have you also considered adding trees 9 on both sides of the street so it kind of 10 dresses out that section where you -- 11 MR. GARCIA-SERRA: Did you say, trees? 12 MS. ANDERSON: Pardon? 13 MR. GARCIA-SERRA: Did you say, adding 14 trees? 15 MS. ANDERSON: Trees, right, on both sides. 16 There's Bridalveils that will be added along 17 the street on your side of the block. I'm 18 going to call it your side of the block. 19 MR. GARCIA-SERRA: Right. 20 MS. ANDERSON: Have you considered doing 21 both sides, because I think, you know, it adds 22 to the ambiance of that building to have 23 overarching on both sides, not having it empty 24 on one side and -- 25 MR. GARCIA-SERRA: We could look at it. Of
Page 31 1 course, you know, this is a smaller project 2 than some of the other ones that have gone 3 through the process, and so there's somewhat 4 more sensitivity to costs here and tying 5 Conditions of Approval to impacts of the actual 6 project. We are doing the streetscape 7 improvements in front of our street, and, you 8 know, for the length of our property. We would 9 have to also see if there's anything else 10 proposed for the block and so forth and see 11 what might be appropriate. 12 MS. ANDERSON: I do feel it enhances the 13 value of the building and the street itself and 14 the ambiance. So I would ask that Staff, you 15 know, either -- 16 MR. TRIAS: That's a very appropriate 17 condition, and certainly the landscape 18 professionals and the City Staff can advise the 19 applicant on the best design. Within the 20 context of a Conditional Use, that's a 21 reasonable request. 22 MS. ANDERSON: I have no further questions. 23 CHAIRPERSON AIZENSTAT: Thank you. 24 Chip. 25 MR. WITHERS: Thanks.	Page 32 1 Does the Art in Public Place Ordinance 2 apply to residential? 3 MR. GARCIA-SERRA: Yes. 4 MR. WITHERS: I thought it was only 5 Commercial over a million, no? 6 MR. GARCIA-SERRA: It's any project over a 7 million dollars, pretty much, in construction 8 costs, and this is certainly going to be one of 9 them. 10 MR. WITHERS: In follow up to the tree 11 canopy, I don't know if the City -- and maybe 12 you can help me out, does the City ever Master 13 Plan areas with street lighting and design? 14 MR. TRIAS: That's a very good question. 15 The North Ponce right now is being Master 16 Planned and implemented for landscape. So 17 that's why I was saying, they could coordinate 18 with Staff. 19 MR. WITHERS: Since we're really not 20 allowed to look at the property and drive by 21 it, I don't have it in my mind. Is there a lot 22 of development going on in Sidonia there or are 23 you the first one that's basically developing 24 that block? 25 MR. GARCIA-SERRA: On Sidonia, in

Page 33 1 particular, as far as I know, there isn't any 2 approved project or upcoming project. But if 3 you go north or south, there are both, projects 4 in various stages of the development process, 5 one completing construction further to the 6 north and at least two, to the north, that have 7 been approved, and, then, towards the south, a 8 similar situation, probably about -- maybe a 9 couple -- maybe one more there, about three 10 that have already been approved. 11 MR. WITHERS: Okay. So since this whole 12 walkability is the new rave now, you know, I 13 think it would be kind of cool if the City 14 maybe jumped in and said let's start coming up 15 with themes, street lighting, whatever. I'm 16 sure, you know, you don't care what a street 17 light looks like, as long as it's compatible 18 with your property, if you can carry it 19 forward. 20 MR. GARCIA-SERRA: Right. 21 MR. WITHERS: So, you know, you might know, 22 because you're involved with the development 23 side, but I really think -- I would encourage 24 the City to maybe take a look at that, because 25 I didn't see any street lighting or anything in	Page 34 1 front of this -- in any of the -- do you have 2 anything planned, renderings wise or -- 3 MR. KILIDDJIAN: Right now we've completed 4 a photometric, but it's not calling for street 5 lighting right now at this moment. I think 6 that's a very good point. 7 MR. WITHERS: Would that help with the 8 ambiance, the trees and the street lighting and 9 a cute bench? I mean, I just think, for a 10 neighborhood development, it would be a -- 11 MR. KILIDDJIAN: One of the requests, 12 actually, on this project is to increase the 13 sidewalks from, I think, five feet to six feet. 14 MR. WITHERS: Right. 15 MR. KILIDDJIAN: So the sidewalks are 16 getting larger. So, you know, this will be the 17 first mid block project that will, you know, 18 have the six foot sidewalk on that street. You 19 know, that will generate future -- 20 MR. WITHERS: So it's going to go from a 21 five-foot down to a three-foot on either 22 side -- 23 MR. KILIDDJIAN: No. No. No. Six. 24 MR. WITHERS: Six. And what's -- 25 MR. KILIDDJIAN: Right now it's a
Page 35 1 five-foot. It's going to go up to a six. 2 MR. WITHERS: So you're going to have a 3 six-foot, and next to you is going to be 4 five-foot on either side until that's 5 developed? 6 MR. KILIDDJIAN: Until it gets developed, 7 yeah. Until it's developed. 8 MR. WITHERS: That's kind of silly. 9 MR. BEHAR: And then you're dedicating your 10 property to increase the sidewalk? 11 MR. KILIDDJIAN: No, it's from the swale. 12 It's coming from the swale. 13 MR. BEHAR: Oh, okay. 14 MR. WITHERS: And so the Art in Public 15 Place, where are you spending those funds? 16 MR. GARCIA-SERRA: This project, in all 17 likelihood, is just going to be contributing 18 the money to the City's Art in Public Places 19 fund, the one percent of construction cost 20 that's required. 21 You have two options, either contribute to 22 the City's fund or try to incorporate it within 23 the project, and what we've discussed so far 24 has been the contribution. 25 MR. TRIAS: Condition 3-E says that.	Page 36 1 MR. WITHERS: Okay. Thank you. It's a 2 pretty project. 3 MR. GARCIA-SERRA: Thank you. 4 CHAIRPERSON AIZENSTAT: Thank you. 5 Venny. 6 MR. TORRE: I really like your project and 7 I think in regards to meeting the goals and 8 requirements of the Residential Infill 9 Regulation, it's really a well done project. I 10 like the way you did the liners, so that you 11 don't see the parking, and that's really not 12 something that's commonly seen. So 13 congratulations on that. 14 MR. KILIDDJIAN: Thank you. 15 MR. TORRE: Short of the Conditions of 16 Approval discussion, I'm in favor of approving 17 the project. 18 MR. WITHERS: Yeah. 19 CHAIRPERSON AIZENSTAT: Thank you. 20 Robert. 21 MR. BEHAR: I agree. I think you've done a 22 very good job, given the constraints that the 23 site poses, which is probably one of the -- my 24 comments is, we are now required to have a 25 first layer of parking 30 feet back, which

Page 37 1 creates a lot of problems when you try to put a 2 building together like this. 3 MR. WITHERS: Wait. Wait. Explain that 4 again. I'm sorry. 5 MR. BEHAR: The parking must be set back a 6 minimum of 30 feet. 7 MR. WITHERS: Right. 8 MR. BEHAR: What that does, and this a good 9 example, it really puts a lot of constraints 10 and makes the parking not as comfortable and as 11 easy for your residents to use. 12 MR. WITHERS: Circulate -- 13 MR. BEHAR: To circulate. 14 MR. WITHERS: Exactly. 15 MR. BEHAR: So that's something maybe, 16 perhaps, when we do the future, you know, 17 re-writing of the Zoning Code, we should look 18 at. 19 MR. GARCIA-SERRA: Peter, correct me if I'm 20 wrong, on this one, if we would have even had a 21 foot less, we probably would have been in a 22 difficult situation -- 23 MR. KILIDDJIAN: Yeah, the 110 feet is very 24 tough to do. 25 MR. BEHAR: Very tight.	Page 38 1 MR. KILIDDJIAN: As you know, the parking 2 standards are set. There's no massaging them. 3 So that is like a hard number that you have to 4 work with. 5 MR. BEHAR: I think the original intent was 6 good, to have it set back, because I remember I 7 made a comment about that, but when you 8 actually put it in practice, it's proven that 9 it's not as functional. So maybe we need to 10 revisit that. 11 MR. TRIAS: Yes, and I want to make it 12 clear that the project complies. I don't want 13 to make it seem that they -- 14 MR. BEHAR: No. No. No. I said it 15 complies. He's doing a great job. I never 16 said he didn't. 17 MR. KILIDDJIAN: I think, in architecture, 18 he's trying to say we have to do a lot of 19 tricks to make it work. We had to do one way, 20 two ways, tandem parking -- 21 MR. BEHAR: When you look at this ramp, 22 it's a one way to go up and one way to go down, 23 because we tied your hands behind your back. 24 It's very difficult. So maybe perhaps we 25 should look at that again.
Page 39 1 My only comment, that -- you know, I like 2 the building. My only comment really has to do 3 with the architecture, but, you know, I'm not 4 on the Board of Architects, so the -- the units 5 that you have in the corner, think about 6 putting maybe the living spaces in the corner, 7 so that you could provide maybe balconies in 8 the corners on the upper floors, to open it up. 9 I think that -- instead of having the bedroom 10 and the bathroom, but that's just a suggestion. 11 You're going to get better or your client is 12 going to get better rents if you have, you 13 know, that public space, but it has nothing to 14 do with any condition, just a suggestion for 15 you to look at. 16 MR. KILIDDJIAN: We'll take it into 17 consideration. 18 MR. BEHAR: But the building looks good. 19 It looks really nice. I think you've done a 20 great job and I commend you for it and I think 21 you're going to see a lot more of these 22 projects coming through, because this is an 23 area that really needs housing, and I think 24 this is a great example. 25 CHAIRPERSON AIZENSTAT: Thank you.	Page 40 1 MR. KILIDDJIAN: Thank you very much. 2 CHAIRPERSON AIZENSTAT: A question for you. 3 Are there any lifts that are being proposed on 4 the project at all? Just tandem spaces is the 5 only -- 6 MR. KILIDDJIAN: Tandem spaces, right, and 7 I think the idea was to overdesign the parking 8 from the get-go, because we knew that -- you 9 know, so we're above the requirement for that 10 reason. I think the lifts create another issue 11 with, you know, the operations of the parking. 12 CHAIRPERSON AIZENSTAT: Is there going to 13 be a management office on site? 14 MR. KILIDDJIAN: I think there is going to 15 be one. 16 CHAIRPERSON AIZENSTAT: So you have 17 designated it on your plan as management 18 office? 19 MR. KILIDDJIAN: It's building management 20 office, on the first floor, right next to the 21 lobby. 22 CHAIRPERSON AIZENSTAT: Okay. The reason I 23 ask that is because when Rhonda was talking 24 about the containers and you were talking about 25 rolling them out --

Page 41 1 MR. KILIDDJIAN: That has to be – 2 CHAIRPERSON AIZENSTAT: You know, who do 3 you coordinate it with, who is going to be 4 doing that? 5 MR. KILIDDJIAN: That has to be, yeah, 6 coordinated with the building management. 7 MR. MURAI: This is a rental building? 8 MR. GARCIA-SERRA: Correct. 9 MR. KILIDDJIAN: Yes. 10 CHAIRPERSON AIZENSTAT: Is the garbage room 11 AC'ed at all or – is there anything like that 12 or – 13 MR. KILIDDJIAN: I don't know if it has 14 to – does it have to be? Yeah? If it has to 15 be, it will be. If it has to be, it will be. 16 I'm sorry, I don't – 17 CHAIRPERSON AIZENSTAT: Okay. One 18 question, which I'd like to ask to City Staff, 19 and that is, one of the requirements is, when 20 you're within the GRID, the increase in 21 intensity and density to complete a traffic 22 impact analysis report and provide appropriate 23 traffic mitigation to help offset the impacts, 24 what I see here is an analysis that was done. 25 I just want to make sure Staff is good with	Page 42 1 that and that meets that requirement? 2 MR. TRIAS: We have the consultant from 3 Public Works, if you want to ask the question 4 of him. 5 CHAIRPERSON AIZENSTAT: Yes, I'd like to 6 ask that. 7 MR. HART: Good evening. My name is Chuck 8 Hart, a representative of Public Works. Yes, 9 we have taken a look at the traffic study and 10 it does not show enough trips to warrant a full 11 traffic impact analysis. 12 CHAIRPERSON AIZENSTAT: Okay. So the City 13 is satisfied? 14 MR. HART: We are, yes. 15 CHAIRPERSON AIZENSTAT: Okay. Thank you. 16 MR. MURAI: Who are the principals? 17 MR. GARCIA-SERRA: The principal is a 18 family by the last name of Baron, Lena and 19 Cesar Baron are brother and sister, and, you 20 know – 21 MR. MURAI: I'm sorry, I didn't understand. 22 MR. GARCIA-SERRA: The last name is Baron, 23 B-A-R-O-N, Baron. Lena and Cesar are the 24 brother and sister that are here, and, 25 actually, we're joined by Lena here tonight
Page 43 1 there in the background. 2 CHAIRPERSON AIZENSTAT: Any other 3 questions? No? 4 Would somebody like to make a motion? 5 MR. COLLER: Mr. Chairman, you may have 6 asked for objectors, but I don't remember, so 7 can we just double-check that? 8 CHAIRPERSON AIZENSTAT: I did ask if 9 anybody was here to speak. 10 MR. COLLER: Oh, you did? Okay. 11 CHAIRPERSON AIZENSTAT: And there were 12 none. So we went ahead and closed it. 13 MR. COLLER: Okay. 14 MR. WITHERS: I'll move for approval, 15 Mr. Chairman. 16 MR. TORRE: Second. 17 CHAIRPERSON AIZENSTAT: We have a motion, a 18 second. Is your motion with Staff's 19 recommendations? 20 MR. WITHERS: Yes, it is, Mr. Chairman. 21 CHAIRPERSON AIZENSTAT: Thank you. 22 Any comments? No? 23 MS. ANDERSON: Other than the comments 24 regarding a traffic study, the speed bumps, 25 and, you know, completing the street on both	Page 44 1 sides with the tree canopy. 2 MR. TRIAS: I think the conditions outline 3 that request already, so certainly we'll follow 4 up on that. 5 MS. ANDERSON: Okay. 6 MR. MURAI: I assume that the developer is 7 okay with the conditions? 8 MR. GARCIA-SERRA: Yes. 9 MR. BEHAR: And you're okay with the 10 condition of doing trees on both sides? 11 MR. GARCIA-SERRA: For that, I think what 12 we're doing right now is looking to see what's 13 happening on the block and what the City is 14 proposing as far as the streetscape plan there 15 and so forth, and trying to work to see what we 16 can do that would make sense. 17 MR. TRIAS: The final design of Sidonia has 18 not been finalized yet. So that's part of that 19 discussion. And I think, in the discussion, we 20 will look at both sides and what the 21 opportunities may be. 22 MR. COLLER: And with regard to the 23 developer improving the other side of the 24 street, that's not his street, that's a 25 condition that we need to take a look at a

Page 45 1 little bit closer when you're going off-site 2 onto somebody else's site. So that's an issue 3 that needs to be looked at. 4 MR. TRIAS: It would be within the 5 right-of-way. I assume that that's the 6 request. 7 MS. ANDERSON: That is the request, and 8 being that the City has already looked at the 9 one side of the street and determined that the 10 Bridalveil trees would be appropriate there, as 11 they did up and down, was it, Salzedo, that 12 that would be a consistent pattern. 13 MR. TRIAS: Yeah. So the way I would 14 phrase it is to coordinate with the Landscape 15 Department on a proper design for both sides of 16 the street. 17 MS. ANDERSON: Right. I mean, it's either 18 putting in money, that we don't know whether or 19 not -- how it's going to be applied, or at 20 least completing that section. 21 MR. TRIAS: Yeah. I mean, right now the 22 condition is phrased in terms of money, and, 23 certainly, the amount of money depends on the 24 design. So that's not finalized. 25 MR. BEHAR: Would we consider, in lieu of	Page 46 1 doing the contribution, could the art in public 2 space, can that money be set aside for 3 landscaping that whole street? 4 MR. TRIAS: No. No. No. 5 MR. BEHAR: It cannot be done? 6 MR. TRIAS: No. No. 7 CHAIRPERSON AIZENSTAT: Good try. 8 MR. MURAI: Is there lightning in the 9 parking lot in the back? 10 MR. KILIDDJIAN: Is there what, I'm sorry? 11 MR. MURAI: Lighting. 12 MR. KILIDDJIAN: Lighting? In the parking? 13 Yes. There's -- the parking areas are lit. 14 MR. MURAI: They are lit? In the back of 15 the building? I don't mean inside. I mean, in 16 the back of the building, the groundscape. 17 MR. KILIDDJIAN: I can tell you right now, 18 because I have the -- 19 MR. GARCIA-SERRA: The rear wall, you're 20 saying, of the parking garage? 21 MR. MURAI: Sorry? 22 MR. GARCIA-SERRA: Are you saying, the rear 23 wall -- 24 MR. KILIDDJIAN: Lit from the building. 25 MR. MURAI: The ones that are, you know,
Page 47 1 behind -- 2 MR. KILIDDJIAN: They need to have the 3 required lighting, which is the one foot 4 candles. So they will be. 5 MR. MURAI: So there will be lighting -- 6 MR. KILIDDJIAN: From the building. There 7 will be something attached to the building. 8 MR. BEHAR: But those are minimum, just to 9 meet the Code requirements. 10 MR. KILIDDJIAN: Yeah, the minimum. The 11 Code requirement. And we have to make sure it 12 doesn't spill onto the other properties and so 13 on. So we have to meet those requirements. 14 CHAIRPERSON AIZENSTAT: All right. We have 15 a motion. We have a second. Call the roll 16 please. 17 THE SECRETARY: Rene Murai? 18 MR. MURAI: Yes. 19 THE SECRETARY: Venny Torre? 20 MR. TORRE: Yes. 21 THE SECRETARY: Chip Withers? 22 MR. WITHERS: Yes. 23 THE SECRETARY: Rhonda Anderson? 24 MS. ANDERSON: Yes. 25 THE SECRETARY: Robert Behar?	Page 48 1 MR. BEHAR: Yes. 2 THE SECRETARY: Eibi Aizenstat? 3 CHAIRPERSON AIZENSTAT: Yes. 4 MR. GARCIA-SERRA: Thank you very much. 5 MS. ANDERSON: Thank you. Nice project. 6 MR. KILIDDJIAN: Thank you. Thank you very 7 much. 8 MR. MURAI: Mario, say hello to your 9 father. 10 MR. GARCIA-SERRA: I will. 11 CHAIRPERSON AIZENSTAT: Let's give it a 12 minute. There is no other item, but I'd like 13 to ask a question. 14 Chip, one second. 15 MR. WITHERS: I'm not going anywhere. 16 CHAIRPERSON AIZENSTAT: Oh, I thought you 17 were leaving. 18 Our schedule that was sent, the first 19 meeting is in January, I think it's on the 8th. 20 MR. TRIAS: Yes. 21 CHAIRPERSON AIZENSTAT: Does that give you 22 enough time to prepare everything with the 23 holidays coming up? I mean, can we move it one 24 week later to the 15th or -- 25 MR. TRIAS: We checked, and unfortunately

Page 49 1 the following week the Historic Preservation 2 Board meets here, so it cannot be done the 3 15th. 4 CHAIRPERSON AIZENSTAT: And we can't swap 5 out dates? 6 MR. TRIAS: We could try. We could chat 7 with them and see -- 8 CHAIRPERSON AIZENSTAT: It's just, I don't 9 know how much work you have with projects and 10 so forth that are coming before us. 11 MR. TRIAS: No, and I hear you, and I 12 understand your concerns. Certainly, if we 13 could change it, I would recommend that, but 14 unfortunately that's -- 15 CHAIRPERSON AIZENSTAT: Yeah, I just don't 16 want to put the City Staff and everybody, you 17 know -- 18 MR. BEHAR: And that's my concern, as well, 19 that you may have -- during the holiday, a lot 20 of work to be done and not enough time, but 21 it's up to Staff. I mean, if you feel 22 comfortable, we keep it like that. 23 MR. TRIAS: Mr. Chairman, we should keep it 24 like it is, I think. 25 CHAIRPERSON AIZENSTAT: Just if you would	Page 50 1 take a look at it. 2 MR. MURAI: Robert, that's not our problem. 3 That's their problem. 4 CHAIRPERSON AIZENSTAT: You want quality, 5 though, and -- 6 MR. TRIAS: But thank you very much. Thank 7 you. 8 CHAIRPERSON AIZENSTAT: Thank you. 9 All right. I'd like to wish everybody 10 Happy Holidays, a healthy and a happy New Year. 11 The meeting is adjourned. Thank you. 12 (Thereupon, the meeting was concluded at 6:50 13 p.m.) 14 15 16 17 18 19 20 21 22 23 24 25
Page 51 1 C E R T I F I C A T E 2 3 S T A T E O F F L O R I D A: 4 S S. 5 C O U N T Y O F M I A M I - D A D E: 6 7 8 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary 10 Public for the State of Florida at Large, do hereby 11 certify that I was authorized to and did 12 stenographically report the foregoing proceedings and 13 that the transcript is a true and complete record of my 14 stenographic notes. 15 16 DATED this 23rd day of December, 2019. 17 18 S I G N A T U R E O N F I L E 19 _____ 20 NIEVES SANCHEZ 21 22 23 24 25	