

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT VIA ZOOM TELECONFERENCE WEDNESDAY, AUGUST 12, 2020, COMMENCING AT 4:04 P.M.</p> <p>Board Members Present: Eibi Aizenstat, Chairman Robert Behar Rhonda A. Anderson Venny Torre Wayne "Chip" Withers Rene Murai Maria Velez</p> <p>City Staff and Consultants: Ramon Trias, Planning Director Craig Collier, Special Counsel Jill Menendez, Administrative Assistant, Board Secretary Jennifer Garcia, City Planner Ana Restrepo, Principal Planner Arceli Redila, Principal Planner</p> <p>ALSO PARTICIPATING: Mario Garcia-Serra, Esq., On behalf of Items E-1 - E4 Eduardo Vera, Architect Hector de los Reyes Matthew Martinez</p>	<p style="text-align: right;">Page 2</p> <p>1 THEREUPON: 2 (The following proceedings were held.) 3 CHAIRMAN AIZENSTAT: Good afternoon. 4 Welcome, everybody. 5 This Board is comprised of seven members. 6 Four Members of the Board shall constitute a 7 quorum and the affirmative vote of four Members 8 of the Board present shall be necessary for the 9 adoption of any motion. A tie vote shall 10 result in the automatic continuance of the 11 matter to the next meeting, which shall be 12 continued until a majority vote is achieved. 13 If only four Members of the Board are present, 14 an applicant shall be entitled to a 15 postponement to the next regularly scheduled 16 Board Meeting. 17 Lobbyist Registration and Disclosure. Any 18 person who acts as a lobbyist pursuant to the 19 City of Coral Gables Ordinance Number 2006-11 20 must register with the City Clerk prior to 21 engaging in lobbying activities or 22 presentations before City Staff, Boards, 23 Committees and/or City Commission. A copy of 24 the Ordinance is available in the Office of the 25 City Clerk. Failure to register and provide</p>
<p style="text-align: right;">Page 3</p> <p>1 proof of registration shall prohibit your 2 ability to present to the Board. 3 I now officially call the City of Coral 4 Gables Planning and Zoning Board Virtual 5 Meeting of August 12th, 2020 to order. Due to 6 COVID-19, Zoom platform is being used, along 7 with a dedicated phone line. The time is 4:04 8 p.m. 9 Jill, will you please call the roll? 10 THE SECRETARY: Rhonda Anderson? 11 MS. ANDERSON: Here. 12 THE SECRETARY: Robert Behar? 13 MR. BEHAR: Here. 14 THE SECRETARY: Rene Murai? 15 Venny Torre? 16 MR. TORRE: Here. 17 THE SECRETARY: Maria Velez? 18 CHAIRMAN AIZENSTAT: Maria, if you can 19 unmute yourself, please. 20 THE SECRETARY: Maria Velez? 21 MS. VELEZ: Yes. Here. 22 THE SECRETARY: Chip Withers? 23 MR. WITHERS: Here. 24 THE SECRETARY: Eibi Aizenstat? 25 CHAIRMAN AIZENSTAT: Here.</p>	<p style="text-align: right;">Page 4</p> <p>1 Notice of Ex Parte Communications. Please 2 be advised that the Board is a quasi-judicial 3 Board, which requires Board Members to disclose 4 all ex parte communications and site visits. 5 An ex parte communication is defined as any 6 contact, communication, conversation, 7 correspondence, memorandum or other written or 8 verbal communication that takes place outside a 9 public hearing between a member of the public 10 and a member of the quasi-judicial Board 11 regarding matters to be heard by the Board. 12 If anyone made any contacts with a Board 13 Member regarding an issue before the Board, the 14 Board Member must state, on the record, the 15 existence of the ex parte communication and the 16 party who originated the communication. Also, 17 if a Board Member conducted a site visit 18 specifically related to the case before the 19 Board, the Board Member must also disclose such 20 visit. 21 In either case, the Board Member must 22 state, on the record, whether the ex parte 23 communication and/or site visit will affect the 24 Board Member's ability to impartially consider 25 the evidence to be presented regarding the</p>

<p style="text-align: right;">Page 5</p> <p>1 matter. The Board Member shall also state that</p> <p>2 his or her decision will be based on</p> <p>3 substantial competent evidence and testimony</p> <p>4 presented on the record today.</p> <p>5 Does any Member of the Board have such a</p> <p>6 communication and/or site visit to disclose at</p> <p>7 this time?</p> <p>8 MR. BEHAR: Mr. Chairman, I am involved in</p> <p>9 Items E-1 through E-4, so, probably, at this</p> <p>10 point, it's good if I recuse myself from the</p> <p>11 meeting. Item E-5 is one that I could</p> <p>12 participate for. So I don't know how we want</p> <p>13 to address that. Maybe this is the time to do</p> <p>14 so.</p> <p>15 CHAIRMAN AIZENSTAT: Well, since we're</p> <p>16 having a Zoom meeting and we're starting at</p> <p>17 four o'clock, unless there's a Board Member</p> <p>18 that sees otherwise, I don't know if we have</p> <p>19 any -- Jill, are there any participants that</p> <p>20 are going to be speaking on Items 1 through 4?</p> <p>21 THE SECRETARY: I haven't received any</p> <p>22 request to speak, unless you want to make an</p> <p>23 announcement. If they want to speak, they</p> <p>24 could send me a direct message through the</p> <p>25 chat.</p>	<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN AIZENSTAT: I will. I will.</p> <p>2 Robert, would you be opposed, I think, if</p> <p>3 we just put you on mute and I don't know what</p> <p>4 the City wants to do about you being on</p> <p>5 visually, and then we come back to E-5?</p> <p>6 MR. BEHAR: No. I mean, I don't have a</p> <p>7 problem. I'll leave my computer. No, I'll</p> <p>8 turn it off -- I'll have my video off, if it</p> <p>9 needs to be.</p> <p>10 MR. COLLER: Yeah. I think,</p> <p>11 Mr. Chairman --</p> <p>12 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>13 MR. COLLER: -- I was advised -- he stated</p> <p>14 his conflict, and he needs to absent himself</p> <p>15 from the room, the virtual room. So the other</p> <p>16 alternative is to --</p> <p>17 CHAIRMAN AIZENSTAT: To move E-5 forward?</p> <p>18 MR. COLLER: To move E-5 forward, which</p> <p>19 might make more sense.</p> <p>20 CHAIRMAN AIZENSTAT: Agreed.</p> <p>21 MR. COLLER: Get that out of the way --</p> <p>22 Ramon, unless you have some concerns about</p> <p>23 handling that item first --</p> <p>24 MR. TRIAS: Mr. Chairman, I recommend that</p> <p>25 we move it to the first item.</p>
<p style="text-align: right;">Page 7</p> <p>1 CHAIRMAN AIZENSTAT: That's fine with me.</p> <p>2 Does any Board Member have an objection?</p> <p>3 MS. ANDERSON: No.</p> <p>4 CHAIRMAN AIZENSTAT: No? Having no</p> <p>5 objection -- first, I'd like to point out that</p> <p>6 Rene is with us.</p> <p>7 Rene, you can unmute the microphone</p> <p>8 yourself, if you go to the bottom -- there you</p> <p>9 go.</p> <p>10 Jill, you made a note that Rene is with us?</p> <p>11 MR. MURAI: I had a little trouble getting</p> <p>12 into it, but I'm in now.</p> <p>13 CHAIRMAN AIZENSTAT: Not a problem.</p> <p>14 Let me continue with my statements.</p> <p>15 For Zoom platform participants, I will ask</p> <p>16 any persons wishing to speak or testify on</p> <p>17 specific agenda items to please open your chat</p> <p>18 and send a direct message to Jill Menendez,</p> <p>19 stating the agenda item you would like to speak</p> <p>20 about and include your full name. We're going</p> <p>21 to call you, when it's your turn. Depending on</p> <p>22 the number of speakers, I ask you to limit your</p> <p>23 remarks, please, to three minutes.</p> <p>24 People that are on the phone platform</p> <p>25 participants, after the Zoom platform</p>	<p style="text-align: right;">Page 8</p> <p>1 participants are done, I will ask phone</p> <p>2 participants to comment on the agenda item. I</p> <p>3 will also ask you to limit the remarks to three</p> <p>4 minutes, and you can notify us that you would</p> <p>5 like to speak by pressing *9. Once again, it's</p> <p>6 *9 for phone participants.</p> <p>7 Jill, you went ahead and stated that you</p> <p>8 had received one e-comment?</p> <p>9 THE SECRETARY: Yeah.</p> <p>10 CHAIRMAN AIZENSTAT: Why don't you go --</p> <p>11 Mr. Coller, is it appropriate if she reads it</p> <p>12 now, even though we're taking E-5 first?</p> <p>13 MR. COLLER: The comment is not regarding</p> <p>14 E-5, another application, right?</p> <p>15 MR. TRIAS: It's regarding the other</p> <p>16 application, sir.</p> <p>17 MR. COLLER: Okay. So why don't we hold</p> <p>18 off on that.</p> <p>19 Also, how many members are we at, at this</p> <p>20 point? Are we at seven?</p> <p>21 THE SECRETARY: Yes, the Board is here, the</p> <p>22 entire Board.</p> <p>23 MR. COLLER: Okay. So, Mr. Chairman, one</p> <p>24 slight modification from your remarks, and I</p> <p>25 know -- I think you were using your remarks and</p>

<p style="text-align: right;">Page 9</p> <p>1 you actually had modified them, and I know</p> <p>2 you're not at your home, but with a tie vote,</p> <p>3 it doesn't automatically go to the next</p> <p>4 meeting. That's what it used to be. It goes</p> <p>5 without a recommendation. However, there's an</p> <p>6 opportunity for the applicant to request a</p> <p>7 continuance to the next meeting to try to get a</p> <p>8 recommendation. So it's just a minor</p> <p>9 amendment. I only mention it now, because</p> <p>10 we're going to be shortly at an even number of</p> <p>11 members. So just a minor --</p> <p>12 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>13 MR. COLLER: -- comment on your</p> <p>14 introductory remarks.</p> <p>15 CHAIRMAN AIZENSTAT: Thank you.</p> <p>16 MR. COLLER: And, also, since this is not a</p> <p>17 quasi-judicial item, Item E-5 is a legislative</p> <p>18 item, we don't have to be concerned about</p> <p>19 swearing in witnesses for this particular item.</p> <p>20 CHAIRMAN AIZENSTAT: Understood.</p> <p>21 Understood. Thank you.</p> <p>22 What I'd like to do first thing is the</p> <p>23 approval of the minutes. Do I have a motion?</p> <p>24 Has everybody had a chance to read the minutes?</p> <p>25 MR. BEHAR: I make a motion for approval.</p>	<p style="text-align: right;">Page 10</p> <p>1 MS. ANDERSON: Second.</p> <p>2 CHAIRMAN AIZENSTAT: We have a motion. We</p> <p>3 have a second by Rhonda.</p> <p>4 Any comments? No?</p> <p>5 Having heard none, call the roll, please.</p> <p>6 THE SECRETARY: Robert Behar?</p> <p>7 MR. BEHAR: Yes.</p> <p>8 THE SECRETARY: Rene Murai?</p> <p>9 MR. MURAI: Yes.</p> <p>10 THE SECRETARY: Venny Torre?</p> <p>11 MR. TORRE: Yes.</p> <p>12 THE SECRETARY: Maria Velez?</p> <p>13 MS. VELEZ: Yes.</p> <p>14 THE SECRETARY: Chip Withers?</p> <p>15 MR. WITHERS: 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.</p> <p>20 A little bit about the procedure tonight</p> <p>21 before we begin, please. The identification of</p> <p>22 an item will be read by Mr. Coller. The</p> <p>23 presentation will then be made by Staff. Then</p> <p>24 we will have, on Item E-1 through Item E-4, the</p> <p>25 presentation will be made by Applicant. We'll</p>
<p style="text-align: right;">Page 11</p> <p>1 have brief questions or discussion by the</p> <p>2 Board, and then I'll go ahead and open it to</p> <p>3 the public for comment.</p> <p>4 Once again, first I'll open it to Zoom</p> <p>5 participants. I ask you to please send a chat</p> <p>6 to Jill with your name and the item you want to</p> <p>7 speak about. And then the phone line platform,</p> <p>8 and, again, it's *9, if you would like to</p> <p>9 comment.</p> <p>10 We will also go ahead and read any</p> <p>11 e-comments or e-mail into the record, and we'll</p> <p>12 go ahead and close the public comment for Board</p> <p>13 discussion. Then we'll have a motion, any</p> <p>14 discussion further with the Board, and if we</p> <p>15 have a second, and a motion, if so, we'll take</p> <p>16 a vote.</p> <p>17 Mr. Coller, if you'd please read the first</p> <p>18 item into the record.</p> <p>19 MR. COLLER: Sure.</p> <p>20 Mr. Chairman, for the record, Craig Coller,</p> <p>21 Special Land Use Counsel for the City of Coral</p> <p>22 Gables.</p> <p>23 Item E-5, an Ordinance of the City</p> <p>24 Commission of Coral Gables, Florida granting</p> <p>25 approval of proposed amendments to the text and</p>	<p style="text-align: right;">Page 12</p> <p>1 Future Land Use Map of the City of Coral Gables</p> <p>2 Comprehensive Plan, pursuant to expedited state</p> <p>3 review procedures Section 163.3184, Florida</p> <p>4 Statutes, and Zoning Code Article 3, Division</p> <p>5 15 (Proposed reorganization ordinance: Article</p> <p>6 14, "Process," Section 14-213), "Comprehensive</p> <p>7 Plan and Text Amendments;" to clarify density</p> <p>8 and height in certain land use classifications</p> <p>9 in the Future Land Use Element, and to change</p> <p>10 the name of the "Mixed Use Overlay District" in</p> <p>11 the Future Land Use Map to the</p> <p>12 "Design/Industrial District," and adjust the</p> <p>13 boundary of such district, providing for a</p> <p>14 repealer provision, providing for a</p> <p>15 severability clause, and providing for an</p> <p>16 effective date.</p> <p>17 Item E-5, public hearing.</p> <p>18 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>19 Mr. Trias, would you like to start?</p> <p>20 MR. TRIAS: Yes, sir.</p> <p>21 May I have the PowerPoint, please?</p> <p>22 We're all familiar with the Industrial</p> <p>23 District or the area that historically has been</p> <p>24 called the Industrial District, and this is the</p> <p>25 plan that originally Merrick was able to file</p>

<p style="text-align: right;">Page 13</p> <p>1 back in the '20s, and it has changed a lot.</p> <p>2 And through the years, we have had some</p> <p>3 discussions about changing the focus of the</p> <p>4 area, and I think that Mr. Torre, for example,</p> <p>5 at some point, suggested calling it the Design</p> <p>6 District.</p> <p>7 So I think that now that we're going</p> <p>8 through all of these updates of the Zoning</p> <p>9 Code, we think it's a good idea to also make</p> <p>10 some minor changes to the Map and the name of</p> <p>11 the area, and then also correct some things</p> <p>12 that are already in the Zoning Code, and that</p> <p>13 probably should be in the Comp Plan in the same</p> <p>14 exact way, so there's no confusion.</p> <p>15 So that is what we're doing tonight. We're</p> <p>16 making some changes to the Comp Plan. The only</p> <p>17 change of substance is the name. The other</p> <p>18 changes are simply cleanup, for consistency</p> <p>19 with some other regulations that we have in the</p> <p>20 Zoning Code.</p> <p>21 Next, please.</p> <p>22 The area, as you can see, is no longer</p> <p>23 industrial, and I think it should be best</p> <p>24 described as a Mixed-Use District.</p> <p>25 Next.</p>	<p style="text-align: right;">Page 14</p> <p>1 You can see many, many projects have been</p> <p>2 built there recently. In fact, one of the</p> <p>3 projects the we are -- the only project that</p> <p>4 we're dealing with tonight is also in this</p> <p>5 area, in this area that we are dealing with.</p> <p>6 Next.</p> <p>7 The Zoning and the Land Use are going to</p> <p>8 probably change as a result of the update to</p> <p>9 Mixed-Use, but right now they are Commercial</p> <p>10 and Industrial.</p> <p>11 Next.</p> <p>12 And what we are suggesting is an amendment</p> <p>13 to the Map and also some minor Text Amendments</p> <p>14 to the Comprehensive Plan.</p> <p>15 Next.</p> <p>16 So the Map basically changes the name.</p> <p>17 Next.</p> <p>18 And we call this area, Design and</p> <p>19 Innovation District. That's the final name</p> <p>20 that we finally decided that probably expresses</p> <p>21 the idea.</p> <p>22 Next.</p> <p>23 And the Text Amendment will create the</p> <p>24 District, with some objectives and some</p> <p>25 policies, and, like I said, correct the height</p>
<p style="text-align: right;">Page 15</p> <p>1 to 120 feet, and also allow the 125 units per</p> <p>2 acre which is currently the regulations that we</p> <p>3 have in place. We're simply making everything</p> <p>4 consistent.</p> <p>5 Next.</p> <p>6 And the policy, as you can see, is a very</p> <p>7 simple policy. It simply creates the</p> <p>8 opportunity to have some Zoning regulations.</p> <p>9 Next.</p> <p>10 But, more importantly, some economic</p> <p>11 development strategies that will promote the</p> <p>12 retail activities, such as galleries and design</p> <p>13 uses, and some other innovative uses, such as</p> <p>14 financial services, biomedical, pharmaceutical,</p> <p>15 the kind of things that economic development</p> <p>16 strategies could really help with, particularly</p> <p>17 at the ground level, which is focused on the</p> <p>18 pedestrian quality and Mixed-Use compatibility</p> <p>19 with the rest of the District.</p> <p>20 In addition, we may have some design</p> <p>21 standards for signs and so on, and some</p> <p>22 branding strategies that try to promote the</p> <p>23 overall idea for the area.</p> <p>24 Next, please.</p> <p>25 We have sent letters to the property</p>	<p style="text-align: right;">Page 16</p> <p>1 owners. We've also posted the request on the</p> <p>2 website, and we also have had newspaper</p> <p>3 advertisement.</p> <p>4 Next.</p> <p>5 And Staff recommends approval to the</p> <p>6 amendment to the Map and also the Text</p> <p>7 Amendments, as they do follow the standards of</p> <p>8 review in the Comprehensive Plan.</p> <p>9 And that's the end of my presentation, and</p> <p>10 if you have any questions, I'll be happy to</p> <p>11 answer them.</p> <p>12 MR. BEHAR: Mr. Chairman, can we start</p> <p>13 or -- you're muted.</p> <p>14 MS. ANDERSON: You're muted.</p> <p>15 MR. BEHAR: Okay. There we go. Sorry, I</p> <p>16 was not able to unmute myself.</p> <p>17 THE SECRETARY: Excuse we.</p> <p>18 We're allowed to have ten hosts and I think</p> <p>19 someone is on two devices; therefore, I cannot</p> <p>20 make the Chair cohost.</p> <p>21 CHAIRMAN AIZENSTAT: Has anybody signed in</p> <p>22 from the Board on their phone and their iPad or</p> <p>23 maybe their computer and their iPad?</p> <p>24 MR. MURAI: Possibly.</p> <p>25 CHAIRMAN AIZENSTAT: Is it possible to take</p>

<p style="text-align: right;">Page 17</p> <p>1 one off?</p> <p>2 MR. MURAI: If I could find out whether --</p> <p>3 THE SECRETARY: Mr. Murai, you're on your</p> <p>4 iPad right now. Can I disconnect your other</p> <p>5 one?</p> <p>6 MR. MURAI: I am in another one?</p> <p>7 THE SECRETARY: Yes. You have two</p> <p>8 connections.</p> <p>9 MR. MURAI: I think somebody is hacking me.</p> <p>10 I'm being hacked.</p> <p>11 MR. BEHAR: So long you don't get on the</p> <p>12 bicycle yet.</p> <p>13 MR. MURAI: Okay. Agreed.</p> <p>14 CHAIRMAN AIZENSTAT: Let's continue.</p> <p>15 Robert, you wanted to say something?</p> <p>16 MR. BEHAR: Do we need to open it up to the</p> <p>17 public before we speak or --</p> <p>18 CHAIRMAN AIZENSTAT: That's what I was</p> <p>19 going to go ahead and do --</p> <p>20 MR. BEHAR: Okay. Go ahead. Then I'll</p> <p>21 wait for that.</p> <p>22 CHAIRMAN AIZENSTAT: -- because it's a</p> <p>23 straight-forward item.</p> <p>24 Jill, do you have any members of the public</p> <p>25 that have contacted you that would like to</p>	<p style="text-align: right;">Page 18</p> <p>1 speak on this item?</p> <p>2 THE SECRETARY: No. No. No one.</p> <p>3 CHAIRMAN AIZENSTAT: Okay. Nobody on the</p> <p>4 phone platform, either?</p> <p>5 THE SECRETARY: None.</p> <p>6 CHAIRMAN AIZENSTAT: Okay. At this time,</p> <p>7 I'm going to go ahead and close this item for</p> <p>8 public comment.</p> <p>9 Board discussion. Robert.</p> <p>10 MR. BEHAR: Yes.</p> <p>11 MS. ANDERSON: Did you say, Robert or</p> <p>12 Rhonda?</p> <p>13 MR. BEHAR: Go for it.</p> <p>14 MR. MURAI: It could be Rene, too.</p> <p>15 MR. BEHAR: You guys go first.</p> <p>16 CHAIRMAN AIZENSTAT: Okay. Rene, why don't</p> <p>17 you start?</p> <p>18 MR. MURAI: Okay. If I understand what</p> <p>19 we're doing, we're changing the name of the</p> <p>20 district and changing text, without substance,</p> <p>21 just to conform to existing regulations or</p> <p>22 Ordinances?</p> <p>23 MR. TRIAS: Yes. And the only additional</p> <p>24 thing is that we do have a category now called</p> <p>25 the Design District in the Comp Plan, that may</p>
<p style="text-align: right;">Page 19</p> <p>1 be developed further in the future, with</p> <p>2 economic development strategies and those kinds</p> <p>3 of things.</p> <p>4 MR. MURAI: Okay. I still don't understand</p> <p>5 your response to my question. We're changing</p> <p>6 the name of this district, and we're conforming</p> <p>7 some -- I guess, the regulations in this</p> <p>8 District, to existing regulations? We're not</p> <p>9 changing anything?</p> <p>10 MR. TRIAS: We're not changing anything</p> <p>11 that regulates development. We're not changing</p> <p>12 height. We're not changing density. We're not</p> <p>13 changing those things. Even though they're</p> <p>14 included in the item, they are the same as the</p> <p>15 regulations we have in the Zoning Code.</p> <p>16 MR. MURAI: But you said, we're not</p> <p>17 changing development. What is it that we're</p> <p>18 changing?</p> <p>19 MR. TRIAS: The name of the district.</p> <p>20 MR. MURAI: I understand that.</p> <p>21 MR. TRIAS: And possibly, possibly, the</p> <p>22 emphasis on the economic strategies in the</p> <p>23 future, but, you know, that's just opening up</p> <p>24 those opportunities. That's all we're doing.</p> <p>25 CHAIRMAN AIZENSTAT: Rhonda, would you --</p>	<p style="text-align: right;">Page 20</p> <p>1 Rene, I'm sorry, are you done? Was your</p> <p>2 question answered?</p> <p>3 MR. MURAI: You know, sort of. I guess so.</p> <p>4 Maybe. I don't know.</p> <p>5 MR. TRIAS: If I can explain it better, I</p> <p>6 will, but really there's nothing more of any</p> <p>7 substance that I can speak of. We're creating</p> <p>8 the district. We're changing the emphasis, but</p> <p>9 we're not changing any of the development</p> <p>10 standards. The same uses apply. The same</p> <p>11 Zoning regulations apply, et cetera.</p> <p>12 MR. MURAI: Okay.</p> <p>13 CHAIRMAN AIZENSTAT: Thank you.</p> <p>14 Rhonda.</p> <p>15 MS. ANDERSON: Ramon, the only comment I</p> <p>16 have, and it really dovetails in with 250 Bird</p> <p>17 that we're going to consider next, the maximum</p> <p>18 height of buildings in this area as originally</p> <p>19 passed by or designed by Merrick in the</p> <p>20 beginning was what height?</p> <p>21 MR. TRIAS: I don't know what Merrick's</p> <p>22 original proposal was. I don't know.</p> <p>23 MS. ANDERSON: And the existing Zoning Code</p> <p>24 right now --</p> <p>25 MR. TRIAS: I mean, what I know is that</p>

<p style="text-align: right;">Page 21</p> <p>1 ever since I've been working with the City, 2 it's been 100 feet. And then it changed to 3 120. So those changes were made some time ago, 4 years ago -- some years ago, and it is better 5 if that is reflected in the same exact way in 6 the Comp Plan. 7 MS. ANDERSON: Okay. I have no other 8 questions on this item. 9 CHAIRMAN AIZENSTAT: Thank you. 10 MS. VELEZ: I have a question. 11 CHAIRMAN AIZENSTAT: Yes, go ahead. 12 MS. VELEZ: So, right now, the way it is, 13 we have 120 feet maximum and in the Low-Rise 14 and Mid-Rise, we have a limitation of ten 15 floors, but then -- in the Design District. 16 MR. TRIAS: Yes, but the edge of the Design 17 District, along Bird Road, et cetera, there's a 18 further limitation of the 45 feet. So there's 19 a couple of limitations already in place. 20 We're not changing any of that. 21 MS. VELEZ: I don't understand the 22 difference between, for instance, in Commercial 23 Mid-Rise, we have up to 70 feet maximum with no 24 limitations on floors. So I guess that should 25 be stories now with the new language that we're</p>	<p style="text-align: right;">Page 22</p> <p>1 using. 2 MR. TRIAS: Yes. Yes. 3 MS. VELEZ: That's up to 70 feet maximum 4 with no limitation on stories or up to 97 with 5 a maximum of two additional. But, then, if 6 it's developed pursuant to the Design 7 Industrial District regulations, there is a 8 limitation of ten floors. 9 So if the project that we're going to be 10 discussing later would have come up under this, 11 they still would have to come in with a PAD 12 application? 13 MR. TRIAS: Yes. 14 MS. VELEZ: Okay. And why is there no 15 limitation on the number of stories on 16 Commercial Mid-Rise up to 70 feet, but if 17 developed within the Design District, there's a 18 limitation of ten stories? 19 MR. TRIAS: Yeah, when the Commission 20 allows or approves the 120 feet, the Commission 21 chose to limit that to ten feet -- ten stories 22 at the time. 23 MS. VELEZ: That's the way it exists now? 24 MR. TRIAS: Yeah, that's the way it exists 25 now.</p>
<p style="text-align: right;">Page 23</p> <p>1 MS. VELEZ: Okay. Thank you. 2 CHAIRMAN AIZENSTAT: Venny. 3 MR. TORRE: Okay. I support this item. I 4 spoke about it earlier. I have been supporting 5 this from a long time. If you think about this 6 district, which is anchored on one side from 7 Merrick Park Village, the other by The 8 Collection, Ferguson's, the Stein -- the piano 9 place, this is really already a destination for 10 retailers. There's a lot more opportunities on 11 Ponce for the smaller retailers to come in and 12 put their standalone buildings. This kind of 13 takes it over towards this -- to the west, but 14 it's primarily meant to be, like Mr. Trias 15 said, an economic driver for the ground floor 16 retailers, and to have an area that we can call 17 and define as our Design District, as far as I 18 can tell. 19 So I support it under that premise, and I 20 don't think what happens above is in play here, 21 so I'm for this item. 22 CHAIRMAN AIZENSTAT: Okay. Thank you. 23 Robert. 24 MR. BEHAR: I mean, I was a little bit also 25 confused, because it was just a name, but</p>	<p style="text-align: right;">Page 24</p> <p>1 there's a lot of changes that have gone on in 2 this area. I look out my window and I see that 3 there was a project approved, which is the 4 Gables Station project -- Ramon, maybe you 5 could give us a little more insight. That was 6 either 160 height -- because this whole area 7 has changed, evolved, over the years 8 tremendously. 9 MR. TRIAS: Yeah, Mr. Chairman. 10 I assume you're in your office looking 11 across the street. So it is Gables Station, 12 yes. Is that where you are? 13 MR. BEHAR: Yeah. 14 MR. TRIAS: Okay. So, yeah -- no, that was 15 approved by the Commission under the Mixed-Use 16 Land Use, with some specific limits on the 17 height. So I don't remember exactly, but it 18 was about 160, as opposed to 190, for example, 19 which would have been had it been changed the 20 Land Use to High-Rise. So those that are the 21 subtleties and the complexities that we deal 22 with. 23 We're not touching any of that. All we're 24 saying is -- and partially it was because of 25 your comments, that it made me realize that we</p>

<p style="text-align: right;">Page 25</p> <p>1 had to clarify the height, the 120, and the</p> <p>2 density, so it would be very clear in the Comp</p> <p>3 Plan, as it is in the Zoning Code. That was</p> <p>4 it.</p> <p>5 MR. BEHAR: And, Ramon, I think what you're</p> <p>6 doing, I support it. I think you're absolutely</p> <p>7 correct. It makes it a lot cleaner, clearer,</p> <p>8 for everybody to understand. So I also support</p> <p>9 it.</p> <p>10 You know, with that in mind, if there are</p> <p>11 no other -- any other Board Members that are</p> <p>12 going to speak, I'll make a motion to approve.</p> <p>13 CHAIRMAN AIZENSTAT: Well, I wanted Chip --</p> <p>14 Chip hasn't gone yet. If you don't mind, I'd</p> <p>15 like to go ahead and hear Chip's comments.</p> <p>16 MR. WITHERS: What's the strategy for</p> <p>17 hospitality in that area?</p> <p>18 MR. TRIAS: I don't know of any strategy at</p> <p>19 this point, but certainly economic development</p> <p>20 could focus on that, also, if you believe that</p> <p>21 is an important issue.</p> <p>22 MR. WITHERS: I guess my next question</p> <p>23 would be, you know, the whole Merrick Park</p> <p>24 concept came into play, there's a vacant lot</p> <p>25 across from Nordstrom, and (unintelligible) put</p>	<p style="text-align: right;">Page 26</p> <p>1 a boutique hotel up there, and so that leads to</p> <p>2 my next question. Have we reviewed the Merrick</p> <p>3 Park agreement, how many more square feet they</p> <p>4 can build, that they're allowed to do in the</p> <p>5 existing parcels they have? So will this</p> <p>6 conflict with any of their parcels in the</p> <p>7 City's agreement with Merrick Park?</p> <p>8 MR. TRIAS: I haven't reviewed the</p> <p>9 agreement recently, but, like I said, we're not</p> <p>10 changing any of the regulations. So there's no</p> <p>11 conflict. All we're doing is, we're changing</p> <p>12 maybe the emphasis of merchandising and</p> <p>13 marketing and economic development toward the</p> <p>14 Design and Innovative District, which I think</p> <p>15 is compatible with the existing development</p> <p>16 there.</p> <p>17 MR. WITHERS: So there's no Land Use</p> <p>18 change?</p> <p>19 MR. TRIAS: No.</p> <p>20 MR. WITHERS: You know, if you can have</p> <p>21 this as a destination, and, you know,</p> <p>22 hospitality is important, you know, we should</p> <p>23 encourage the City to look at that direction.</p> <p>24 But I guess my other question, which is, you</p> <p>25 know, it seems the whole area now should be</p>
<p style="text-align: right;">Page 27</p> <p>1 called the Apartment District, and not --</p> <p>2 seriously. I mean, you look at -- it's just</p> <p>3 amazing what's happened between -- behind, I</p> <p>4 think, is Villagio -- whatever the restaurant</p> <p>5 is across from Gables High School, Villagio,</p> <p>6 all of the way to The Collection, it's just</p> <p>7 nothing but a mass of apartments in there or</p> <p>8 condos.</p> <p>9 Has there been any effort to try to expand</p> <p>10 retail into that area as far as the first</p> <p>11 floor?</p> <p>12 MR. TRIAS: This is the effort, and that's</p> <p>13 exactly the issue. The issue is that the</p> <p>14 ground level, even though it's designed nicely,</p> <p>15 it's not that successful. So our thinking was,</p> <p>16 if we were to focus economic development and</p> <p>17 branding and merchandise and strategies towards</p> <p>18 design and innovation, we will probably be able</p> <p>19 to further develop the area, from an economic</p> <p>20 point of view.</p> <p>21 MR. WITHERS: How are you going to</p> <p>22 discourage the apartments from buying large</p> <p>23 swaths?</p> <p>24 MR. TRIAS: Well, you can only do</p> <p>25 Mixed-Use. You're not allowed to do just an</p>	<p style="text-align: right;">Page 28</p> <p>1 apartment building. So the ground level is</p> <p>2 always going to be Retail or Commercial.</p> <p>3 MR. WITHERS: I mean, instead of just a</p> <p>4 ten-story high ceiling on the ground floor, you</p> <p>5 know, Venny -- you know, you architects chime</p> <p>6 in here, I mean, I think if you really want to</p> <p>7 try to develop some nice retail looks, you</p> <p>8 know, you need to have, you know, taller</p> <p>9 ceilings on the ground floor.</p> <p>10 I mean, to me, you're going to get the nail</p> <p>11 salon, you know, you're going to get the yogurt</p> <p>12 company. You're going to get -- when you start</p> <p>13 going with the apartment buildings, you don't</p> <p>14 get the five and ten thousand beautiful spaces</p> <p>15 bringing in, you know, high end retailers.</p> <p>16 MR. TRIAS: I understand your question</p> <p>17 better. We have included design guidelines for</p> <p>18 height and transparency, et cetera, in the Code</p> <p>19 Update. I'll go into more detail next week, if</p> <p>20 you want to, but that's already there. There's</p> <p>21 a minimum height, and then there's also a</p> <p>22 requirement for transparency at the ground</p> <p>23 level, which encourages retail and so on.</p> <p>24 MR. WITHERS: Well, I'm not talking about</p> <p>25 encouraging it. I'm talking about, people want</p>

<p style="text-align: right;">Page 29</p> <p>1 to do Mixed-Used under the guidelines that we</p> <p>2 want them to. And, again, it's not, this is</p> <p>3 retail and this is what you have to do --</p> <p>4 MR. TRIAS: No, it's a requirement. You</p> <p>5 have to go Mixed-Use. It's not that it's an</p> <p>6 option. You have to do Mixed-Use if you want</p> <p>7 to do any kind of residential.</p> <p>8 MR. WITHERS: But the design requirements</p> <p>9 for the Mixed-Use is, what?</p> <p>10 MR. TRIAS: The design requirements for the</p> <p>11 Mixed-Use, as they relate to the ground</p> <p>12 level --</p> <p>13 MR. WITHERS: Yes.</p> <p>14 MR. TRIAS: -- are included in the update</p> <p>15 that we're working on. They're not in the Code</p> <p>16 yet, but we are including 17 feet for the</p> <p>17 height, which we need to discuss, and we're</p> <p>18 also requiring 80 percent transparency,</p> <p>19 meaning, glass, at the ground level. So those</p> <p>20 are the things that a Zoning Code can do.</p> <p>21 Okay, great. In addition, we can do some</p> <p>22 economic development strategies and branding</p> <p>23 and other things, such as signage, et cetera.</p> <p>24 So the idea is that all of those things</p> <p>25 eventually will make the place much more</p>	<p style="text-align: right;">Page 30</p> <p>1 successful, if we all work together and come up</p> <p>2 with effective rules.</p> <p>3 MR. WITHERS: So what's the vision on both</p> <p>4 sides of Ponce? What's the vision on the east</p> <p>5 side of Ponce? What would you like to see</p> <p>6 there?</p> <p>7 MR. TRIAS: What I would like to see there</p> <p>8 is, ground level retail, that is consistent</p> <p>9 with Design and Innovation, and then two or</p> <p>10 three stories of apartments or office space</p> <p>11 above.</p> <p>12 MR. WITHERS: So you don't want to see</p> <p>13 eight stories on Ponce?</p> <p>14 MR. TRIAS: That would be my preference.</p> <p>15 Now, if you're able to assemble 20,000 square</p> <p>16 feet, the development regulations allow more</p> <p>17 than four stories.</p> <p>18 MR. WITHERS: So do we, as a Board, want to</p> <p>19 look at a visioning along the Ponce corridor</p> <p>20 and develop it? I mean, now is the chance to</p> <p>21 do this. If we have concurrency that we don't</p> <p>22 want more than three stories or we want a step</p> <p>23 back, like it is on Miracle Mile, then we ought</p> <p>24 do that now.</p> <p>25 MR. TRIAS: That's a very good suggestion,</p>
<p style="text-align: right;">Page 31</p> <p>1 Mr. Withers, and what I'm doing here today,</p> <p>2 simply, I'm creating the opportunity. In other</p> <p>3 words, we're creating that Design/Innovation</p> <p>4 District in the Comp Plan, so the vision can be</p> <p>5 implemented as it's developed.</p> <p>6 MR. WITHERS: Okay. Look, my last comment</p> <p>7 is, this is probably one of the last areas that</p> <p>8 we really have an opportunity to put a real</p> <p>9 handprint on, and really do it the way we think</p> <p>10 it would be real cool for Coral Gables. If</p> <p>11 not, it's just going to be developed as</p> <p>12 developers come in and can assemble properties</p> <p>13 and make money.</p> <p>14 There's nothing -- listen, we're all for</p> <p>15 making money, but I'm just thinking, if we</p> <p>16 really want to take that area and make it</p> <p>17 signature, none of those inner streets are</p> <p>18 signature streets at all. Maybe the one</p> <p>19 pass-through in Merrick Park is a signature</p> <p>20 street. Everything else is just a basic city</p> <p>21 street, and Le Jeune is never going to be a</p> <p>22 real signature street with a high school there,</p> <p>23 but if we really want to make a signature</p> <p>24 street in South Gables, Ponce is our last</p> <p>25 opportunity, and we really ought to take a look</p>	<p style="text-align: right;">Page 32</p> <p>1 at visioning both sides of the street, east and</p> <p>2 west.</p> <p>3 You know, the east side -- the west side,</p> <p>4 with The Collection, we don't have a lot of,</p> <p>5 you know, opportunity there, but on the other</p> <p>6 two -- the rest of the block, we have some</p> <p>7 great opportunities, and that's all of my</p> <p>8 comments.</p> <p>9 CHAIRMAN AIZENSTAT: Ramon, let me ask you</p> <p>10 a question. What is the percentage that's</p> <p>11 required now when we do a Mixed-Use to be</p> <p>12 Commercial or to be stores with a project?</p> <p>13 MR. TRIAS: You have to do eight percent,</p> <p>14 which means basically the whole ground level as</p> <p>15 retail.</p> <p>16 CHAIRMAN AIZENSTAT: You said, eight</p> <p>17 percent?</p> <p>18 MR. TRIAS: Yeah, eight percent of the</p> <p>19 project, at a minimum, yeah.</p> <p>20 CHAIRMAN AIZENSTAT: At a minimum.</p> <p>21 Did Staff or the Zoning Re-Write look to</p> <p>22 change of any that or does that stay the same?</p> <p>23 MR. TRIAS: Well, that stays the same, and</p> <p>24 it's in the Comp Plan, also, and if we look,</p> <p>25 for example, at the project that we're looking</p>

<p style="text-align: right;">Page 33</p> <p>1 at today, it's 8.4 percent retail. So it seems</p> <p>2 to be a reasonable number.</p> <p>3 CHAIRMAN AIZENSTAT: Okay.</p> <p>4 MR. TRIAS: If we need to look at anything</p> <p>5 in more detail, we certainly could.</p> <p>6 CHAIRMAN AIZENSTAT: Okay. I basically</p> <p>7 echo the same sentiments that were expressed by</p> <p>8 my fellow Board Members. The points were well</p> <p>9 made.</p> <p>10 Are there any other comments anybody would</p> <p>11 like to make?</p> <p>12 MR. BEHAR: Let me address Chip's comment a</p> <p>13 second, because in every successful community</p> <p>14 that incorporates Mixed-Use, and for the</p> <p>15 retail, whether it's galleries or restaurants,</p> <p>16 you need to have Residential support in order</p> <p>17 for it to be successful. And that's why -- I'm</p> <p>18 in this area. I am actually walking distance</p> <p>19 from Merrick Park. And what's great about, now</p> <p>20 you see, the restaurants are being more</p> <p>21 successful, maybe not the last four months,</p> <p>22 five months, but prior to that. When you start</p> <p>23 putting Residential in an area like this,</p> <p>24 that's when you have successful restaurants and</p> <p>25 shops, because you need to bring people to</p>	<p style="text-align: right;">Page 34</p> <p>1 them.</p> <p>2 And I think, Ramon, you will agree with me</p> <p>3 there, that's why you see a lot more</p> <p>4 apartments, you know, whether it's condo or</p> <p>5 rental apartment, in this area.</p> <p>6 MR. TRIAS: I agree. I think that the</p> <p>7 issues that we're talking about, qualitative</p> <p>8 issues, is how well can we do this, but I think</p> <p>9 the big idea is very sound.</p> <p>10 MR. TORRE: Another point. Can you all</p> <p>11 hear me?</p> <p>12 CHAIRMAN AIZENSTAT: Yes.</p> <p>13 MR. TORRE: The point that you just made,</p> <p>14 Robert, is exactly correct. I mean, I went to</p> <p>15 Midtown two or three weeks ago, just to see how</p> <p>16 they were faring compared to Miracle Mile, this</p> <p>17 is measure of the BID's performance, and they</p> <p>18 were busy as could be. And the reason is, for</p> <p>19 those apartments above, Midtown was busy, and</p> <p>20 there's a lot of people downstairs and those</p> <p>21 retailers were actually active.</p> <p>22 The idea is, again, not to bring in the</p> <p>23 hair salons and the nail shops and the, you</p> <p>24 know, Subway shops or Subway sandwiches. It's</p> <p>25 to bring in better retailers, and then the</p>
<p style="text-align: right;">Page 35</p> <p>1 Design District name is meant there to be able</p> <p>2 to be promoted as such, to bring in high end</p> <p>3 designers, to bring in high end furniture</p> <p>4 stores, to bring in high end architects and</p> <p>5 interior designers to sell high end fabrics.</p> <p>6 So the idea is to, yes, promote it as such,</p> <p>7 and try to get the designs to follow that, with</p> <p>8 the high ceilings and the better storefront</p> <p>9 designs. So how we do that in the future, how</p> <p>10 do we qualify that the designs are better,</p> <p>11 that's something I'm not sure we can do in the</p> <p>12 new Code changes, but that's something we</p> <p>13 should be exploring, how to improve that</p> <p>14 streetscapes.</p> <p>15 CHAIRMAN AIZENSTAT: Thank you, Venny.</p> <p>16 Would anybody like to make a motion?</p> <p>17 MR. BEHAR: I'll make a motion to approve.</p> <p>18 MR. TORRE: I'll second it.</p> <p>19 MS. ANDERSON: I'll second.</p> <p>20 CHAIRMAN AIZENSTAT: Who said, second,</p> <p>21 please?</p> <p>22 MR. TORRE: I did, but I think somebody</p> <p>23 else did, as well.</p> <p>24 MS. ANDERSON: It doesn't matter.</p> <p>25 CHAIRMAN AIZENSTAT: We have a motion and a</p>	<p style="text-align: right;">Page 36</p> <p>1 second.</p> <p>2 Any comments?</p> <p>3 THE COLLER: That would be done in</p> <p>4 accordance with Department recommendations?</p> <p>5 CHAIRMAN AIZENSTAT: Is that correct,</p> <p>6 gentlemen?</p> <p>7 MR. BEHAR: Yes.</p> <p>8 CHAIRMAN AIZENSTAT: Okay. That is</p> <p>9 correct, Mr. Coller.</p> <p>10 Having heard no comments, call the roll,</p> <p>11 please.</p> <p>12 THE SECRETARY: Rene Murai?</p> <p>13 MR. MURAI: Yes.</p> <p>14 THE SECRETARY: Venny Torre?</p> <p>15 MR. TORRE: Yes. Here.</p> <p>16 THE SECRETARY: Maria Velez?</p> <p>17 MS. VELEZ: Yes.</p> <p>18 THE SECRETARY: Chip Withers?</p> <p>19 MR. WITHERS: Yes.</p> <p>20 THE SECRETARY: Rhonda Anderson?</p> <p>21 MS. ANDERSON: Yes.</p> <p>22 THE SECRETARY: Robert Behar?</p> <p>23 MR. BEHAR: Yes.</p> <p>24 THE SECRETARY: Eibi Aizenstat?</p> <p>25 CHAIRMAN AIZENSTAT: Yes.</p>

<p style="text-align: right;">Page 37</p> <p>1 At this point, let it be noted for the</p> <p>2 record that Robert is going to sign off.</p> <p>3 MR. BEHAR: Thank you, folks.</p> <p>4 CHAIRMAN AIZENSTAT: Say that again,</p> <p>5 please, Robert.</p> <p>6 MR. BEHAR: Thank you, and I'll leave. You</p> <p>7 all have a good evening. Thank you.</p> <p>8 CHAIRMAN AIZENSTAT: Thank you, Robert.</p> <p>9 So, for the record, Robert signed off at</p> <p>10 4:41 p.m.</p> <p>11 MR. COLLER: Mr. Chairman, as he previously</p> <p>12 noted, that he had indicated a conflict on this</p> <p>13 item and he's unable to participate.</p> <p>14 CHAIRMAN AIZENSTAT: That is correct.</p> <p>15 Mr. Coller, since we're taking on E-1</p> <p>16 through E-4 at this time, would you like for</p> <p>17 the comment, the e-comment, to be read into the</p> <p>18 record?</p> <p>19 MR. COLLER: Why don't we read everything</p> <p>20 in and then we'll read the comment into the</p> <p>21 record.</p> <p>22 CHAIRMAN AIZENSTAT: Okay. Please proceed.</p> <p>23 MR. COLLER: Okay. So all of these are</p> <p>24 connected, so I'm reading all items in.</p> <p>25 Items E-1, an Ordinance of the City</p>	<p style="text-align: right;">Page 38</p> <p>1 Commission of Coral Gables, Florida approving</p> <p>2 receipt of Transfer of Development Rights</p> <p>3 (TDRs) pursuant to Zoning Code Article 3,</p> <p>4 "Development Review", Division 10, "Transfer of</p> <p>5 Development Rights", Section 3-1006 "Review and</p> <p>6 approval of use of TDRs on receiver sites", for</p> <p>7 the receipt and use of TDRs for a Mixed-Use</p> <p>8 project referred to as "Merrick 250" on the</p> <p>9 property legally described as lots 1 through</p> <p>10 11, inclusive, less the south 7.5 feet thereof,</p> <p>11 and lots 32 through 42, inclusive, less the</p> <p>12 south 7.5 feet thereof, Block 3 "Coral Gables</p> <p>13 Industrial Section," together with that portion</p> <p>14 of the 30 foot platted alley lying north of the</p> <p>15 north line of the south 7.5 feet of said lot 11</p> <p>16 projected westerly and south of the north line</p> <p>17 of said Block 3, 250 Bird Road, Coral Gables,</p> <p>18 Florida; including required conditions;</p> <p>19 providing for a repealer provision,</p> <p>20 severability clause, and providing for an</p> <p>21 effective date.</p> <p>22 Item E-2, an Ordinance of the City</p> <p>23 Commission of Coral Gables, Florida granting</p> <p>24 approval of a Planned Area Development (PAD)</p> <p>25 pursuant to Zoning Code Article 3, "Development</p>
<p style="text-align: right;">Page 39</p> <p>1 Review," Division 5, "Planned Area Development</p> <p>2 (PAD)" for a proposed mixed-use project</p> <p>3 referred to as "Merrick 250" on the property</p> <p>4 legally described as lots 1 through 11,</p> <p>5 inclusive, less the south 7.5 feet thereof, and</p> <p>6 lots 32 through 42, inclusive, less the south</p> <p>7 7.5 feet thereof, Block 3, "Coral Gables</p> <p>8 Industrial Section," together with that portion</p> <p>9 of the 30 foot platted alley lying north of the</p> <p>10 north line of the south 7.5 feet of said lot 11</p> <p>11 projected westerly and south of the north line</p> <p>12 of said block 3, 250 Bird Road, Coral Gables,</p> <p>13 Florida; including required conditions;</p> <p>14 providing for a repealer provision,</p> <p>15 severability clause, and providing for an</p> <p>16 effective date.</p> <p>17 I think I'm going to refer to this as the</p> <p>18 legal description, since we are repeating it</p> <p>19 multiple times and it may shorten this.</p> <p>20 Item E-3, a Resolution of the City</p> <p>21 Commission of Coral Gables, Florida providing</p> <p>22 the Mixed-Use Site Plan and Conditional Use</p> <p>23 review pursuant to Zoning Code Article 4,</p> <p>24 "Zoning Districts" Division 2, "Overlay and</p> <p>25 Special Purpose Districts", Section 4-201,</p>	<p style="text-align: right;">Page 40</p> <p>1 "Mixed-Use District (MXD)" for a proposed</p> <p>2 Mixed-Use project referred to as "Merrick 250",</p> <p>3 legal description previously announced;</p> <p>4 including required conditions; providing for a</p> <p>5 repealer provision, severability clause and</p> <p>6 providing for an effective date. Mixed-Use</p> <p>7 site plan. Legal description on file.</p> <p>8 Item E-4, a Resolution of the City</p> <p>9 Commission of Coral Gables, Florida approving</p> <p>10 the Tentative Plat entitled "Alta Strategic</p> <p>11 Gables" pursuant to Zoning Code Article 3,</p> <p>12 Division 9, "Platting/Subdivision", being a</p> <p>13 re-plat of 61,548 square feet (1.41 acres) into</p> <p>14 two tracts of land on the property legally</p> <p>15 described as lots 1 through 11, inclusive, less</p> <p>16 7.5 -- less the south 7.5 feet thereof, and</p> <p>17 lots 32 through 42, inclusive, less the south</p> <p>18 7.5 feet thereof, Block 3, "Coral Gables</p> <p>19 Industrial Section," together with that portion</p> <p>20 of the 30 foot platted alley lying north of the</p> <p>21 north line of said block 3 (250 Bird Road)</p> <p>22 Coral Gables, Florida; including required</p> <p>23 conditions; providing for a repealer provision,</p> <p>24 severability clause, and providing for an</p> <p>25 effective date.</p>

<p style="text-align: right;">Page 41</p> <p>1 Items E-1, E-2, E-3 and E-4 public hearing.</p> <p>2 CHAIRMAN AIZENSTAT: Thank you, Mr. Collier.</p> <p>3 Before I ask Jill to read the e-comment</p> <p>4 into the record, I'd like to remind everybody</p> <p>5 again, anybody that wishes to speak on any of</p> <p>6 these four agenda items, if you're on Zoom, to</p> <p>7 please go ahead and send a chat to Jill, and if</p> <p>8 you are on the phone platform, it is *9.</p> <p>9 Jill, would you please read the e-comment</p> <p>10 into the record?</p> <p>11 THE SECRETARY: "Hello, I would like to</p> <p>12 submit the following questions and comments.</p> <p>13 "(1) Isn't Coral Gables supposed to be the</p> <p>14 City Beautiful and not --"</p> <p>15 CHAIRMAN AIZENSTAT: Jill, could you state</p> <p>16 the individual who sent that header?</p> <p>17 THE SECRETARY: Sure. Andrew Porter,</p> <p>18 received today, August 12, 2020, at 2:49 p.m.</p> <p>19 CHAIRMAN AIZENSTAT: Thank you.</p> <p>20 THE SECRETARY: I will start over.</p> <p>21 "Hello, I would like to submit the</p> <p>22 following questions and comments.</p> <p>23 "(1) Isn't Coral Gables supposed to be the</p> <p>24 City Beautiful and not the City Skyscraper?</p> <p>25 Views are being obstructed. Communities are</p>	<p style="text-align: right;">Page 42</p> <p>1 being decimated. We do not need another</p> <p>2 high-rise in Coral Gables. Merrick Manor, the</p> <p>3 Henry, Laguna Place and Gables Ponce are</p> <p>4 already too much. They make driving more</p> <p>5 complicated. They make driving more congested.</p> <p>6 The proposed projects do not include an</p> <p>7 increase in utilities or traffic capacity and</p> <p>8 this is especially problematic when school is</p> <p>9 in session with Coral Gables High School pickup</p> <p>10 and dropoff and busses. Also, there are no</p> <p>11 parks or green spaces in this part of Coral</p> <p>12 Gables which further demeans our title as the</p> <p>13 City Beautiful. Future buildings in this area</p> <p>14 should be capped at three stories to prevent</p> <p>15 the destruction of communities, sight lines,</p> <p>16 property values, and a truly beautiful city</p> <p>17 instead of an ordinary one.</p> <p>18 "(2) The proposed buildings are far too</p> <p>19 close together. Instead of being the City</p> <p>20 Beautiful, we're looking like a grungy</p> <p>21 Manhattan/Brickell building scape. If these</p> <p>22 are built as planned, there will be dark alleys</p> <p>23 and traffic congestion, which will lead to</p> <p>24 decreased property values.</p> <p>25 "(3) There needs to be an increase in</p>
<p style="text-align: right;">Page 43</p> <p>1 traffic capacity/infrastructure for any future</p> <p>2 buildings in this area. There are already a</p> <p>3 plethora" -- I'm not sure if I'm pronouncing</p> <p>4 that correctly -- "of delivery trucks that</p> <p>5 block entrances, exits, and intersections on a</p> <p>6 daily basis.</p> <p>7 "(4) Buildings need to have their height</p> <p>8 capped at three stories or less to make it feel</p> <p>9 like Coral Gables.</p> <p>10 "(5) This part of the city needs additional</p> <p>11 parks and green spaces. If construction</p> <p>12 continues it is just going to be a strip of</p> <p>13 ugly concrete towers that are built too close</p> <p>14 together.</p> <p>15 "(6) Many of the roads in this area are</p> <p>16 starting to smell like garbage because of the</p> <p>17 tight alleyways and increased population</p> <p>18 without significant infrastructure development.</p> <p>19 "(7) Areas of Merrick Park, Merrick Circle,</p> <p>20 and Douglas already smell like sewage, this</p> <p>21 will make it worse.</p> <p>22 "Thank you, Andrew. Andrew Porter, Ph.D.,</p> <p>23 Assistant Professor of Public Health, School of</p> <p>24 Health Studies University of Miami."</p> <p>25 CHAIRMAN AIZENSTAT: Thank you.</p>	<p style="text-align: right;">Page 44</p> <p>1 THE SECRETARY: The address is 5053 (sic)</p> <p>2 Brunson Drive, Coral Gables, Florida 33146.</p> <p>3 CHAIRMAN AIZENSTAT: Thank you, Jill.</p> <p>4 At this time, I'd like to ask the</p> <p>5 applicant --</p> <p>6 MR. TRIAS: Mr. Chairman --</p> <p>7 CHAIRMAN AIZENSTAT: Yes.</p> <p>8 MR. TRIAS: -- I'll have the presentation,</p> <p>9 Staff presentation.</p> <p>10 CHAIRMAN AIZENSTAT: Sorry about that.</p> <p>11 That is correct.</p> <p>12 MR. TRIAS: Thank you. Thank you, sir.</p> <p>13 May I have the presentation? Thank you.</p> <p>14 We have one project in the area that</p> <p>15 happens to be in the area that we just</p> <p>16 discussed, in the Design/Innovation District.</p> <p>17 The project is a Mixed-Use project. It</p> <p>18 incorporates an existing building, so it's a</p> <p>19 very interesting architectural solution that</p> <p>20 the applicant will explain.</p> <p>21 And the request includes four topics. One</p> <p>22 is TDRs, also a PAD, a Conditional Use Site</p> <p>23 Plan for Mixed-Use, and a Tentative Plat.</p> <p>24 Next.</p> <p>25 The four requests are very</p>

<p style="text-align: right;">Page 45</p> <p>1 straight-forward. They're very typical of</p> <p>2 projects in the area. And the only unique</p> <p>3 thing is, maybe that the TDRs are those special</p> <p>4 TDRs that resulted from a settlement some time</p> <p>5 ago, and that's about 4,900 square feet of</p> <p>6 additional square footage, beyond the 3.5 FAR</p> <p>7 that is allowed. That's what the settlement</p> <p>8 allowed. And the rest of it is a way to</p> <p>9 maximize the benefit, the public benefit, and</p> <p>10 the quality of the pedestrian areas at the</p> <p>11 ground level, and that's done through the PAD</p> <p>12 and the Conditional Use Site Plan.</p> <p>13 The plat allows for a more clear division</p> <p>14 of land. As of today, all of the existing</p> <p>15 buildings, that were one and two stories, are</p> <p>16 demolished, except for one, so what happens is</p> <p>17 that the block is going to be developed in a</p> <p>18 more unified fashion.</p> <p>19 Next.</p> <p>20 That is the area of the block, and you may</p> <p>21 remember that some time ago you looked at the</p> <p>22 southern half of that block. So the current</p> <p>23 project faces Bird Road, Aurora and Salzedo.</p> <p>24 Next.</p> <p>25 And as has been mentioned in today's</p>	<p style="text-align: right;">Page 46</p> <p>1 meeting, there are many large projects that are</p> <p>2 Mixed-Use all around, and the ground level</p> <p>3 ideally should be a much more pedestrian</p> <p>4 oriented retail and innovation environment.</p> <p>5 Next.</p> <p>6 Some time ago, last May, was the last</p> <p>7 hearing. We reviewed and the Commission</p> <p>8 adopted the Belmont ALF, which was also</p> <p>9 Mixed-Use. The ground level, you may recall,</p> <p>10 was retail and the sidewalks and public spaces,</p> <p>11 and that's the southern half of this block.</p> <p>12 Now we're dealing with the northern half.</p> <p>13 Next.</p> <p>14 The Land Use and the Zoning remain. So</p> <p>15 that's not being changed today. It's the</p> <p>16 existing conditions.</p> <p>17 Next.</p> <p>18 And the Request Number 1, as I said, has to</p> <p>19 do with the special settlement that was made</p> <p>20 with some of the TDRs, which allow additional</p> <p>21 FAR.</p> <p>22 Number 2 -- next.</p> <p>23 Number 2, the second request is the PAD,</p> <p>24 which, when one has one acre of land, and some</p> <p>25 other requirements, it's possible to do some</p>
<p style="text-align: right;">Page 47</p> <p>1 special requirements. The PAD is significant,</p> <p>2 as I mentioned before today, because the</p> <p>3 project has more than ten stories. That's only</p> <p>4 possible because there's a PAD, and there's an</p> <p>5 opinion from the attorney that explains that,</p> <p>6 but it is within the 120 feet, the maximum</p> <p>7 height that we discussed earlier in the meeting</p> <p>8 today.</p> <p>9 Again, the discussion today was about the</p> <p>10 Comp Plan. Those regulations already exist in</p> <p>11 the Zoning Code.</p> <p>12 Next.</p> <p>13 So Number 3 is the Mixed-Use Site Plan,</p> <p>14 which usually is the most interesting aspect of</p> <p>15 the request, because it deals with the physical</p> <p>16 design. I won't go into great detail. The</p> <p>17 applicant is going to explain the project. But</p> <p>18 you can see that the ground level tries to</p> <p>19 maximize the pedestrian experience. And in the</p> <p>20 yellowish color, you have the existing</p> <p>21 building, the existing building that is being</p> <p>22 incorporated into the project.</p> <p>23 Next.</p> <p>24 The summary of the Site Plan information,</p> <p>25 which was included in your Staff report, goes</p>	<p style="text-align: right;">Page 48</p> <p>1 into some detail about the scope of the</p> <p>2 project, but basically it's 215 units, about</p> <p>3 8.4 percent of ground level Commercial or 8.4</p> <p>4 percent of the total project. So, as you can</p> <p>5 see, that is consistent with the regulations we</p> <p>6 have. And the landscaped open space, the</p> <p>7 minimum for a PAD is 20 percent. They are</p> <p>8 providing 21 percent.</p> <p>9 The important aspect of this is not</p> <p>10 necessarily the percentage, but the actual</p> <p>11 design and the way that it works with the</p> <p>12 building. I think that's much more</p> <p>13 interesting. So they've done a very successful</p> <p>14 job with that. And they also have additional</p> <p>15 parking.</p> <p>16 And Ms. Anderson pointed out that they were</p> <p>17 one disabled parking space short, so they're</p> <p>18 changing that. So they're going to provide</p> <p>19 eight, instead of the seven.</p> <p>20 But the applicant can explain the project</p> <p>21 in their presentation in more detail.</p> <p>22 Next.</p> <p>23 And the existing configuration, the</p> <p>24 existing is actually already in the past,</p> <p>25 because most of those existing buildings have</p>

<p style="text-align: right;">Page 49</p> <p>1 been demolished, except for the one in the</p> <p>2 front.</p> <p>3 Next.</p> <p>4 And this is the proposal. The proposal has</p> <p>5 the Belmont building in white and the proposed</p> <p>6 building in gray. As you can see, the</p> <p>7 regulations along Bird Road cap the height and</p> <p>8 then the height is allowed 100 feet back from</p> <p>9 that point.</p> <p>10 Next.</p> <p>11 This is the facade from Bird Road, the</p> <p>12 front of the building, and the building on the</p> <p>13 right is the remodeled three-story building or</p> <p>14 the remodeled existing building, and then on</p> <p>15 the left is the brand new construction.</p> <p>16 Next.</p> <p>17 The last request, the Tentative Plat, has</p> <p>18 two tracts, because the Zoning is different.</p> <p>19 It's just a technicality. But basically it</p> <p>20 allows for the development to make more sense,</p> <p>21 in a consistency point of view, with the</p> <p>22 plating of the block.</p> <p>23 Next.</p> <p>24 The project has been reviewed by DRC last</p> <p>25 year in August, the Board of Architects in</p>	<p style="text-align: right;">Page 50</p> <p>1 October, the neighborhood meeting also in</p> <p>2 October, and then today at Planning & Zoning</p> <p>3 Board.</p> <p>4 Next.</p> <p>5 Letters to property owners were sent within</p> <p>6 a thousand feet, as required.</p> <p>7 Next.</p> <p>8 Public notice was sent twice, in the form</p> <p>9 of letters. The posting of the property was</p> <p>10 done three times, three times in the website,</p> <p>11 and one newspaper advertisement for tonight's</p> <p>12 meeting.</p> <p>13 Next.</p> <p>14 Staff recommends approval with conditions</p> <p>15 that are listed in the Staff report.</p> <p>16 And now I would encourage you to listen to</p> <p>17 the applicant's presentation. Thank you.</p> <p>18 CHAIRMAN AIZENSTAT: Thank you, Mr. Trias.</p> <p>19 The applicant, Mario -- if we please unmute</p> <p>20 Mario.</p> <p>21 MR. GARCIA-SERRA: Okay. Good afternoon,</p> <p>22 Mr. Chairman, Members of the Board, Mario</p> <p>23 Garcia-Serra. Am I coming through on the</p> <p>24 audio?</p> <p>25 CHAIRMAN AIZENSTAT: Yes. Thank you. Yes.</p>
<p style="text-align: right;">Page 51</p> <p>1 MR. GARCIA-SERRA: Okay. For the record,</p> <p>2 again, my name, Mario Garcia-Serra, with</p> <p>3 offices at 600 Brickell Avenue, and I am here</p> <p>4 today representing the property owner and</p> <p>5 co-applicant on this application. The property</p> <p>6 owner is Baptist Health of South Florida, and</p> <p>7 the co-applicant, which is also the contract</p> <p>8 purchaser for this property, is Alta</p> <p>9 Developers, LLC. Alta Developers is</p> <p>10 represented today also by one of their</p> <p>11 executive team, Mr. Juan Carlos Freyre, who is</p> <p>12 with us, joined us in the meeting, also, and</p> <p>13 we're also joined by one of our project</p> <p>14 architects, Mr. Eddy Vera, and our traffic</p> <p>15 consultant, Juan Espinoza, and my colleague</p> <p>16 here from my law firm, Lauren Kahn.</p> <p>17 Okay. Arceli, I think, is controlling the</p> <p>18 slides. If we could go to the first slide of</p> <p>19 our presentation. There we go. Just stay</p> <p>20 there for now.</p> <p>21 Ramon did an excellent job of providing you</p> <p>22 with some background information on the site,</p> <p>23 with the basics being that it is a 1.4 acre</p> <p>24 site, consisting of the north half of Block 3,</p> <p>25 in the Industrial Section, and it is located</p>	<p style="text-align: right;">Page 52</p> <p>1 within the City's Mixed-Used District.</p> <p>2 If you could go to the next slide now.</p> <p>3 What I would like to talk about here on</p> <p>4 this slide a little bit more is the vision plan</p> <p>5 and the existing context for this area. The</p> <p>6 transformation of this area from the</p> <p>7 semi-industrial almost forgotten area, which it</p> <p>8 was previously, to the vibrant Mixed-Use area</p> <p>9 which is developing today, is one of the City's</p> <p>10 great lining successes.</p> <p>11 The development of the Shops at Merrick</p> <p>12 Park was the first step in that direction. The</p> <p>13 site, of course, within all of our memories,</p> <p>14 used to be the City's Public Works yard, and</p> <p>15 now it's a vibrant Mixed-Use area anchored by</p> <p>16 significant and high end retail.</p> <p>17 An equally big test along this process of</p> <p>18 realizing what's in the process of being built</p> <p>19 today in this area, was the adoption of a goal</p> <p>20 in the Comprehensive Plan in the late 1990s to</p> <p>21 have a Mixed-Use Village in this area. In</p> <p>22 other words, the area surrounding the Village</p> <p>23 of Merrick Park has, for a long time now, been</p> <p>24 envisioned to be a Mixed-Use village, with</p> <p>25 people living, working, shopping and</p>

<p style="text-align: right;">Page 53</p> <p>1 entertaining all within a walking distance in 2 this area of the City.</p> <p>3 Twenty years later, we're now realizing the 4 results and benefits of that planning effort.</p> <p>5 As you can see from this exhibit in particular, 6 going from left to right, Merrick Manor, The 7 Henry and One Village Place are all projects 8 which were built pursuant to the Mixed-Use 9 regulations. Belmont Village, which we 10 reviewed or the Board reviewed back in 11 February, and is going through the permitting 12 process now, is the project that is on the 13 south half of the block that we are discussing 14 today, with the project under consideration, 15 250 Merrick, being the north half. The 16 Collection, then, office building and car 17 dealership, on the far east, sort of anchors 18 this particular area of the City with 19 relatively new development.</p> <p>20 The one missing piece to complete the plan 21 in this area of the City is the site which we 22 are discussing tonight, which is the north half 23 of the same block as Belmont Village, Block 3 24 of the Industrial Section.</p> <p>25 Merrick 250 would be a 12-story Mixed-Use</p>	<p style="text-align: right;">Page 54</p> <p>1 building, 215 rental apartment units, 33,500 2 square feet of Commercial and Retail space, 3 with much of that office space coming from the 4 existing 250 Bird Road office building, which 5 is located in the northwest corner of the site, 6 and you can see it on this aerial photograph. 7 That existing office building is proposed to 8 remain, be modified, and continue to be used as 9 office with ground floor retail.</p> <p>10 This, I consider very significant, because 11 as opposed to some of the other recent 12 Mixed-Use projects in this area, the office 13 component of this project is very significant. 14 It's about 33,000 square feet, and it is higher 15 in proportion, as compared to other projects. 16 So it really has more of an emphasis on the 17 work component of the live, work, play, as 18 compared to other projects in the area.</p> <p>19 The next slide please.</p> <p>20 This image here basically has the existing 21 built projects in the area, and also adds in a 22 rendering of Belmont Village, as well as the 23 proposed 250 Merrick project, and as you can 24 see from this slide, as far as height and 25 massing, 250 Merrick will fit in very well in</p>
<p style="text-align: right;">Page 55</p> <p>1 comparison to the other buildings in the area, 2 at pretty much the same height and the same FAR 3 and the same general sort of building form as 4 is already provided for with the other 5 buildings that were either recently constructed 6 or recently approved.</p> <p>7 Another significant factor of this project, 8 and one that we touched upon previously when 9 reviewing the Belmont Village project, is that 10 both projects are combining their crossblock 11 passages to create a uniform paseo.</p> <p>12 If you can go to the next slide, it will be 13 a Site Plan, which is going to show how that 14 paseo would work. So you can see here, here is 15 the ground floor Site Plan for the building. 16 You'll see that it has an arcade on its south 17 end, and that arcade, plus about five feet of 18 additional width of open space paseo, connects 19 with the other paseo that is being proposed by 20 Belmont Village, to the south, on the north 21 side of that building.</p> <p>22 This unified paseo, which at its narrowest 23 would be 37 feet in width, and at its widest, 24 would be about 50 feet in width, will bring 25 about an almost sort of landscaped park like</p>	<p style="text-align: right;">Page 56</p> <p>1 passageway between the two buildings, at mid 2 block, which is very unique for a new 3 development in this City, and I think could be 4 an example of future development, when you have 5 two projects side by side on the same block.</p> <p>6 With that said, I'll hand over the sort of 7 presentation of the more architectural features 8 of the proposal to Eddy Vera, who will then go 9 through a few more slides.</p> <p>10 MR. VERA: Thank you, Mario.</p> <p>11 Can everybody hear me okay?</p> <p>12 CHAIRMAN AIZENSTAT: Yes, thank you. And 13 just, before we take you, Mario, I assume you 14 want to reserve some time for rebuttal and so 15 forth after?</p> <p>16 MR. GARCIA-SERRA: Correct. Once Eddy is 17 finished, I'll still have a few more comments 18 to make, and then I reserve some time to 19 rebutt, and even when Eddy is making his 20 presentation, I might chime in on a few things.</p> <p>21 CHAIRMAN AIZENSTAT: Thank you.</p> <p>22 MR. COLLIER: Mr. Chairman --</p> <p>23 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>24 MR. COLLIER: -- before the architect 25 speaks, because he is viewed as a witness,</p>

<p style="text-align: right;">Page 57</p> <p>1 we're going to need to get him sworn in.</p> <p>2 CHAIRMAN AIZENSTAT: Okay. Could you</p> <p>3 please raise your right hand?</p> <p>4 (Thereupon, the participant was sworn.)</p> <p>5 CHAIRMAN AIZENSTAT: Thank you. Please</p> <p>6 continue.</p> <p>7 MR. VERA: So, for the record, my name is</p> <p>8 Eddy Vera. I'm representing Behar Font and</p> <p>9 Partners. Our address is 4533 Ponce de Leon</p> <p>10 Boulevard. And, first, I'd like to thank the</p> <p>11 Board, again, for taking the time to listen to</p> <p>12 our presentation today.</p> <p>13 As we've stated before, Merrick 250 is a</p> <p>14 true Mixed-Use project, consisting of</p> <p>15 Residential apartments, Commercial retail and</p> <p>16 office space. And I kind of want to take a</p> <p>17 moment to talk about how relevant the project</p> <p>18 is to today's discussion with the Design</p> <p>19 District and everything.</p> <p>20 Our site is very centrally located, and we</p> <p>21 wanted to make sure that this project fully</p> <p>22 addressed the pedestrian realm by activating</p> <p>23 all four sides of the building, basically</p> <p>24 having no rear to the building, and we did that</p> <p>25 by having Commercial spaces on all three</p>	<p style="text-align: right;">Page 58</p> <p>1 streets, and a Residential use along the paseo,</p> <p>2 on the south side. We've intentionally placed</p> <p>3 our curb cuts on Aurora, across from the</p> <p>4 loading and service areas for The Collection,</p> <p>5 to maximize the pedestrian realm.</p> <p>6 With that, we internalized all back of</p> <p>7 house areas to hide them from the street as</p> <p>8 best we can. All of this, Bird Road and</p> <p>9 Salzedo is a continuous pedestrian experience,</p> <p>10 with an L-shaped paseo that wraps around the</p> <p>11 existing office building. We've lined the</p> <p>12 paseo, on the south side, with residential</p> <p>13 amenities and the lobby, to activate that</p> <p>14 entire side.</p> <p>15 We worked closely with Belmont, the project</p> <p>16 on the south side, to really incorporate their</p> <p>17 paseo with our covered paseo, and so we did</p> <p>18 that from the design of the paver pattern, to</p> <p>19 the design of the landscape, in conjunction</p> <p>20 with a covered walkway, bringing the entire</p> <p>21 block together as a continuous pedestrian</p> <p>22 experience.</p> <p>23 If you could go to the next slide please.</p> <p>24 MR. GARCIA-SERRA: Before you leave that</p> <p>25 slide, if you can go back to the last one, one</p>
<p style="text-align: right;">Page 59</p> <p>1 important factor to point out here is, you'll</p> <p>2 see that there's a blue dotted line that runs</p> <p>3 maybe a third of the way into the property</p> <p>4 through the property. That blue line is</p> <p>5 indicating the 100-foot setback point at which</p> <p>6 the project, since it's located on the south</p> <p>7 side of Bird Road, across from Duplex Zoning,</p> <p>8 cannot be any higher than three stories or 45</p> <p>9 feet in height.</p> <p>10 It's a unique constraint to this site,</p> <p>11 compared to others, such as the Belmont Village</p> <p>12 project, where they did not have that height</p> <p>13 constraint or any of the other projects in this</p> <p>14 area, which ran the whole length of the block,</p> <p>15 which were able to have more area, that they</p> <p>16 could go to the maximum height of the 100 or</p> <p>17 120 feet. So that's something that might be</p> <p>18 relevant to the discussion later on. I just</p> <p>19 wanted to point out that sort of constraint,</p> <p>20 which I think the design team has successfully</p> <p>21 designed around, but I wanted to point it out.</p> <p>22 MR. VERA: Yeah. And, actually, let me</p> <p>23 just add something, just to take this</p> <p>24 opportunity to address two comments.</p> <p>25 One was from the e-mailed in comment about</p>	<p style="text-align: right;">Page 60</p> <p>1 the service. We've actually internalized all</p> <p>2 of our service on the inside. So all of the</p> <p>3 trash pick up, everything is done inside.</p> <p>4 There would be no service done on the street.</p> <p>5 The other comment we got before the</p> <p>6 presentation from Ms. Anderson, about the</p> <p>7 handicap parking space, and we looked at it.</p> <p>8 Our plan is to add another handicap space</p> <p>9 across from the existing handicap space, so we</p> <p>10 can cross it and just you go out that door into</p> <p>11 the L-shaped paseo.</p> <p>12 Okay. We can go to the next slide now.</p> <p>13 So here we see the typical parking on</p> <p>14 Levels 2 to 4. Basically it's a typical</p> <p>15 parking layout. What we've done here, though,</p> <p>16 is we've lined -- we've put liner units along</p> <p>17 Bird Road, to hide the parking from the street.</p> <p>18 So it's perceived as three stories, instead of</p> <p>19 four.</p> <p>20 We've also separated the garage from the</p> <p>21 existing building, from the existing office</p> <p>22 building, so that that L-shaped paseo can be</p> <p>23 open to the sky all of the way through.</p> <p>24 Next slide, please.</p> <p>25 On the fifth level, in the residential</p>

<p style="text-align: right;">Page 61</p> <p>1 amenity deck, here's where we had to set back 2 that hundred feet, that required a hundred foot 3 setback, from the Residential Zoning across 4 Bird Road, and as far as the deck, what we did 5 is, we separated it into two components. We 6 put the pool above the garage and liner units, 7 to get maximum sun exposure in that area and to 8 have an interior courtyard on the other side. 9 Next slide, please. 10 The typical floor designed in a U-shape to 11 open up the building and lessen the impact of 12 the massing of the building fronting Bird Road. 13 Next slide, please. 14 So this is the existing office building as 15 it is today. Originally, its design was 16 limited to no transparency to the outside, and 17 it has a three-foot encroachment to the public 18 right-of-way right now. Our proposal maintains 19 the existing encroachment, but it completely 20 opens up the street, as well as removes the 21 solid walls on the ground floor, to replace it 22 with storefronts. That is meant to incorporate 23 it into the new design to activate and enhance 24 the pedestrian experience. 25 Next slide, please.</p>	<p style="text-align: right;">Page 62</p> <p>1 MR. GARCIA-SERRA: Let me add to that, that 2 the only encroachment in this project is that 3 condition. In other words, the existing sort 4 of architectural features of the existing 5 building that encroach over the right-of-way on 6 the second and third stories of that building, 7 are the only right-of-way encroachments that 8 are part of the project, and they are part of 9 an existing condition, which we're trying to 10 improve, but nonetheless remain and encroach, 11 and will be part of our request to the City 12 Commission of the approval of those 13 encroachments. 14 MR. VERA: So, the renderings we're going 15 to see are a little bit -- they're a little bit 16 updated, in comparison to what we saw earlier. 17 This rendering is a view from Bird Road, 18 looking down Aurora. Here you see the liner 19 units facing Bird Road, above the office space. 20 Again, now we've activated both streets, by 21 opening up the ground floor completely with 22 storefronts. You also see that we further 23 refined the screening of the garage, to really 24 incorporate like a three dimensional artistic 25 screening, that enhances the facade completely.</p>
<p style="text-align: right;">Page 63</p> <p>1 Next slide, please. 2 So this view is from Bird Road, similar to 3 the view that Ramon had shown earlier. Here 4 you see the retail office space on the 5 left-hand side, with the liner units above, and 6 I think this is kind of interesting, because 7 this is the entrance to that L-shaped paseo, 8 and the L-shaped paseo is really activated on 9 both sides of it, with the existing office 10 building on the right. 11 Next slide, please. 12 So this is the view from Bird, looking down 13 Salzedo. This is a good view of how we've sort 14 of readapted the facade of the existing office 15 building. We used what was existing and 16 incorporated it, so that it would look like it 17 was intentional in the incorporation of our 18 design to our new building. We removed the 19 decorative screen completely, and we removed 20 the solid walls on the ground floor and really 21 opened up the facade, making this building look 22 like a real Class A office building. 23 Next slide, please. 24 So here we're looking at the entrance to 25 the residential lobby on Salzedo, as well as</p>	<p style="text-align: right;">Page 64</p> <p>1 how we introduce and integrate the crossblock 2 paseo. 3 Next slide. 4 So you can see how we were working with the 5 Belmont project on the south. We've integrated 6 the design of the paver pattern and the 7 landscape to work with our covered paseo. 8 Go to the next slide, please. 9 And, you know, we kind of went down to like 10 the very specific details, where the lines of 11 the paver pattern, the lines of the planters, 12 kind of meet with our colonnade and go up. So 13 it's very intentional. 14 Next slide. 15 Here I kind of wanted to show how, if 16 you've noticed, on all of the other slides, our 17 entire paseo was storefront. So there we have 18 uses like the fitness center, the lobby, things 19 like that, that can complete activate the paseo 20 on our side. 21 Next slide. 22 So this is the entrance of the paseo from 23 Aurora Street, and here you can see how, even 24 on Aurora, we've activated the sidewalk with 25 habitable space to really create a continuous</p>

<p style="text-align: right;">Page 65</p> <p>1 pedestrian friendly experience throughout the</p> <p>2 entire site, all of the way around.</p> <p>3 Next slide.</p> <p>4 So this is a view just from above, and it's</p> <p>5 just another view, just to show how we</p> <p>6 incorporated both designs into one, so it feels</p> <p>7 like one continuous paseo.</p> <p>8 Next slide.</p> <p>9 Okay. So the next few images are going to</p> <p>10 show further the relationship, with the</p> <p>11 massing, with the existing building -- with the</p> <p>12 existing buildings in the area. Obviously,</p> <p>13 this is our building in the front. You can see</p> <p>14 a little bit of the Belmont building in the</p> <p>15 back, and then you can see all of the way down</p> <p>16 to Merrick Manor on Le Jeune.</p> <p>17 Next slide, please.</p> <p>18 So this is from across Bird Road. Here, it</p> <p>19 shows that, you know, the 120-foot height that</p> <p>20 we're proposing of the building, it fits</p> <p>21 seamlessly into the existing landscape of the</p> <p>22 surrounding buildings, and that 120-foot height</p> <p>23 is, you know, 100 feet back from Bird Road. So</p> <p>24 it's set pretty far back.</p> <p>25 So here you see, The Collection Residences</p>	<p style="text-align: right;">Page 66</p> <p>1 on the left, One Village Place on the right,</p> <p>2 and then The Henry to the right of that.</p> <p>3 Next slide.</p> <p>4 And, then, finally, in this image, we also</p> <p>5 include the aerial of the massing of the</p> <p>6 Belmont project, and how the scale of the</p> <p>7 massing of our project is compatible to the</p> <p>8 surrounding area and fits right in.</p> <p>9 Thank you.</p> <p>10 And, Mario, if you have anything else, you</p> <p>11 can --</p> <p>12 MR. GARCIA-SERRA: Thank you, Eddy.</p> <p>13 The project has been very well received by</p> <p>14 the previous City Committees and Boards that</p> <p>15 have reviewed it. Staff is recommending</p> <p>16 approval, as Ramon mentioned during his</p> <p>17 presentation, approval with certain conditions.</p> <p>18 Those conditions are acceptable to us. And so</p> <p>19 we would ask that you follow that</p> <p>20 recommendation and vote to recommend approval</p> <p>21 of this project with those conditions.</p> <p>22 With that said, that's the conclusion of</p> <p>23 our main presentation. We do reserve time, of</p> <p>24 course, to rebutt anything that might come up</p> <p>25 as part of the Board discussion or as part of</p>
<p style="text-align: right;">Page 67</p> <p>1 the public comment, and, if necessary, we have</p> <p>2 other plans and exhibits which we can show you</p> <p>3 to address particular questions or respond to</p> <p>4 particular comments or objections.</p> <p>5 CHAIRMAN AIZENSTAT: Thank you.</p> <p>6 Jill, do we have speakers for this item?</p> <p>7 THE SECRETARY: Yes. We have two speakers.</p> <p>8 CHAIRMAN AIZENSTAT: Are they by Zoom</p> <p>9 platform or by telephone?</p> <p>10 THE SECRETARY: Via Zoom.</p> <p>11 CHAIRMAN AIZENSTAT: Okay. What I'd like</p> <p>12 to do is, I'd like to call the speakers first,</p> <p>13 before the Board starts making comments, and</p> <p>14 then we can go into this.</p> <p>15 Who is the first speaker?</p> <p>16 THE SECRETARY: Hector de los Reyes.</p> <p>17 MR. DE LOS REYES: Hi, my name is Hector de</p> <p>18 los Reyes. My wife Ana and I live nearby --</p> <p>19 CHAIRMAN AIZENSTAT: We'd like to swear you</p> <p>20 in, please.</p> <p>21 MR. DE LOS REYES: Sure.</p> <p>22 CHAIRMAN AIZENSTAT: If you could please</p> <p>23 raise your right hand. His hand is raised.</p> <p>24 (Thereupon, the participant was sworn.)</p> <p>25 CHAIRMAN AIZENSTAT: Thank you. Please,</p>	<p style="text-align: right;">Page 68</p> <p>1 again, just state your name and address, for</p> <p>2 the record.</p> <p>3 MR. DE LOS REYES: Yes. My name is Hector</p> <p>4 de los Reyes. My wife, Ana, and I live at 611</p> <p>5 Andora Avenue. We're a few blocks from this</p> <p>6 proposed project. We support this project.</p> <p>7 CHAIRMAN AIZENSTAT: Thank you very much,</p> <p>8 and thank you for taking the time to be at this</p> <p>9 meeting. It's much appreciated. Thank you.</p> <p>10 The next speaker please.</p> <p>11 THE SECRETARY: Matthew Martinez.</p> <p>12 CHAIRMAN AIZENSTAT: If we could please</p> <p>13 unmute Matthew.</p> <p>14 MR. MARTINEZ: Yes. Hi, my name is Matt</p> <p>15 Martinez --</p> <p>16 CHAIRMAN AIZENSTAT: I'm trying to look for</p> <p>17 you, so you can raise your right hand.</p> <p>18 MR. MARTINEZ: I'm not currently in a place</p> <p>19 where I can -- it took a little bit longer than</p> <p>20 expected, so I'm driving.</p> <p>21 CHAIRMAN AIZENSTAT: Okay. Craig, how do</p> <p>22 we proceed with that?</p> <p>23 MR. COLLIER: Okay. Well, because he can't</p> <p>24 be seen, he can't be sworn in. So this is kind</p> <p>25 of how we handled this issue at the last</p>

<p style="text-align: right;">Page 69</p> <p>1 meeting. We can accept his testimony, but it's</p> <p>2 not sworn testimony, and it can be considered</p> <p>3 in light of other admissible testimony, but it</p> <p>4 can't stand on its own.</p> <p>5 CHAIRMAN AIZENSTAT: Understood. Matthew</p> <p>6 you're okay with that?</p> <p>7 MR. MARTINEZ: I'm okay.</p> <p>8 CHAIRMAN AIZENSTAT: Okay. Go ahead and</p> <p>9 proceed, please.</p> <p>10 MR. MARTINEZ: Hi. I am a trustee at One</p> <p>11 Village Place. I own also an office space in</p> <p>12 the building at 4100 Salzedo Street, that looks</p> <p>13 directly at 250 Bird.</p> <p>14 CHAIRMAN AIZENSTAT: Okay. Are you still</p> <p>15 there, Matthew?</p> <p>16 MR. MARTINEZ: Yes, I'm here.</p> <p>17 You know, I'm definitely in favor of this</p> <p>18 project. I've analyzed it in great depth and I</p> <p>19 know the Belmont people, who are building to</p> <p>20 the south. I think it would be a tremendous</p> <p>21 addition to the area. I think it would</p> <p>22 activate certainly an area right now that's</p> <p>23 been -- you know, hasn't had a lot of attention</p> <p>24 for a number years, really, since I've owned,</p> <p>25 which is sort of dating back to four years now,</p>	<p style="text-align: right;">Page 70</p> <p>1 and architecturally I think it's a sound</p> <p>2 project. I think it's aesthetically very</p> <p>3 pleasing.</p> <p>4 I think the -- you know, a lot of people</p> <p>5 talk about parking issues. I think the parking</p> <p>6 ratio is like three to one thousand, which is</p> <p>7 ample parking, and I look forward to the</p> <p>8 project being built. I'm very supportive of</p> <p>9 it.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>11 Jill, do we have any other speakers at all?</p> <p>12 THE SECRETARY: No one else.</p> <p>13 CHAIRMAN AIZENSTAT: No one else.</p> <p>14 At this time, I'd like to go ahead and</p> <p>15 close the floor.</p> <p>16 I'd like to ask a question to Mario, if I</p> <p>17 may, please.</p> <p>18 Mario, I noticed that you were talking</p> <p>19 about the encroachment, and I understand that</p> <p>20 the whole area has the encroachment, and you're</p> <p>21 going to do the same design for the new area</p> <p>22 that goes along Bird Road. As such, do you</p> <p>23 need to go before the Board of Adjustments or</p> <p>24 any venue for that encroachment? I'm not sure</p> <p>25 how that works.</p>
<p style="text-align: right;">Page 71</p> <p>1 MR. GARCIA-SERRA: Right-of-way</p> <p>2 encroachments, there is a process for them to</p> <p>3 be approved, but they go straight to City</p> <p>4 Commission. So, when this project moves</p> <p>5 forwarded to the City Commission, aside from</p> <p>6 the request that you guys are reviewing</p> <p>7 tonight, there will be one more request, that</p> <p>8 will be for these right-of-way encroachments.</p> <p>9 CHAIRMAN AIZENSTAT: Okay. Thank you on</p> <p>10 that answer.</p> <p>11 Let me go ahead and start with Rene.</p> <p>12 Rene, if you can unmute yourself, please.</p> <p>13 MR. GARCIA-SERRA: Mr. Chair, I don't know</p> <p>14 if you want me to maybe just do the brief</p> <p>15 rebuttal. There was only one --</p> <p>16 CHAIRMAN AIZENSTAT: If you'd like to, go</p> <p>17 ahead, please.</p> <p>18 Sorry, Rene.</p> <p>19 MR. GARCIA-SERRA: There was only one brief</p> <p>20 e-mail that was received earlier this</p> <p>21 afternoon, at 2:49, and was read into the</p> <p>22 record earlier today.</p> <p>23 And it appears that the objector's concerns</p> <p>24 really have more to do with sort of what the</p> <p>25 Code and the plan permit in this area of the</p>	<p style="text-align: right;">Page 72</p> <p>1 City, which we were talking about earlier. In</p> <p>2 other words, there's objections raised alleging</p> <p>3 that this is a sort the skyscraper, that it's</p> <p>4 just too big of a building, that the right</p> <p>5 height here would be three stories, 45 feet,</p> <p>6 and that's just not consistent with what's</p> <p>7 permitted by the Code today, and indeed what</p> <p>8 the City's vision has been for this area for</p> <p>9 some time and what they've been wanting to</p> <p>10 implement.</p> <p>11 Similarly, objections to traffic. The City</p> <p>12 traffic engineer reviewed this project, and</p> <p>13 confirmed compliance with the relevant levels</p> <p>14 of service for traffic, I believe. He's</p> <p>15 available if you want to hear further from him.</p> <p>16 And each of these projects, inclusive of this</p> <p>17 one, and, in particular, this one, I think</p> <p>18 they're doing their part to try to provide</p> <p>19 appropriate open spaces and public spaces in</p> <p>20 this somewhat urban area.</p> <p>21 And, remember, there's also the overall</p> <p>22 effort being done by other projects in the City</p> <p>23 to improve the underlying area around -- the</p> <p>24 area under the Metrorail as a bike, pedestrian</p> <p>25 path and park area.</p>

<p style="text-align: right;">Page 73</p> <p>1 So I think, really, the City's vision is</p> <p>2 being realized here. Their plan is being</p> <p>3 realized. It's a step in the right direction</p> <p>4 to fulfilling that vision and consistent with</p> <p>5 what has been stated is City policy for a while</p> <p>6 and even the as-built condition of this part of</p> <p>7 the City.</p> <p>8 CHAIRMAN AIZENSTAT: Thank you, Mario.</p> <p>9 Rene, would you like to start?</p> <p>10 MR. MURAI: No comments.</p> <p>11 CHAIRMAN AIZENSTAT: No comments from Rene.</p> <p>12 Venny.</p> <p>13 MR. TORRE: I really like the project. I</p> <p>14 think it's really, really nice. I like the way</p> <p>15 the back of house is really hiding most of</p> <p>16 what's going in that realm, and I really have</p> <p>17 just one question, which may have been</p> <p>18 answered. If it was, I apologize.</p> <p>19 In the small office building on Salzedo and</p> <p>20 Bird, the first floor is being called office.</p> <p>21 Is there a particular reason why that wouldn't</p> <p>22 be retail? If it was answered, I'm sorry, I</p> <p>23 missed it.</p> <p>24 MR. GARCIA-SERRA: It could potentially be</p> <p>25 retail. You know, the permitted ground floor</p>	<p style="text-align: right;">Page 74</p> <p>1 uses right now in the Mixed-Use District</p> <p>2 include both, retail and office. It should be</p> <p>3 labeled something to the effect of</p> <p>4 commercial/office.</p> <p>5 MR. TORRE: It has such a great storefront</p> <p>6 design, that I just felt it should definitely</p> <p>7 be selling something from that passer by type</p> <p>8 of opportunity. But I have a positive response</p> <p>9 to this project and I'm in favor of it.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>11 Rhonda.</p> <p>12 MS. ANDERSON: Hi. A few questions. I</p> <p>13 have some comments, as well.</p> <p>14 I'm pleased that you're reusing the</p> <p>15 existing building. That's kudos to you all for</p> <p>16 the way you've incorporated that.</p> <p>17 One of the questions I have is, you know,</p> <p>18 how much covered area do we have underneath</p> <p>19 that what appears to be somewhat of an overhang</p> <p>20 that exists?</p> <p>21 MR. VERA: Are you referring to the</p> <p>22 existing office building or to the new</p> <p>23 retail -- Commercial retail space?</p> <p>24 MS. ANDERSON: Both of them, the ones that</p> <p>25 are facing Bird Road. And my concern is for,</p>
<p style="text-align: right;">Page 75</p> <p>1 you know, encouraging pedestrian traffic and</p> <p>2 activity there. You know, it is South Florida.</p> <p>3 It rains. It's hot. What do we have in the</p> <p>4 way of covered space for people to walk?</p> <p>5 MR. VERA: So we have five feet underneath</p> <p>6 the office -- the existing office, and we have</p> <p>7 a little bit more -- I want to say we have ten</p> <p>8 feet under the new retail, close to it.</p> <p>9 MS. ANDERSON: Okay. And on that side,</p> <p>10 I've seen some differing variations of the</p> <p>11 drawings, some of them with no trees, some of</p> <p>12 them with palm trees, some of them with leafy</p> <p>13 trees that provide some shade. What is the</p> <p>14 plan?</p> <p>15 MR. VERA: Yeah. So the plan is provide</p> <p>16 shade trees all along there. Unfortunately,</p> <p>17 you know, in front of the existing office</p> <p>18 building, there's no room, but in front of the</p> <p>19 retail space, it's going to be all shade trees.</p> <p>20 MS. ANDERSON: Okay. Now, in front of the</p> <p>21 -- this area is bordering Bird, and I have done</p> <p>22 my share of walking along Le Jeune Road after</p> <p>23 it rains, and you will get a cloud of moisture</p> <p>24 there splash back on pedestrians. The design</p> <p>25 that we have on Ponce, with these little hedges</p>	<p style="text-align: right;">Page 76</p> <p>1 that are along the side near the road, helps</p> <p>2 with that, because it stops that splash back</p> <p>3 from hitting the pedestrians.</p> <p>4 Do we have some space to put in a minimal</p> <p>5 amount, at least along that side, to help out</p> <p>6 with the pedestrian traffic?</p> <p>7 MR. VERA: Right now we have about 20 feet</p> <p>8 of sidewalk in front of the new Commercial</p> <p>9 space, and -- I mean, there's room. I think</p> <p>10 that's something we can look into.</p> <p>11 MS. ANDERSON: Oh, I think Condition 13 on</p> <p>12 the package, I think it's Page 87, requires</p> <p>13 planting a strip of shrubs along Bird Road with</p> <p>14 the width --</p> <p>15 CHAIRMAN AIZENSTAT: Rhonda, if I may, is</p> <p>16 it possible to go ahead and put that slide up,</p> <p>17 so everybody can take a look at it, that Rhonda</p> <p>18 is talking about, that area?</p> <p>19 But go ahead. While they do, Rhonda,</p> <p>20 please proceed.</p> <p>21 MS. ANDERSON: Yeah. I see that there's a</p> <p>22 requirement in the package. It's Page 4 of 6</p> <p>23 of Resolution 2015-86, that requires a strip of</p> <p>24 planting material. Maybe that little ficus --</p> <p>25 MR. TRIAS: Ms. Anderson, that was done</p>

<p style="text-align: right;">Page 77</p> <p>1 recently in the paseo and on US-1 very</p> <p>2 successfully.</p> <p>3 MS. ANDERSON: Correct.</p> <p>4 MR. TRIAS: Those are very -- it's a hedge</p> <p>5 that DOT approved. So I think it's a great</p> <p>6 idea and a very good suggestion.</p> <p>7 MS. ANDERSON: Correct.</p> <p>8 MR. TRIAS: I think that that's -- there's</p> <p>9 enough room to do it and there's a precedent</p> <p>10 that it has been done in a State road, so we</p> <p>11 can probably follow up very easily.</p> <p>12 MR. GARCIA-SERRA: That is acceptable to</p> <p>13 the Applicant, also.</p> <p>14 MS. ANDERSON: Okay. On the parking, can</p> <p>15 you explain to us, Mario, how that tandem</p> <p>16 parking is going to work? I mean, one of the</p> <p>17 pictures showed this lift that had a car at an</p> <p>18 angle and it looks precarious to me. Is this</p> <p>19 one, is it just for the Residential units? How</p> <p>20 does this operate?</p> <p>21 MR. GARCIA-SERRA: I'll tell you what the</p> <p>22 Code permits and requires and then Eddy will</p> <p>23 tell you how they are thinking of actually</p> <p>24 doing the project.</p> <p>25 The Code permits a certain percentage of</p>	<p style="text-align: right;">Page 78</p> <p>1 spaces to be tandem spaces or lifts, with the</p> <p>2 requirement that those tandem spaces be</p> <p>3 assigned either to the same Residential unit</p> <p>4 and/or Commercial unit. In other words, it</p> <p>5 can't be two separate owners of two separate</p> <p>6 units that have to rely on each other for the</p> <p>7 use of those spaces. There has to be some</p> <p>8 common unit that's using those spaces, so that</p> <p>9 presumably there's coordination between husband</p> <p>10 and wife or whoever it is that's living</p> <p>11 together as to who gets what space or, in the</p> <p>12 case of a, you know, Commercial unit --</p> <p>13 MR. TRIAS: Ms. Anderson, that's Condition</p> <p>14 11. It says it exactly --</p> <p>15 CHAIRMAN AIZENSTAT: Can we mute whoever is</p> <p>16 talking in the background?</p> <p>17 MR. TRIAS: Condition 11 of tandem parking</p> <p>18 spaces also says exactly the same thing that</p> <p>19 the attorney has explained.</p> <p>20 MR. VERA: And that's exactly correct. Our</p> <p>21 plan is to assign those spaces to two-bedroom</p> <p>22 units and specifically to the Residential.</p> <p>23 MS. ANDERSON: Okay. And how do they work?</p> <p>24 Is it electric? Is there a switch? Is it</p> <p>25 really at an angle as it is shown?</p>
<p style="text-align: right;">Page 79</p> <p>1 MR. VERA: Yeah. The lift, it's a product</p> <p>2 by Klaus, that exists, and it's basically a</p> <p>3 button that you press, that lifts the car and</p> <p>4 then drops it a little bit, but it locks in</p> <p>5 place.</p> <p>6 MS. ANDERSON: And does that also</p> <p>7 accommodate, you know, your standard SUV?</p> <p>8 Because, I mean, at that angle that it's</p> <p>9 pictured at --</p> <p>10 MR. VERA: Well, so it comes at an angle</p> <p>11 specifically for that.</p> <p>12 MS. ANDERSON: Okay. All right.</p> <p>13 All right. I was just a little curious</p> <p>14 about that.</p> <p>15 Now, in the submission, it says you have an</p> <p>16 expanded sidewalk width. In the front, I think</p> <p>17 you said you had, how many feet, on the Bird</p> <p>18 Road side?</p> <p>19 MR. VERA: 20 feet.</p> <p>20 MS. ANDERSON: 20 feet. And on the other</p> <p>21 sides, do you also have 20 feet?</p> <p>22 MR. VERA: On the other sides -- so we</p> <p>23 have -- if you were to include the arcades</p> <p>24 we're -- yeah, we would be at 20 feet.</p> <p>25 MS. ANDERSON: Okay. And the arcades are</p>	<p style="text-align: right;">Page 80</p> <p>1 how wide?</p> <p>2 MR. VERA: I think the shortest arcade is,</p> <p>3 I think, 12 feet wide.</p> <p>4 MS. ANDERSON: Okay. And the landscaping</p> <p>5 plans, I noticed were changed between what you</p> <p>6 did and what was presented, and I clearly have</p> <p>7 a preference for as much shade as possible,</p> <p>8 largest caliber of trees that you can be</p> <p>9 putting in there. I know there's Bridalveil,</p> <p>10 which have a nice wide canopy on them, and do</p> <p>11 that well.</p> <p>12 But you only have nine, I believe, pictured</p> <p>13 in the submission package that was provided to</p> <p>14 us. Has that increased since we last --</p> <p>15 MR. VERA: Yes. The answer is, yes. If</p> <p>16 you were to compare the landscape plan that was</p> <p>17 submitted, compared to the latest proposal,</p> <p>18 yeah, we're adding quite a few more trees.</p> <p>19 MR. TRIAS: Ms. Anderson, that was one of</p> <p>20 the issues that the architect worked very hard</p> <p>21 at fulfilling their requirement of the Code for</p> <p>22 20 percent or more open space and better</p> <p>23 landscape. So they did that relatively</p> <p>24 recently. So the latest proposal, the one they</p> <p>25 showed in their presentation, I think reflects</p>

<p style="text-align: right;">Page 81</p> <p>1 the things that you would like to see.</p> <p>2 MS. ANDERSON: Okay. Well, while we're</p> <p>3 still on landscaping, one of my concerns is, we</p> <p>4 have Residential units and we have people that,</p> <p>5 you know, want to walk dogs, and naturally the</p> <p>6 dogs need to be able to be taken fairly close</p> <p>7 by, especially if you're talking about late at</p> <p>8 night. You don't want to have to go all of the</p> <p>9 way down to US-1 to find a patch of grass.</p> <p>10 What is the City's vision here for having</p> <p>11 some sort of little park or area for these</p> <p>12 units -- these Residential units to be able to</p> <p>13 go to, to relieve their dogs?</p> <p>14 MR. TRIAS: At this point, there's a dog</p> <p>15 park that is being planned relatively close by</p> <p>16 at the -- in front of the Gables Station</p> <p>17 project, the Underline. I think that's --</p> <p>18 that's the one --</p> <p>19 MS. ANDERSON: That's blocks away. People</p> <p>20 are not going to go --</p> <p>21 MR. TRIAS: That's a couple of blocks away.</p> <p>22 Yeah, that's the only one that I can think of</p> <p>23 immediately that deals specifically with that.</p> <p>24 Beyond that, I think that the Underline is not</p> <p>25 that far away, and it's a significant public</p>	<p style="text-align: right;">Page 82</p> <p>1 space, with multiple park opportunities.</p> <p>2 MS. ANDERSON: I think you need to vision</p> <p>3 something a bit closer. You know, I mean, I'm</p> <p>4 not talking about, you know, a huge park to</p> <p>5 play in, maybe just a corner area where the</p> <p>6 dogs can go relieve themselves quickly and</p> <p>7 people can pick it up, as opposed to being</p> <p>8 dropped on the sidewalks, in these paseos.</p> <p>9 You're asking a lot of these animals to make it</p> <p>10 all of the way down to US-1, and of people, you</p> <p>11 know, trying to do that last walk before they</p> <p>12 go to bed to relieve their dogs.</p> <p>13 So I think we need some sort of park</p> <p>14 facility within walking distance of a block of</p> <p>15 all of these Residential units that we're</p> <p>16 putting in. So that's my thought on that.</p> <p>17 I see you have a green that's to the</p> <p>18 southeast of the building. Is there an</p> <p>19 opportunity there to add some more green space,</p> <p>20 because, I mean, we're barely squeaking through</p> <p>21 here on the landscaping requirements and the</p> <p>22 public space requirements? It's a significant</p> <p>23 building, it's a beautiful piece of</p> <p>24 architecture, but I think we need to do a</p> <p>25 little bit more for the community.</p>
<p style="text-align: right;">Page 83</p> <p>1 MR. VERA: Yes, that's something we'll</p> <p>2 definitely -- I think we can look into.</p> <p>3 MR. TRIAS: Well, within the context of the</p> <p>4 PAD approval, you could make that</p> <p>5 recommendation as a condition, if the Board</p> <p>6 decides to go that way, certainly.</p> <p>7 MS. ANDERSON: I would recommend going that</p> <p>8 way. I think it would be an overall benefit</p> <p>9 for the entire area, as well as, you know, the</p> <p>10 Belmont behind the facility, which also is</p> <p>11 going to allow, I understand, some pet</p> <p>12 ownership, too.</p> <p>13 As far as these Residential units, for</p> <p>14 large items that they need to dump, whether it</p> <p>15 be cardboard, furniture and so forth, how is</p> <p>16 that being accommodated?</p> <p>17 MR. VERA: So all of that is being</p> <p>18 accommodated internal. If you look on the</p> <p>19 ground floor, I don't know if you can put that</p> <p>20 slide up --</p> <p>21 MS. ANDERSON: If you could put the slide</p> <p>22 up, it would be helpful. It's time consuming</p> <p>23 getting this thing to change pages.</p> <p>24 MR. VERA: Yeah. So, on the ground floor,</p> <p>25 to the left of the -- sorry, of the ramp to go</p>	<p style="text-align: right;">Page 84</p> <p>1 up, all that is dedicated to service area. So</p> <p>2 we have a trash chute, but we have plenty of</p> <p>3 space to put recycle bins, stuff that can</p> <p>4 either be managed by the building or brought</p> <p>5 down by the tenants.</p> <p>6 MS. ANDERSON: Can you make that a little</p> <p>7 bigger for us who are over 55?</p> <p>8 MS. REDILA: I can't make it any more</p> <p>9 bigger. Sorry.</p> <p>10 MS. ANDERSON: No? Okay.</p> <p>11 MR. VERA: So the loading area, just as</p> <p>12 a -- at the service area, goes from where the</p> <p>13 ramp is horizontal on the screen, it goes, the</p> <p>14 bottom wall, all of the way down, really, to</p> <p>15 the outside. So there's a lot of room to</p> <p>16 accommodate all of that recycling.</p> <p>17 MS. ANDERSON: Can you point to that spot?</p> <p>18 That right there? Okay.</p> <p>19 Is that like a big open space, where</p> <p>20 somebody wanting to pull down a bed, they're</p> <p>21 not going to leave it outside of the building?</p> <p>22 MR. VERA: Correct. Correct.</p> <p>23 MS. ANDERSON: All right.</p> <p>24 MR. VERA: There we go.</p> <p>25 MS. ANDERSON: Much better. Thank you.</p>

<p style="text-align: right;">Page 85</p> <p>1 Oh, tremendously better.</p> <p>2 MR. WITHERS: Where do the trucks back in?</p> <p>3 MR. VERA: So the trucks actually wouldn't</p> <p>4 back in. What will happen is, the truck will</p> <p>5 go on through the two lane drive. They'll turn</p> <p>6 into the loading area, and then just exit out</p> <p>7 straight. So they never actually have to</p> <p>8 maneuver. They never have to turn into a</p> <p>9 parking space and turn out. So it's actually a</p> <p>10 lot easier for the trucks to go through.</p> <p>11 MS. ANDERSON: Okay.</p> <p>12 MR. WITHERS: But not a tractor-trailer?</p> <p>13 MR. VERA: Well, I mean, no. But this does</p> <p>14 accommodate the turning radius for a trash</p> <p>15 truck, for example. So where you see, in the</p> <p>16 loading area, where you see that 12-foot</p> <p>17 dimension, there's a dash line there. What</p> <p>18 that is, is actually a hole in the slab, so</p> <p>19 that the trash trucks can do all of their</p> <p>20 maneuvering to get the bins and put them</p> <p>21 overhead all within that space.</p> <p>22 MS. ANDERSON: The tractor-trailer is a</p> <p>23 good point, Chip. I mean, for people moving</p> <p>24 in, moving out.</p> <p>25 MR. WITHERS: They'll be in the street.</p>	<p style="text-align: right;">Page 86</p> <p>1 They'll be blocking the street.</p> <p>2 MR. VERA: Well, a trash truck, I mean, is</p> <p>3 35 feet long. You know, the space is 12 feet</p> <p>4 by 35, which is what we're accommodating for,</p> <p>5 which is typical of all of the moving trucks</p> <p>6 and things like that.</p> <p>7 When you say, "Tractor-trailer," I think</p> <p>8 eighteen wheeler, you know.</p> <p>9 MR. WITHERS: Correct.</p> <p>10 MS. ANDERSON: Yeah, for people moving</p> <p>11 in --</p> <p>12 MR. VERA: People are usually, you know,</p> <p>13 using moving trucks, which require a 12 by 35</p> <p>14 foot space, which is what we've accommodated</p> <p>15 for.</p> <p>16 MS. ANDERSON: Where is that space?</p> <p>17 MR. VERA: Right there. If you zoom in a</p> <p>18 little bit more, you see 12 by 35 loading bay,</p> <p>19 and then there's another one above, here, which</p> <p>20 has access directly to the elevators for</p> <p>21 moving. So we never have to go through the</p> <p>22 lobby or anything like that.</p> <p>23 MS. ANDERSON: So they can make that</p> <p>24 radius?</p> <p>25 MR. VERA: Yeah. Yeah. Yeah, we've</p>
<p style="text-align: right;">Page 87</p> <p>1 already done that study.</p> <p>2 MR. WITHERS: So where is the service</p> <p>3 elevator? Sorry, Rhonda.</p> <p>4 MS. ANDERSON: No, go ahead.</p> <p>5 MR. WITHERS: Where is the service</p> <p>6 elevator?</p> <p>7 MR. VERA: Zoom out a little bit. Go up in</p> <p>8 the drive --</p> <p>9 CHAIRMAN AIZENSTAT: Rhonda, are you done</p> <p>10 or --</p> <p>11 MS. ANDERSON: No. No. But Chip is</p> <p>12 bringing up some good points. We're on topic.</p> <p>13 CHAIRMAN AIZENSTAT: Okay.</p> <p>14 MR. VERA: The moving truck would drive</p> <p>15 into this loading area. You would unload. And</p> <p>16 then there's a little service corridor here to</p> <p>17 the service elevator that takes you up to all</p> <p>18 of the floors.</p> <p>19 MR. WITHERS: So the egress of that is at</p> <p>20 the bottom of the screen?</p> <p>21 MR. VERA: Correct.</p> <p>22 MR. WITHERS: So where are your FedEx and</p> <p>23 UPS and folks like that going to do their pick</p> <p>24 ups?</p> <p>25 MR. VERA: So they would basically do it</p>	<p style="text-align: right;">Page 88</p> <p>1 within that loading area or service area, and</p> <p>2 then we give them access -- right, we give them</p> <p>3 access to the lobby and straight into the mail</p> <p>4 room which --</p> <p>5 MR. WITHERS: Okay.</p> <p>6 MR. VERA: So all of that service will be</p> <p>7 all hidden within -- internalized within that</p> <p>8 area.</p> <p>9 MS. ANDERSON: Which I assume has great</p> <p>10 valve ventilation.</p> <p>11 MR. VERA: Yeah, of course.</p> <p>12 MS. ANDERSON: Okay. All right.</p> <p>13 Chip, are you done with the trucks, since</p> <p>14 you're the expert on trucks?</p> <p>15 MR. WITHERS: Yeah. Thank you.</p> <p>16 MS. ANDERSON: Okay. Van accessible spots,</p> <p>17 let's assume that there is a resident that</p> <p>18 needs a van accessible spot. Is there a way</p> <p>19 for them to have it reserved?</p> <p>20 MR. VERA: We have more than eight feet</p> <p>21 four clear on all of our parking levels. So</p> <p>22 all of our handicap spaces will be van</p> <p>23 accessible.</p> <p>24 MS. ANDERSON: Problem solved. Done.</p> <p>25 The roof over the older section, what do</p>

<p style="text-align: right;">Page 89</p> <p>1 you plan on doing with that?</p> <p>2 MR. VERA: Okay. So do you mean like the</p> <p>3 elevator override and all of that stuff?</p> <p>4 MS. ANDERSON: Yeah, on top of the</p> <p>5 building. You know, you have a nice, big,</p> <p>6 flat, wide space there.</p> <p>7 MR. VERA: Yeah. So we plan on doing a</p> <p>8 screened in enclosure, so that it's not such a</p> <p>9 sore thumb, you know, so it's more appealing</p> <p>10 aesthetically.</p> <p>11 MS. ANDERSON: Okay. Any thoughts of</p> <p>12 putting some green space up there to help</p> <p>13 reduce this heat island that we get in the</p> <p>14 great South Florida sunshine? We have a great</p> <p>15 spot here for solar panels, too. It's</p> <p>16 fantastic. But it might not look as pretty</p> <p>17 from the pool. So, you know, that's why I'm</p> <p>18 talking green space, which would be lovely.</p> <p>19 I've seen it when I've gone to some hotels</p> <p>20 in Chicago and it's just kind of delightful.</p> <p>21 They put some kind of flowers growing out there</p> <p>22 or some beautiful yellow grasses.</p> <p>23 MR. VERA: What we did is, we added a</p> <p>24 planter on -- the pool deck access is at the</p> <p>25 same level, as well. I don't know if you would</p>	<p style="text-align: right;">Page 90</p> <p>1 appreciate planters on the other side. But</p> <p>2 it's something that we'll discuss, and the</p> <p>3 feasibility of it was a little bit difficult,</p> <p>4 because of the existing structure that's there</p> <p>5 now.</p> <p>6 MS. ANDERSON: Yeah, but grasses don't take</p> <p>7 that much depth.</p> <p>8 MR. VERA: No, I'm talking about a planter,</p> <p>9 but --</p> <p>10 MS. ANDERSON: Wild flowers, okay. There's</p> <p>11 all kinds of stuff that would grow up there</p> <p>12 with minimal soil depth.</p> <p>13 MR. VERA: Okay. We'll talk to the</p> <p>14 developer and see what we can work out.</p> <p>15 MS. ANDERSON: I highly recommend it,</p> <p>16 because it's amazing what you can do with a</p> <p>17 little bit of soil and ground cover that can be</p> <p>18 heat tolerant and make something nice looking</p> <p>19 instead of having to look at another rooftop</p> <p>20 from your pool while you go swimming, and this</p> <p>21 is a great opportunity.</p> <p>22 MR. TRIAS: Ms. Anderson, as you know, they</p> <p>23 have to get LEED certification or something</p> <p>24 similar, and that is one of the points that</p> <p>25 perhaps they could get through that process.</p>
<p style="text-align: right;">Page 91</p> <p>1 MS. ANDERSON: Yeah. No, it definitely</p> <p>2 could get them points and I think it would be a</p> <p>3 great statement here. I'm not saying, put</p> <p>4 trees up there. I'm saying, you know, some low</p> <p>5 growing stuff.</p> <p>6 So if you look at the Connect to Protect</p> <p>7 Program, they have more suggestions that you</p> <p>8 might want to use, lowly grass, things of that</p> <p>9 nature, are gorgeous and you can mix it up.</p> <p>10 MR. VERA: Okay. Great. Thank you.</p> <p>11 MS. ANDERSON: That's it, in the way of my</p> <p>12 questions.</p> <p>13 CHAIRMAN AIZENSTAT: Thank you, Rhonda.</p> <p>14 Chip.</p> <p>15 MR. WITHERS: Yeah. Can you give me a</p> <p>16 little bit of background, either Mario or</p> <p>17 Staff, on the whole -- who's the sending</p> <p>18 property? What's the history on the TDRs?</p> <p>19 MR. GARCIA-SERRA: Sure. I can give you</p> <p>20 that background, Chip. So going back decades,</p> <p>21 there were 20 acres of land south of Hammock</p> <p>22 Oaks. So picture yourself at Hammock Oaks,</p> <p>23 east of Old Cutler Road, sort of west of</p> <p>24 Matheson Hammock Park and Preserve, which were</p> <p>25 privately owned and they were Zoned</p>	<p style="text-align: right;">Page 92</p> <p>1 Single-Family.</p> <p>2 MR. WITHERS: Right.</p> <p>3 MR. GARCIA-SERRA: They were in a very</p> <p>4 environmentally sensitive area, and so the</p> <p>5 permitting and potential development of that</p> <p>6 site was problematic, not only for the property</p> <p>7 owner to get it done, but also problematic from</p> <p>8 the point of view of the City, as far as do we</p> <p>9 want development there, and do we want, you</p> <p>10 know, that impact to that environmentally</p> <p>11 sensitive area, and do we want the potential</p> <p>12 fight of lawsuits, so forth, over what might</p> <p>13 happen in that situation.</p> <p>14 So the resolution to that situation was</p> <p>15 that the then property owner conveyed those 20</p> <p>16 acres to the City. So those 20 acres are now</p> <p>17 owned by the City. And in exchange, that</p> <p>18 property owner was granted 50,000 square feet</p> <p>19 of TDRs, which were unique in two ways. Number</p> <p>20 One, that you could use them for density,</p> <p>21 potentially, if you wanted to, which is not</p> <p>22 typically permitted, and Number Two, you can</p> <p>23 use them in areas outside of the CBD, because</p> <p>24 your typical standard TDR can only be utilized</p> <p>25 today in the Central Business District.</p>

<p style="text-align: right;">Page 93</p> <p>1 So these could be utilized outside of the</p> <p>2 Central Business District, as long as it wasn't</p> <p>3 fronting South Dixie Highway and as long as</p> <p>4 it's not abutting Single-Family or Duplex. So</p> <p>5 those 50,000 square feet, about 4,000 and some</p> <p>6 are being utilized here as part of this</p> <p>7 project, and then about 3,000 and some are</p> <p>8 being utilized for the Belmont Village project</p> <p>9 to the south, and then, the balance, which is</p> <p>10 around 40,000, is right under contract to be</p> <p>11 sold to another developer for another project</p> <p>12 in another part of town.</p> <p>13 MR. WITHERS: And the City still has</p> <p>14 another 19 acres for keep --</p> <p>15 MR. GARCIA-SERRA: The City's got the 20</p> <p>16 acres to do what they think is appropriate.</p> <p>17 I've heard different possibilities for that</p> <p>18 property, including potentially some sort of</p> <p>19 deal with the County, whereby it's conveyed to</p> <p>20 the County in exchange for something else.</p> <p>21 MR. WITHERS: So, you know, the sending</p> <p>22 site is approved, and it's not being used in</p> <p>23 the CBD, so was that allowed through a</p> <p>24 Resolution or how did they allow the --</p> <p>25 MR. GARCIA-SERRA: A settlement agreement.</p>	<p style="text-align: right;">Page 94</p> <p>1 It's a settlement agreement that was done to</p> <p>2 avoid litigation, pursuant to Article 3 of the</p> <p>3 Zoning Code.</p> <p>4 MR. WITHERS: Okay. Got it.</p> <p>5 Okay. And then I guess my next question</p> <p>6 is, explain to me what were the restrictions of</p> <p>7 why we had to go with a Planned Area</p> <p>8 Development on this.</p> <p>9 MR. GARCIA-SERRA: Well, the Planned Area</p> <p>10 Development, those regulations are there so</p> <p>11 that you have some flexibility when you have</p> <p>12 what are considered larger sites in Coral</p> <p>13 Gables, over an acre. This is over an acre.</p> <p>14 And so the PAD most often is used for</p> <p>15 relaxation --</p> <p>16 MR. WITHERS: I'm sorry. I understand what</p> <p>17 they are. On this site specifically, what</p> <p>18 changes did you make, that you were allowed to</p> <p>19 make, as being able to move mass around on the</p> <p>20 PAD --</p> <p>21 MR. GARCIA-SERRA: Number One, the uniform</p> <p>22 step back that's typically permitted at 45</p> <p>23 feet, we have variations there. And, then,</p> <p>24 Number Two, within the 120 feet height that we</p> <p>25 are permitted, subject to City Commission</p>
<p style="text-align: right;">Page 95</p> <p>1 approval, you're typically limited to ten</p> <p>2 stories. Here we have twelve. But I think</p> <p>3 it's important to point out that, of those</p> <p>4 twelve, one is a sort of Mezzanine parking</p> <p>5 level and the other one is an actual floor that</p> <p>6 is being used for units, but still staying</p> <p>7 within the approximate 3.5 FAR that you're</p> <p>8 permitted for this site.</p> <p>9 MR. WITHERS: So, in regards to the</p> <p>10 architectural features, I know it's to be</p> <p>11 determined. The other buildings around there</p> <p>12 have about another twenty to twenty feet or so</p> <p>13 of height on those buildings. What do you</p> <p>14 think yours is going to end up at? Whether</p> <p>15 it's a screen for the engineering boxes up</p> <p>16 there or the actual --</p> <p>17 MR. GARCIA-SERRA: Eddy will give you the</p> <p>18 exact number. I think it's 134.</p> <p>19 MR. WITHERS: Okay.</p> <p>20 MR. GARCIA-SERRA: Was I right, Eddy?</p> <p>21 MR. VERA: I was flipping to that page.</p> <p>22 It's about twelve feet -- 130 and four inches.</p> <p>23 MR. GARCIA-SERRA: Oh, excuse me, 130. 130</p> <p>24 feet and four inches to the top of the highest</p> <p>25 architectural feature.</p>	<p style="text-align: right;">Page 96</p> <p>1 MR. VERA: Correct.</p> <p>2 MR. WITHERS: And I do want to echo what</p> <p>3 Venny said. You know, the City seems to be,</p> <p>4 earlier from a conversation, requiring that 14,</p> <p>5 16 foot height on the ground floor, primarily,</p> <p>6 I think, for nice retail spaces. You know,</p> <p>7 Commercial offices, no. I mean, restaurant --</p> <p>8 anything that has that transparency that people</p> <p>9 can look in and see a vibrancy of what's going</p> <p>10 on inside. So I would encourage that, also,</p> <p>11 you know.</p> <p>12 MR. VERA: Yes. On the Bird Road side, we</p> <p>13 have fifteen eight clear on the inside. The</p> <p>14 existing office building, I believe, has</p> <p>15 fourteen feet clear, but we've always tried to</p> <p>16 maintain that, you know, fifteen feet in</p> <p>17 retail, because we agree with you, it should be</p> <p>18 a nice height in there.</p> <p>19 MR. WITHERS: So is there consideration for</p> <p>20 art in public spaces on this property?</p> <p>21 MR. GARCIA-SERRA: Right now, there's the</p> <p>22 option of either paying into the fund or</p> <p>23 incorporating it somehow in the project. There</p> <p>24 has been some discussion of potentially</p> <p>25 incorporating it into the project, but we're</p>

<p style="text-align: right;">Page 97</p> <p>1 not exactly at that decision yet.</p> <p>2 MR. WITHERS: You know, again, if we're</p> <p>3 trying to make a signature area of the City,</p> <p>4 and this is supposed to be a destination, I</p> <p>5 mean, I really think that public art is a way</p> <p>6 to really, you know, make it really pop. You</p> <p>7 know what I mean? I mean, I know it's easier</p> <p>8 just to write a check to the City, but, boy, if</p> <p>9 there could be something that we could really</p> <p>10 do, really cool, on Bird Road or on that deck,</p> <p>11 that swimming pool deck, that would be a center</p> <p>12 piece, I just think that also adds, you know,</p> <p>13 pizzazz to the area.</p> <p>14 MS. ANDERSON: Or in a park that they're</p> <p>15 going --</p> <p>16 MR. WITHERS: Or in the dog park. Maybe we</p> <p>17 can get a full size statue of the most famous</p> <p>18 dog in history and put him right there in the</p> <p>19 park.</p> <p>20 MR. VERA: Maybe something might be</p> <p>21 incorporated into the paseo, since it's such a</p> <p>22 big feature between the two projects.</p> <p>23 MR. WITHERS: You know, I think it would be</p> <p>24 cool. You know, I think it would be cool.</p> <p>25 Thanks. Nice project.</p>	<p style="text-align: right;">Page 98</p> <p>1 CHAIRMAN AIZENSTAT: Thanks, Chip.</p> <p>2 Maria.</p> <p>3 MS. VELEZ: I really like the idea of the</p> <p>4 art in public spaces -- public places. I think</p> <p>5 that would be a wonderful addition to the</p> <p>6 neighborhood and really make it different.</p> <p>7 That's very good. Thank you, Chip.</p> <p>8 I also like the idea of incorporating some</p> <p>9 things for dogs. I'm presently in Hoboken, New</p> <p>10 Jersey, where there are dog parks just about on</p> <p>11 every corner and it's fantastic. And it's very</p> <p>12 well received by all of the residents.</p> <p>13 A couple of comments. I noticed that the</p> <p>14 plat and the traffic studies and the opinions</p> <p>15 from our City Attorney all dealt with eleven</p> <p>16 stories. I think initially maybe this was</p> <p>17 presented as eleven stories. I just want to</p> <p>18 make sure -- it did say, 215 units, so I don't</p> <p>19 think there was any difference there. Does</p> <p>20 that make any difference in what we are</p> <p>21 discussing now?</p> <p>22 MR. TRIAS: Ms. Velez, it doesn't make any</p> <p>23 difference, and it was eleven or twelve,</p> <p>24 depending on where you looked at the building.</p> <p>25 So there was some disagreement, because of the</p>
<p style="text-align: right;">Page 99</p> <p>1 Mezzanine. It's not material. I don't think</p> <p>2 it matters.</p> <p>3 MR. COLLER: I had the opportunity to speak</p> <p>4 to the City Attorney regarding the opinion, and</p> <p>5 did mention that this was indeed going to be</p> <p>6 twelve stories, where her opinion was eleven,</p> <p>7 and she agreed that the rationale was the same,</p> <p>8 as far as the PAD being allowed to deviate as</p> <p>9 long as it stayed within the 120 feet.</p> <p>10 MS. VELEZ: I figured as much. With 120</p> <p>11 feet and the 215-unit for the traffic study, I</p> <p>12 didn't think that was going to be of any</p> <p>13 matter, but I just wanted to clarify that.</p> <p>14 Thank you.</p> <p>15 MR. TRIAS: And if I could, we're going to</p> <p>16 clarify the definition of story in the update</p> <p>17 for the Zoning Code, and also make a</p> <p>18 distinction between the parking and the actual</p> <p>19 stories of the building that are definitely not</p> <p>20 parking, because those are really the issues</p> <p>21 when you deal with a large Mixed-Use building</p> <p>22 that interferes with a quality discussion.</p> <p>23 So, anyway, hopefully we'll have more</p> <p>24 better regulations.</p> <p>25 MS. VELEZ: Thank you.</p>	<p style="text-align: right;">Page 100</p> <p>1 I like the project. I think it's a</p> <p>2 beautiful structure. The only other comment I</p> <p>3 had is, removal of on-street parking. In some</p> <p>4 of the material that I was reading, it said</p> <p>5 that there were 13 spaces, but they were going</p> <p>6 to be losing seven spaces. My concern is all</p> <p>7 of the retail that -- we're pushing for retail</p> <p>8 at the ground level, and I find that our</p> <p>9 mindset is that you drive up and you get out of</p> <p>10 your car and you're there. That's the mindset</p> <p>11 in South Florida, unfortunately. People don't</p> <p>12 like to park their car a couple of blocks away</p> <p>13 and walk to the location where they're going.</p> <p>14 So my concern is, I don't want to hamper</p> <p>15 the viability of these retail spaces that we</p> <p>16 want to succeed. I do walk in that</p> <p>17 neighborhood and I've noticed a lot of empty</p> <p>18 storefronts in the existing buildings that are</p> <p>19 there now, and so I don't know how we can</p> <p>20 encourage that, those storefronts to be</p> <p>21 successful, if we're not providing places for</p> <p>22 people to park.</p> <p>23 What's the situation here? Are we actually</p> <p>24 removing spaces? I know we removed some in the</p> <p>25 Belmont, and it looks like we're doing the same</p>

<p style="text-align: right;">Page 101</p> <p>1 thing here.</p> <p>2 MR. GARCIA-SERRA: Correct. The plan that</p> <p>3 has been submitted has a net loss of seven</p> <p>4 on-street parking spaces. And on the issue of</p> <p>5 on-street parking spaces, it's sort of a yin</p> <p>6 and yang situation, because there's two</p> <p>7 interests. Number One, of course, is having</p> <p>8 the availability of the on-street parking.</p> <p>9 But, Number Two, is having the appropriate</p> <p>10 streetscape to lend to do a nice sort of</p> <p>11 pedestrian environment, the shop front</p> <p>12 situation, condition, and part of that are what</p> <p>13 we call the landscape bulb-outs. Those sort of</p> <p>14 bulb-outs that come out from the sidewalk,</p> <p>15 between parking spaces, where you plant a tree</p> <p>16 or you put some sort of landscaping.</p> <p>17 And so the losses of the spaces are for the</p> <p>18 most part attributable to those landscape</p> <p>19 bulb-outs, and we usually follow sort of the</p> <p>20 lead of Staff, and Ramon will tell you, this is</p> <p>21 quite often a long sort of drawn out discussion</p> <p>22 between Planning and Parking as to what's the</p> <p>23 appropriate balance, and the result of that</p> <p>24 discussion here, at least at this schematic</p> <p>25 stage, was the loss of these seven spaces.</p>	<p style="text-align: right;">Page 102</p> <p>1 But if Parking and Planning get back</p> <p>2 together, and, you know, that changes by one or</p> <p>3 two spaces either way, you know, we're good</p> <p>4 with it also, but right now we're just sort of</p> <p>5 I think following the lead of what City Staff</p> <p>6 feels is appropriate.</p> <p>7 MR. TRIAS: And the balancing act between</p> <p>8 the tree and the parking space is basically the</p> <p>9 discussion that goes on. However, let's</p> <p>10 remember that the parking is being provided</p> <p>11 also in the parking garage for the Commercial.</p> <p>12 So the destination parking is there.</p> <p>13 There may be a loss of a few parking</p> <p>14 spaces, true, but there's certainly a gain of</p> <p>15 landscaping and shade for the pedestrian.</p> <p>16 MS. VELEZ: We need to make sure that</p> <p>17 people understand that they do have access to</p> <p>18 parking within the parking garage. Many times</p> <p>19 the mindset is that that parking garage is for</p> <p>20 the residents and you don't have access. So I</p> <p>21 don't know how that gets conveyed.</p> <p>22 MR. GARCIA-SERRA: Signage is, I think,</p> <p>23 probably the best way to try to convey it,</p> <p>24 because indeed the parking garage is composed</p> <p>25 of a certain number of parking spaces that are</p>
<p style="text-align: right;">Page 103</p> <p>1 there because they are required for the retail.</p> <p>2 We can't count the on-street parking towards</p> <p>3 our retail or our office parking requirement.</p> <p>4 So perhaps signage is the best way to really</p> <p>5 sort of guide the user or visitor to one of</p> <p>6 those commercial spaces into the parking garage</p> <p>7 or show them at least that that's another</p> <p>8 option.</p> <p>9 MS. VELEZ: That would be a good</p> <p>10 recommendation, to make sure that we have</p> <p>11 adequate signage, so people understand that</p> <p>12 they can park within that parking garage.</p> <p>13 Thank you. Otherwise, I think it's a nice</p> <p>14 project, and I'm all for it.</p> <p>15 MR. GARCIA-SERRA: Thank you.</p> <p>16 CHAIRMAN AIZENSTAT: Thank you, Maria.</p> <p>17 Mario, a couple of questions for you. The</p> <p>18 concern about the trash and so forth, the trash</p> <p>19 that's in the building is air conditioned; is</p> <p>20 that correct?</p> <p>21 MR. VERA: Yes.</p> <p>22 MR. GARCIA-SERRA: Correct. The sort of</p> <p>23 trash pick up and back of house functions are</p> <p>24 completely incorporated in the building.</p> <p>25 CHAIRMAN AIZENSTAT: Okay. The other</p>	<p style="text-align: right;">Page 104</p> <p>1 question that I had for you, Chip had</p> <p>2 mentioned, I think, about the</p> <p>3 semi-tractor-trailer when they're moving and so</p> <p>4 forth. Could that trailer, and this may be for</p> <p>5 the architect, could that trailer also just</p> <p>6 back into that space, if, for any reason, it</p> <p>7 was a large trailer truck and it couldn't</p> <p>8 maneuver that turn?</p> <p>9 MR. VERA: Yes, it's definitely possible.</p> <p>10 We try to avoid it, just so that we don't stop</p> <p>11 traffic, but it's definitely possible. They</p> <p>12 can definitely back into that loading area.</p> <p>13 CHAIRMAN AIZENSTAT: So it is an option,</p> <p>14 okay.</p> <p>15 The question that we're talking about, the</p> <p>16 parking and the loss of spaces for the City, I</p> <p>17 guess this is for Ramon, is there a fund or</p> <p>18 anything that the developer has to pay into</p> <p>19 when you lose any parking spaces that are City</p> <p>20 parking?</p> <p>21 MR. TRIAS: Yes. Yes. They do have to do</p> <p>22 that. So that happens.</p> <p>23 CHAIRMAN AIZENSTAT: And tell us about,</p> <p>24 where does that money go?</p> <p>25 MR. TRIAS: It goes to the general fund for</p>

<p style="text-align: right;">Page 105</p> <p>1 the parking, and, then, ideally, it's used for</p> <p>2 creating parking in the future.</p> <p>3 CHAIRMAN AIZENSTAT: So it's earmarked</p> <p>4 specific?</p> <p>5 MR. TRIAS: You're asking me questions that</p> <p>6 I have no control over. The Commission decides</p> <p>7 what to do with the money.</p> <p>8 CHAIRMAN AIZENSTAT: Okay. Because it</p> <p>9 would be good if it could be used for -- you</p> <p>10 know, specifically if it's for parking.</p> <p>11 MR. TRIAS: That certainly is the goal and</p> <p>12 we have a Parking Director who cares about that</p> <p>13 and makes sure that that happens.</p> <p>14 CHAIRMAN AIZENSTAT: Perfect.</p> <p>15 And the other thing that was mentioned</p> <p>16 about mattresses and so forth, where they're</p> <p>17 thrown out, Mario, I think that would be</p> <p>18 handled in the governing documents with the</p> <p>19 association, and also with the rules and</p> <p>20 regulations as to what is permitted and how</p> <p>21 it's disposed of. Am I incorrect or am I --</p> <p>22 MR. GARCIA-SERRA: Definitely. That would</p> <p>23 be part of the condominium or, in this case,</p> <p>24 apartment building rules and regulations, as</p> <p>25 far as how you dispose of sort of your bulk</p>	<p style="text-align: right;">Page 106</p> <p>1 waste.</p> <p>2 CHAIRMAN AIZENSTAT: Bulk waste, okay.</p> <p>3 MR. GARCIA-SERRA: It would definitely have</p> <p>4 to be within the waste room that is part of</p> <p>5 the, you know, building, and, of course,</p> <p>6 shielded from the public view.</p> <p>7 CHAIRMAN AIZENSTAT: Okay. So there is</p> <p>8 ample room, which I saw it was a large area, so</p> <p>9 there's ample room?</p> <p>10 MR. GARCIA-SERRA: Right.</p> <p>11 CHAIRMAN AIZENSTAT: Okay. For myself, I</p> <p>12 actually -- I like the project very much. I</p> <p>13 like the look of it. I specifically like the</p> <p>14 way that you've incorporated that existing</p> <p>15 building and modernized it. I think it's</p> <p>16 great.</p> <p>17 One thing that I would just ask you to just</p> <p>18 take a look at, in the paseo, where you have</p> <p>19 the planters that are going up, that becomes a</p> <p>20 nice area for skateboarders, kids to hang out.</p> <p>21 So, seeing that you're going to have the other</p> <p>22 property on the other side, you just may want</p> <p>23 to look at that, as to how to discourage kids</p> <p>24 coming in with skateboards and using that as a</p> <p>25 ramp. You know, just a comment.</p>
<p style="text-align: right;">Page 107</p> <p>1 MR. VERA: Yeah, that's something that we</p> <p>2 have to discuss with the architects from the</p> <p>3 south side, because that's mainly on their</p> <p>4 side.</p> <p>5 CHAIRMAN AIZENSTAT: Understood.</p> <p>6 Understood. But once you create that paseo,</p> <p>7 you're creating that specific area for that.</p> <p>8 MR. VERA: Right.</p> <p>9 CHAIRMAN AIZENSTAT: So just a comment.</p> <p>10 But I like the project very much. I really</p> <p>11 like the design. I really do.</p> <p>12 MR. VERA: Thank you.</p> <p>13 CHAIRMAN AIZENSTAT: Any other comments?</p> <p>14 MR. WITHERS: I just have one, and I wrote</p> <p>15 it down. I forgot to ask. So there's really</p> <p>16 no plans for an outdoor dining area from a</p> <p>17 restaurant perspective?</p> <p>18 MR. VERA: So, within the L-shaped paseo,</p> <p>19 that's wide enough to create spaces for that,</p> <p>20 and we did think about that, but we don't know</p> <p>21 exactly what was going in those spaces yet.</p> <p>22 CHAIRMAN AIZENSTAT: Craig, you want to</p> <p>23 take each motion -- each agenda item</p> <p>24 independently, am I correct?</p> <p>25 MR. COLLER: Yes. I do have one question,</p>	<p style="text-align: right;">Page 108</p> <p>1 just to clarify, for the record, with counsel</p> <p>2 for the applicant. Counsel to represent that</p> <p>3 they're in agreement with all conditions that</p> <p>4 has been stated by the Department; is that</p> <p>5 correct?</p> <p>6 MR. GARCIA-SERRA: Correct.</p> <p>7 MR. COLLER: And with respect to the</p> <p>8 \$100,000 contribution for public realm and</p> <p>9 public open space improvements, that's separate</p> <p>10 and apart from any impact fees; is that</p> <p>11 correct?</p> <p>12 MR. GARCIA-SERRA: Agreed.</p> <p>13 MR. COLLER: Okay.</p> <p>14 MR. GARCIA-SERRA: Yes.</p> <p>15 CHAIRMAN AIZENSTAT: Thank you.</p> <p>16 MR. COLLER: Yes, so we can take them</p> <p>17 individually. I guess we should start with</p> <p>18 E-1.</p> <p>19 CHAIRMAN AIZENSTAT: Correct. E-1 is the</p> <p>20 TDRs. Would anybody like to make a motion?</p> <p>21 MR. WITHERS: I'll move that.</p> <p>22 CHAIRMAN AIZENSTAT: Chip moves for the</p> <p>23 TDRs. Is there a second?</p> <p>24 MR. TORRE: I'll second it.</p> <p>25 MR. WITHERS: Venny seconds.</p>

<p style="text-align: right;">Page 109</p> <p>1 Any discussion?</p> <p>2 MR. WITHERS: Yeah, one discussion, you</p> <p>3 know. The reason I asked about the TDRs, that</p> <p>4 was something we had discussed, I guess, what,</p> <p>5 a couple of meetings ago, and we were all</p> <p>6 pretty excited about it, and if the money is</p> <p>7 not going to be used -- if it's just going to</p> <p>8 be donated into a fund, I don't know what the</p> <p>9 City's intention is for those twenty acres --</p> <p>10 do you have any idea, Ramon, what the City's</p> <p>11 intention is? Is it going to be a park? Is it</p> <p>12 going to be an open air --</p> <p>13 MR. TRIAS: It's a nature preserve next to</p> <p>14 other nature preserves owned by the County. So</p> <p>15 I don't think it's going to be an active park,</p> <p>16 but certainly it's a preserve.</p> <p>17 MR. WITHERS: It's going to require</p> <p>18 maintenance.</p> <p>19 MR. TRIAS: Yes.</p> <p>20 MR. WITHERS: So maybe, you know, we say --</p> <p>21 so that there is an option, that the</p> <p>22 development could maybe apply some of that</p> <p>23 money to maintenance of the nature preserve or</p> <p>24 something. I just don't want it to sit in a</p> <p>25 fund somewhere and accumulate. I'd like to</p>	<p style="text-align: right;">Page 110</p> <p>1 see it used. That's just my thoughts. I don't</p> <p>2 know how the Commission would to take it.</p> <p>3 The reason they're building this is because</p> <p>4 of that or are able to build this. Do you have</p> <p>5 a problem with that, Ramon?</p> <p>6 MR. TRIAS: I mean, that could be one of</p> <p>7 the proffered contributions by a developer. If</p> <p>8 they get some of those TDRs, in return they</p> <p>9 could say, okay, we're proffering "X" amount of</p> <p>10 money for maintenance, perhaps.</p> <p>11 MR. GARCIA-SERRA: If I may, Mr. Withers,</p> <p>12 let me point out something important here.</p> <p>13 MR. WITHERS: Okay.</p> <p>14 MR. GARCIA-SERRA: The TDRs at stake here</p> <p>15 are not being sold by the City. They're being</p> <p>16 sold by the previous owner of that property --</p> <p>17 MR. WITHERS: I thought they donated the</p> <p>18 land to the City -- I see what they're saying.</p> <p>19 They're paying for the City's donation by</p> <p>20 getting the TDR receipts.</p> <p>21 MR. GARCIA-SERRA: Basically, the</p> <p>22 consideration for the property being conveyed</p> <p>23 to the City were the TDRs being conveyed to the</p> <p>24 property owner.</p> <p>25 MR. WITHERS: But you still have to pay</p>
<p style="text-align: right;">Page 111</p> <p>1 \$100,000 in, and he still has that piece of</p> <p>2 property.</p> <p>3 MR. GARCIA-SERRA: That 100,000 is being</p> <p>4 proffered as sort, let's call it, the</p> <p>5 additional public benefit of the project. Now,</p> <p>6 that money is -- you know, right now, the</p> <p>7 condition of approval reads, to be used for</p> <p>8 public realm improvements, I believe, in the</p> <p>9 area, if I remember correctly. Let me take a</p> <p>10 look.</p> <p>11 MR. COLLIER: Yeah, it's required to be used</p> <p>12 in the vicinity of the project for public realm</p> <p>13 and public open space improvements. Now, if</p> <p>14 the Board wants to, as a recommendation, say</p> <p>15 that consideration should be given to payment</p> <p>16 to maintain this area, which is park -- it's</p> <p>17 really --</p> <p>18 MR. WITHERS: Don't worry about it. It</p> <p>19 muddies the water. I'll withdraw that.</p> <p>20 MR. TRIAS: Thank you, sir.</p> <p>21 MR. COLLIER: Okay.</p> <p>22 MR. WITHERS: I'm looking for direction.</p> <p>23 Maybe one of the Commissioners will look pretty</p> <p>24 good recommending it on the dais. You never</p> <p>25 know, do you?</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. TRIAS: Okay.</p> <p>2 CHAIRMAN AIZENSTAT: Okay. We have a</p> <p>3 motion by Chip. We have a second by Venny.</p> <p>4 Any other discussion?</p> <p>5 MR. COLLIER: That's in accordance with</p> <p>6 Department recommendation.</p> <p>7 CHAIRMAN AIZENSTAT: That is correct.</p> <p>8 MR. TORRE: Correct.</p> <p>9 MS. ANDERSON: Now, we discussed some</p> <p>10 potential conditions. I would think that that</p> <p>11 would go on one of these items, other than the</p> <p>12 TDR item.</p> <p>13 MR. TRIAS: I would advise you to use the</p> <p>14 PAD for any additional conditions.</p> <p>15 MS. ANDERSON: All right.</p> <p>16 MR. COLLIER: Isn't there a Site Plan</p> <p>17 approval here?</p> <p>18 MR. TRIAS: Yeah. The Site Plan approval</p> <p>19 condition should be the same as the PAD.</p> <p>20 MR. COLLIER: Right. So I think that that</p> <p>21 would be a good place you could put that.</p> <p>22 MR. TRIAS: What I meant to say is, you do</p> <p>23 it at the PAD and then you do the same</p> <p>24 condition at the Site Plan approval.</p> <p>25 MR. COLLIER: Right.</p>

<p style="text-align: right;">Page 113</p> <p>1 CHAIRMAN AIZENSTAT: Okay. Any other</p> <p>2 discussion? Having heard none, Jill, please</p> <p>3 call the roll.</p> <p>4 THE SECRETARY: Venny Torre?</p> <p>5 MR. TORRE: Yes.</p> <p>6 THE SECRETARY: Maria Velez?</p> <p>7 MS. VELEZ: Yes.</p> <p>8 THE SECRETARY: Chip Withers?</p> <p>9 MR. WITHERS: Yes.</p> <p>10 THE SECRETARY: Rhonda Anderson?</p> <p>11 MS. ANDERSON: Yes.</p> <p>12 THE SECRETARY: Rene Murai?</p> <p>13 CHAIRMAN AIZENSTAT: Rene, you're muted.</p> <p>14 MR. MURAI: Yes.</p> <p>15 THE SECRETARY: Eibi Aizenstat?</p> <p>16 CHAIRMAN AIZENSTAT: Yes.</p> <p>17 The next item is E-2, which is the PAD. Is</p> <p>18 there a motion?</p> <p>19 MS. ANDERSON: I'll move it, with some</p> <p>20 conditions.</p> <p>21 CHAIRMAN AIZENSTAT: Rhonda is moving.</p> <p>22 What conditions, please?</p> <p>23 MS. ANDERSON: One, that there be a nearby</p> <p>24 dog park within preferably a one block radius.</p> <p>25 Number Two, that on Bird Road, we have a strip</p>	<p style="text-align: right;">Page 114</p> <p>1 of shrubs with perhaps some solitaire palms and</p> <p>2 other trees added to it for aesthetic purposes.</p> <p>3 Number Three, that the -- we talked about the</p> <p>4 trees, but I wanted in there a specific</p> <p>5 condition that we have more deciduous trees,</p> <p>6 such as the Bridalveil, which is appropriate</p> <p>7 for the size of the location, to provide shade.</p> <p>8 And, Four, request for the rooftop on the</p> <p>9 northwest corner to be planted.</p> <p>10 MR. COLLER: The dog park, the Applicant</p> <p>11 controls his site. Are we providing that the</p> <p>12 dog park be provided on site? Is that the</p> <p>13 proposal?</p> <p>14 MS. ANDERSON: No. No, that some money be</p> <p>15 put into getting a green space within walking</p> <p>16 distance of these buildings, particular -- you</p> <p>17 know, that we have one open space there</p> <p>18 already, and they've said that they were going</p> <p>19 to think about it. I'd like it to be more than</p> <p>20 think about it. I'd like for it to happen,</p> <p>21 because otherwise we're going to have a</p> <p>22 concrete area there, that is not going to be a</p> <p>23 reasonable area to go relieve your pets, and</p> <p>24 we're going to end up with dog waste on the</p> <p>25 sidewalks.</p>
<p style="text-align: right;">Page 115</p> <p>1 CHAIRMAN AIZENSTAT: But, Craig, how do we</p> <p>2 have control of this development to have a dog</p> <p>3 park in the area? Wouldn't that be a</p> <p>4 recommendation maybe that the Board would make</p> <p>5 to the Commission, to look into a dog area</p> <p>6 within a certain boundary?</p> <p>7 MR. COLLER: I think that would be a better</p> <p>8 recommendation. I think it's a little</p> <p>9 problematic. First of all, we don't know what</p> <p>10 the cost would be. We don't have the amounts.</p> <p>11 I'm not sure how we -- you know, conditions</p> <p>12 kind of have to be kind of concrete, as far</p> <p>13 as --</p> <p>14 MR. TRIAS: Yeah. The architect, in the</p> <p>15 past, has done dog parks at that ground level</p> <p>16 of Mixed-Used buildings, like a small little</p> <p>17 area. So perhaps the idea should be to</p> <p>18 encourage the architect to look at</p> <p>19 opportunities in the site.</p> <p>20 MS. ANDERSON: Right, because the</p> <p>21 concurrency requirements note that the site is</p> <p>22 deficient on park and green space in this area.</p> <p>23 So something needs to be done.</p> <p>24 MR. COLLER: Well, actually, I think that</p> <p>25 was corrected. As I understand it, and I think</p>	<p style="text-align: right;">Page 116</p> <p>1 the Director can clarify, because of the</p> <p>2 computer -- limitations of the computer</p> <p>3 program -- the computer program apparently</p> <p>4 cannot be updated to show the additional park</p> <p>5 space that has been acquired, and so, actually,</p> <p>6 this project does meet concurrency for purposes</p> <p>7 of parks. It's really a technical problem, and</p> <p>8 I think it was noted in the application.</p> <p>9 Ramon, do you want to clarify that?</p> <p>10 MR. TRIAS: No. That's correct. But I do</p> <p>11 think that there's a way that you can use the</p> <p>12 concurrency analysis to make the development do</p> <p>13 something. However, you could recommend that</p> <p>14 they find the location and study a place and</p> <p>15 they proffer that dog park.</p> <p>16 MR. COLLER: I think it would have to be</p> <p>17 something incorporated on site. Alternatively,</p> <p>18 I think you can make a recommendation to the</p> <p>19 Board that a dog park in the area is needed to</p> <p>20 meet the needs of this building and other</p> <p>21 buildings --</p> <p>22 MR. TRIAS: Yeah. What I would recommend</p> <p>23 is that the architect study the potential</p> <p>24 location of a dog park within the property, and</p> <p>25 that the Public Works and the Planning Director</p>

<p style="text-align: right;">Page 117</p> <p>1 will review it and approve it or not approve</p> <p>2 it, in terms of design. Some condition similar</p> <p>3 to the conditions that we have for landscaping,</p> <p>4 which is, you explain the goal and then the</p> <p>5 details are worked out in the next few weeks.</p> <p>6 MR. GARCIA-SERRA: If I could just</p> <p>7 contribute one thing. When you say, "Park," it</p> <p>8 denotes, I think, a rather large space. I</p> <p>9 think what you're really looking for, as far as</p> <p>10 the site is concerned, is perhaps better</p> <p>11 described as sort of a pet service area perhaps</p> <p>12 or sort of a phrase --</p> <p>13 MR. TRIAS: Yes. And I'm thinking -- I</p> <p>14 think, wasn't The Henry, that the same</p> <p>15 architect worked on -- I seem to recall that</p> <p>16 there was some area.</p> <p>17 MR. GARCIA-SERRA: I remember 100 Alhambra,</p> <p>18 we had an elevated area on the pool deck that</p> <p>19 was a sort of pet service area, sort of area</p> <p>20 where dogs could go.</p> <p>21 MS. ANDERSON: Right. I mean, it doesn't</p> <p>22 take a huge area. We do lack green space in</p> <p>23 that section, which, you know, made that other</p> <p>24 place look opportuned to use, but, you know,</p> <p>25 behind my property, I have a small yard and</p>	<p style="text-align: right;">Page 118</p> <p>1 it's amazing the kind of space two greyhounds</p> <p>2 can use to relieve themselves.</p> <p>3 MR. WITHERS: And how green your grass is.</p> <p>4 CHAIRMAN AIZENSTAT: Rhonda, let me ask you</p> <p>5 a question, by stating they have to require a</p> <p>6 space within the property, that doesn't solve</p> <p>7 the issue of the neighborhood or that area that</p> <p>8 we're talking about. For me, I would rather</p> <p>9 have a recommendation come from us to the</p> <p>10 Commission that they look at a green space or</p> <p>11 an area that could be done within that zone.</p> <p>12 MS. ANDERSON: No, I agree with you. We do</p> <p>13 need more green space within that zone, much</p> <p>14 closer than going down to the rails.</p> <p>15 MR. TRIAS: Mr. Chairman, as I said before,</p> <p>16 there's a dog park being planned. There's the</p> <p>17 Underline. The big picture parks are being</p> <p>18 planned. I believe, if you ask the architect,</p> <p>19 that they probably will tell you that they are</p> <p>20 able to find some space in their property for</p> <p>21 their own needs, and between the small project</p> <p>22 and the big project, I think we'll end up with</p> <p>23 that high quality infrastructure for the dogs</p> <p>24 and activities and such.</p> <p>25 CHAIRMAN AIZENSTAT: Okay. Mario, any</p>
<p style="text-align: right;">Page 119</p> <p>1 comment?</p> <p>2 MR. GARCIA-SERRA: You know, with regards</p> <p>3 to the pet service area, I think, if we</p> <p>4 describe it in those terms, we will do our best</p> <p>5 to try to accommodate it on the site.</p> <p>6 With the rooftop green space, I think we</p> <p>7 basically need to study it. I don't know if we</p> <p>8 can commit to it right now.</p> <p>9 CHAIRMAN AIZENSTAT: Understood.</p> <p>10 MR. GARCIA-SERRA: Just because of</p> <p>11 engineering, you know, what is going to be</p> <p>12 needed to actually incorporate that</p> <p>13 improvement.</p> <p>14 CHAIRMAN AIZENSTAT: I understand that.</p> <p>15 Rhonda, you're making a motion?</p> <p>16 MS. ANDERSON: Yes. I made a motion.</p> <p>17 MR. TRIAS: And those are in addition to</p> <p>18 the Staff recommendations, I assume?</p> <p>19 MS. ANDERSON: Yes. Yes. Those are in</p> <p>20 addition to the Staff recommendations.</p> <p>21 CHAIRMAN AIZENSTAT: Is there a second?</p> <p>22 MS. VELEZ: I'll second.</p> <p>23 MR. WITHERS: I'll second.</p> <p>24 CHAIRMAN AIZENSTAT: We've got a second by</p> <p>25 Maria.</p>	<p style="text-align: right;">Page 120</p> <p>1 MR. VELEZ: Rene is trying to talk.</p> <p>2 CHAIRMAN AIZENSTAT: Oh, you've got to</p> <p>3 unmute yourself, Rene. Sorry about that.</p> <p>4 Okay. Rene.</p> <p>5 CHAIRMAN AIZENSTAT: He's muted.</p> <p>6 MR. MURAI: Unmuted.</p> <p>7 Okay. Rhonda's motion included the</p> <p>8 requirement that the developer provide a dog</p> <p>9 park or whatever that's called. Is that still</p> <p>10 part of the motion?</p> <p>11 MS. ANDERSON: It's a recommendation. We</p> <p>12 need an area to relieve the pets, and it's also</p> <p>13 a recommendation to the Commission that we need</p> <p>14 additional green space in the area.</p> <p>15 CHAIRMAN AIZENSTAT: It's not a condition.</p> <p>16 MS. ANDERSON: Yeah. We can have little</p> <p>17 pocket parks in there that are tiny and provide</p> <p>18 some relief to the asphalt jungle.</p> <p>19 MR. MURAI: Okay. But it's not a</p> <p>20 condition?</p> <p>21 MS. ANDERSON: It's not a condition, no.</p> <p>22 MR. MURAI: Okay. Number One.</p> <p>23 Number Two, is the roof cover a condition,</p> <p>24 because Mario has just said that they need to</p> <p>25 study that? Is that a recommendation or a</p>

<p style="text-align: right;">Page 121</p> <p>1 condition?</p> <p>2 MS. ANDERSON: Well, I think it's feasible.</p> <p>3 I'd like them to strongly study it, because I</p> <p>4 haven't seen anybody really moving forward on</p> <p>5 doing these types of roofs that I see being</p> <p>6 installed even in hotel areas that are</p> <p>7 historic. So I think it's feasible to do</p> <p>8 something, even with the minimal planting of</p> <p>9 decorative grasses and some flowers.</p> <p>10 CHAIRMAN AIZENSTAT: Rhonda, is it possible</p> <p>11 to just do a recommendation as part of their</p> <p>12 certification for LEED, that the Board would</p> <p>13 like for them to look at it, if it is feasible?</p> <p>14 MS. ANDERSON: If it's feasible, I'd like</p> <p>15 them to do it.</p> <p>16 MR. MURAI: Okay.</p> <p>17 CHAIRMAN AIZENSTAT: So it's a</p> <p>18 recommendation.</p> <p>19 MS. ANDERSON: It's a recommendation. If</p> <p>20 it's feasible, I'd like them to do it.</p> <p>21 CHAIRMAN AIZENSTAT: So it's a</p> <p>22 recommendation from the Board to take a look.</p> <p>23 Mario, would you be okay with that?</p> <p>24 MR. GARCIA-SERRA: Yeah, that will be fine.</p> <p>25 MR. MURAI: Okay. What about the other two</p>	<p style="text-align: right;">Page 122</p> <p>1 conditions that Rhonda stated, regarding, I</p> <p>2 don't know, trees or whatever?</p> <p>3 MS. ANDERSON: The position on that is,</p> <p>4 it's a requirement. We've already discussed</p> <p>5 it, and I just want to make sure it's in there.</p> <p>6 MR. MURAI: And has the developer agreed to</p> <p>7 it, Mario?</p> <p>8 MR. GARCIA-SERRA: Rhonda, if I remember</p> <p>9 correctly, it was as far as quality of</p> <p>10 landscaping, type of tree and height of tree</p> <p>11 and size of tree at the time of planting.</p> <p>12 MS. ANDERSON: Correct.</p> <p>13 MR. GARCIA-SERRA: That is acceptable.</p> <p>14 And was there another condition?</p> <p>15 MS. ANDERSON: I specifically mentioned the</p> <p>16 strip of shrubs along Bird Road.</p> <p>17 MR. GARCIA-SERRA: Oh, yeah. Similar to</p> <p>18 what has been done to the Paseo project, which</p> <p>19 is also subject to -- that would be acceptable,</p> <p>20 yes.</p> <p>21 MS. ANDERSON: Okay.</p> <p>22 MR. MURAI: So there are two conditions and</p> <p>23 two recommendations? If that is the case, I'll</p> <p>24 second the motion.</p> <p>25 CHAIRMAN AIZENSTAT: We have a second. Any</p>
<p style="text-align: right;">Page 123</p> <p>1 further discussion?</p> <p>2 MR. COLLER: And Mr. Chairman, that would</p> <p>3 be in accordance with the Department</p> <p>4 recommendation.</p> <p>5 CHAIRMAN AIZENSTAT: That is correct.</p> <p>6 Okay. Jill go ahead and call the roll, please.</p> <p>7 THE SECRETARY: Maria Velez?</p> <p>8 MS. VELEZ: Yes.</p> <p>9 THE SECRETARY: Rhonda Anderson?</p> <p>10 MS. ANDERSON: Yes.</p> <p>11 THE SECRETARY: Rene Murai?</p> <p>12 MR. MURAI: Yes.</p> <p>13 THE SECRETARY: Venny Torre?</p> <p>14 MR. TORRE: Yes.</p> <p>15 THE SECRETARY: Chip Withers?</p> <p>16 MR. WITHERS: Yes.</p> <p>17 THE SECRETARY: Eibi Aizenstat?</p> <p>18 CHAIRMAN AIZENSTAT: Yes.</p> <p>19 Okay. Item E-3, that has to do with the</p> <p>20 MXD. Is there a motion?</p> <p>21 MS. VELEZ: I'll move it.</p> <p>22 MS. ANDERSON: I'll second it.</p> <p>23 MR. TRIAS: The motion should include all</p> <p>24 of the same conditions as the PAD.</p> <p>25 CHAIRMAN AIZENSTAT: Understood. We have</p>	<p style="text-align: right;">Page 124</p> <p>1 Maria that made the motion, and Rhonda second</p> <p>2 it, with the same conditions, including Staff</p> <p>3 recommendations. Any discussion? No?</p> <p>4 Having heard none, call the roll, please.</p> <p>5 THE SECRETARY: Chip Withers?</p> <p>6 MR. WITHERS: Yes.</p> <p>7 THE SECRETARY: Rhonda Anderson?</p> <p>8 MS. ANDERSON: Yes.</p> <p>9 THE SECRETARY: Rene Murai?</p> <p>10 MR. MURAI: Yes.</p> <p>11 THE SECRETARY: Venny Torre?</p> <p>12 MR. TORRE: Yes. Here.</p> <p>13 THE SECRETARY: Maria Velez?</p> <p>14 MS. VELEZ: Yes.</p> <p>15 THE SECRETARY: Eibi Aizenstat?</p> <p>16 CHAIRMAN AIZENSTAT: Yes.</p> <p>17 Okay. So I think --</p> <p>18 MS. VELEZ: The plat.</p> <p>19 CHAIRMAN AIZENSTAT: -- that was Number 3.</p> <p>20 Number 4, E-4, which would be the --</p> <p>21 MR. COLLER: The tentative plat.</p> <p>22 CHAIRMAN AIZENSTAT: -- plat. Is there a</p> <p>23 motion?</p> <p>24 MS. ANDERSON: I'll move it.</p> <p>25 CHAIRMAN AIZENSTAT: Rhonda moves it. Is</p>

<p style="text-align: right;">Page 125</p> <p>1 there a second?</p> <p>2 MR. TORRE: Second.</p> <p>3 MS. ANDERSON: Do we need the same</p> <p>4 conditions in there?</p> <p>5 MR. TRIAS: Not for the plat.</p> <p>6 MS. ANDERSON: I didn't think so.</p> <p>7 MS. VELEZ: On the plat, make sure that it</p> <p>8 says 10 stories, because it does -- the</p> <p>9 tentative plat that we received said 11</p> <p>10 stories, so everything should coordinate and be</p> <p>11 the same.</p> <p>12 MR. TRIAS: Thank you.</p> <p>13 CHAIRMAN AIZENSTAT: You'll take a look at</p> <p>14 that?</p> <p>15 MS. ANDERSON: Good point.</p> <p>16 CHAIRMAN AIZENSTAT: So, Maria; Rhonda</p> <p>17 moved and you second, Maria?</p> <p>18 MS. VELEZ: No, someone else did.</p> <p>19 MR. TORRE: I did.</p> <p>20 CHAIRMAN AIZENSTAT: Sorry, Venny. I</p> <p>21 apologize.</p> <p>22 MS. VELEZ: And then I interjected.</p> <p>23 CHAIRMAN AIZENSTAT: Okay. And with the</p> <p>24 Staff recommendations that are there; is that</p> <p>25 correct?</p>	<p style="text-align: right;">Page 126</p> <p>1 MR. TRIAS: The recommendation is approval.</p> <p>2 That's the only recommendation.</p> <p>3 CHAIRMAN AIZENSTAT: Okay. Any discussion?</p> <p>4 No?</p> <p>5 Call the roll, please.</p> <p>6 THE SECRETARY: Rhonda Anderson?</p> <p>7 MS. ANDERSON: Yes.</p> <p>8 THE SECRETARY: Rene Murai?</p> <p>9 MR. MURAI: Yes.</p> <p>10 THE SECRETARY: Venny Torre?</p> <p>11 MR. TORRE: Yes.</p> <p>12 THE SECRETARY: Maria Velez?</p> <p>13 MS. VELEZ: Yes.</p> <p>14 THE SECRETARY: Chip Withers?</p> <p>15 MR. WITHERS: Yes.</p> <p>16 THE SECRETARY: Eibi Aizenstat?</p> <p>17 CHAIRMAN AIZENSTAT: Yes.</p> <p>18 This, I think, is going to conclude our</p> <p>19 meeting. I want to thank everybody for</p> <p>20 attending, and I also want to thank, as always,</p> <p>21 the Staff for all of their hard work and</p> <p>22 dedication that they have put in. I wish</p> <p>23 everybody to be safe, and we have our next</p> <p>24 meeting on the 19th, Ramon?</p> <p>25 MR. TRIAS: Yes, sir, Thursday, at four</p>
<p style="text-align: right;">Page 127</p> <p>1 o'clock.</p> <p>2 THE SECRETARY: The 20th.</p> <p>3 MR. TRIAS: The 20th, on Thursday, yes.</p> <p>4 CHAIRMAN AIZENSTAT: The 20th. Sorry, we</p> <p>5 moved the date.</p> <p>6 MR. TRIAS: Yes, that's correct. It's</p> <p>7 Thursday at four o'clock, Zoom meeting.</p> <p>8 Hopefully we will have all of the issues</p> <p>9 resolved by then that were brought up last</p> <p>10 time. So I'm looking forward to your comments.</p> <p>11 Thank you.</p> <p>12 CHAIRMAN AIZENSTAT: Thank you.</p> <p>13 MS. ANDERSON: Thank you.</p> <p>14 CHAIRMAN AIZENSTAT: Is there a motion to</p> <p>15 adjourn?</p> <p>16 MS. VELEZ: I'll move.</p> <p>17 MS. ANDERSON: Second.</p> <p>18 MR. MURAI: Second.</p> <p>19 CHAIRMAN AIZENSTAT: Don't everybody rush</p> <p>20 at once. Thank you very much everyone.</p> <p>21 (Thereupon, the meeting was adjourned at</p> <p>22 6:25 p.m.)</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 128</p> <p>1 C E R T I F I C A T E</p> <p>2</p> <p>3 S T A T E O F F L O R I D A :</p> <p>4 S S .</p> <p>5 C O U N T Y O F M I A M I - D A D E :</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 20th day of August, 2020.</p> <p>17</p> <p>18</p> <p>19 S I G N A T U R E O N F I L E</p> <p>20</p> <p>21 NIEVES SANCHEZ</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>