

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.

Board Members Present:  
Eibi Aizenstat, Chairman  
Robert Behar  
Rhonda A. Anderson  
Venny Torre  
Wayne "Chip" Withers  
Rene Murai  
Maria Velez

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

ALSO PARTICIPATING:  
Mario Garcia-Serra, Esq., On behalf of Items E-1 - E4  
Eduardo Vera, Architect  
Hector de los Reyes  
Matthew Martinez

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

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.

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

1 matter. The Board Member shall also state that  
 2 his or her decision will be based on  
 3 substantial competent evidence and testimony  
 4 presented on the record today.  
 5 Does any Member of the Board have such a  
 6 communication and/or site visit to disclose at  
 7 this time?  
 8 MR. BEHAR: Mr. Chairman, I am involved in  
 9 Items E-1 through E-4, so, probably, at this  
 10 point, it's good if I recuse myself from the  
 11 meeting. Item E-5 is one that I could  
 12 participate for. So I don't know how we want  
 13 to address that. Maybe this is the time to do  
 14 so.  
 15 CHAIRMAN AIZENSTAT: Well, since we're  
 16 having a Zoom meeting and we're starting at  
 17 four o'clock, unless there's a Board Member  
 18 that sees otherwise, I don't know if we have  
 19 any -- Jill, are there any participants that  
 20 are going to be speaking on Items 1 through 4?  
 21 THE SECRETARY: I haven't received any  
 22 request to speak, unless you want to make an  
 23 announcement. If they want to speak, they  
 24 could send me a direct message through the  
 25 chat.

1 CHAIRMAN AIZENSTAT: That's fine with me.  
 2 Does any Board Member have an objection?  
 3 MS. ANDERSON: No.  
 4 CHAIRMAN AIZENSTAT: No? Having no  
 5 objection -- first, I'd like to point out that  
 6 Rene is with us.  
 7 Rene, you can unmute the microphone  
 8 yourself, if you go to the bottom -- there you  
 9 go.  
 10 Jill, you made a note that Rene is with us?  
 11 MR. MURAI: I had a little trouble getting  
 12 into it, but I'm in now.  
 13 CHAIRMAN AIZENSTAT: Not a problem.  
 14 Let me continue with my statements.  
 15 For Zoom platform participants, I will ask  
 16 any persons wishing to speak or testify on  
 17 specific agenda items to please open your chat  
 18 and send a direct message to Jill Menendez,  
 19 stating the agenda item you would like to speak  
 20 about and include your full name. We're going  
 21 to call you, when it's your turn. Depending on  
 22 the number of speakers, I ask you to limit your  
 23 remarks, please, to three minutes.  
 24 People that are on the phone platform  
 25 participants, after the Zoom platform

1 CHAIRMAN AIZENSTAT: I will. I will.  
 2 Robert, would you be opposed, I think, if  
 3 we just put you on mute and I don't know what  
 4 the City wants to do about you being on  
 5 visually, and then we come back to E-5?  
 6 MR. BEHAR: No. I mean, I don't have a  
 7 problem. I'll leave my computer. No, I'll  
 8 turn it off -- I'll have my video off, if it  
 9 needs to be.  
 10 MR. COLLER: Yeah. I think,  
 11 Mr. Chairman --  
 12 CHAIRMAN AIZENSTAT: Yes, sir.  
 13 MR. COLLER: -- I was advised -- he stated  
 14 his conflict, and he needs to absent himself  
 15 from the room, the virtual room. So the other  
 16 alternative is to --  
 17 CHAIRMAN AIZENSTAT: To move E-5 forward?  
 18 MR. COLLER: To move E-5 forward, which  
 19 might make more sense.  
 20 CHAIRMAN AIZENSTAT: Agreed.  
 21 MR. COLLER: Get that out of the way --  
 22 Ramon, unless you have some concerns about  
 23 handling that item first --  
 24 MR. TRIAS: Mr. Chairman, I recommend that  
 25 we move it to the first item.

1 participants are done, I will ask phone  
 2 participants to comment on the agenda item. I  
 3 will also ask you to limit the remarks to three  
 4 minutes, and you can notify us that you would  
 5 like to speak by pressing \*9. Once again, it's  
 6 \*9 for phone participants.  
 7 Jill, you went ahead and stated that you  
 8 had received one e-comment?  
 9 THE SECRETARY: Yeah.  
 10 CHAIRMAN AIZENSTAT: Why don't you go --  
 11 Mr. Coller, is it appropriate if she reads it  
 12 now, even though we're taking E-5 first?  
 13 MR. COLLER: The comment is not regarding  
 14 E-5, another application, right?  
 15 MR. TRIAS: It's regarding the other  
 16 application, sir.  
 17 MR. COLLER: Okay. So why don't we hold  
 18 off on that.  
 19 Also, how many members are we at, at this  
 20 point? Are we at seven?  
 21 THE SECRETARY: Yes, the Board is here, the  
 22 entire Board.  
 23 MR. COLLER: Okay. So, Mr. Chairman, one  
 24 slight modification from your remarks, and I  
 25 know -- I think you were using your remarks and

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1 you actually had modified them, and I know  
 2 you're not at your home, but with a tie vote,  
 3 it doesn't automatically go to the next  
 4 meeting. That's what it used to be. It goes  
 5 without a recommendation. However, there's an  
 6 opportunity for the applicant to request a  
 7 continuance to the next meeting to try to get a  
 8 recommendation. So it's just a minor  
 9 amendment. I only mention it now, because  
 10 we're going to be shortly at an even number of  
 11 members. So just a minor --  
 12 CHAIRMAN AIZENSTAT: Thank you very much.  
 13 MR. COLLER: -- comment on your  
 14 introductory remarks.  
 15 CHAIRMAN AIZENSTAT: Thank you.  
 16 MR. COLLER: And, also, since this is not a  
 17 quasi-judicial item, Item E-5 is a legislative  
 18 item, we don't have to be concerned about  
 19 swearing in witnesses for this particular item.  
 20 CHAIRMAN AIZENSTAT: Understood.  
 21 Understood. Thank you.  
 22 What I'd like to do first thing is the  
 23 approval of the minutes. Do I have a motion?  
 24 Has everybody had a chance to read the minutes?  
 25 MR. BEHAR: I make a motion for approval.

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1 have brief questions or discussion by the  
 2 Board, and then I'll go ahead and open it to  
 3 the public for comment.  
 4 Once again, first I'll open it to Zoom  
 5 participants. I ask you to please send a chat  
 6 to Jill with your name and the item you want to  
 7 speak about. And then the phone line platform,  
 8 and, again, it's \*9, if you would like to  
 9 comment.  
 10 We will also go ahead and read any  
 11 e-comments or e-mail into the record, and we'll  
 12 go ahead and close the public comment for Board  
 13 discussion. Then we'll have a motion, any  
 14 discussion further with the Board, and if we  
 15 have a second, and a motion, if so, we'll take  
 16 a vote.  
 17 Mr. Coller, if you'd please read the first  
 18 item into the record.  
 19 MR. COLLER: Sure.  
 20 Mr. Chairman, for the record, Craig Coller,  
 21 Special Land Use Counsel for the City of Coral  
 22 Gables.  
 23 Item E-5, an Ordinance of the City  
 24 Commission of Coral Gables, Florida granting  
 25 approval of proposed amendments to the text and

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1 MS. ANDERSON: Second.  
 2 CHAIRMAN AIZENSTAT: We have a motion. We  
 3 have a second by Rhonda.  
 4 Any comments? No?  
 5 Having heard none, call the roll, please.  
 6 THE SECRETARY: Robert Behar?  
 7 MR. BEHAR: Yes.  
 8 THE SECRETARY: Rene Murai?  
 9 MR. MURAI: Yes.  
 10 THE SECRETARY: Venny Torre?  
 11 MR. TORRE: Yes.  
 12 THE SECRETARY: Maria Velez?  
 13 MS. VELEZ: Yes.  
 14 THE SECRETARY: Chip Withers?  
 15 MR. WITHERS: Yes.  
 16 THE SECRETARY: Rhonda Anderson?  
 17 MS. ANDERSON: Yes.  
 18 THE SECRETARY: Eibi Aizenstat?  
 19 CHAIRMAN AIZENSTAT: Yes.  
 20 A little bit about the procedure tonight  
 21 before we begin, please. The identification of  
 22 an item will be read by Mr. Coller. The  
 23 presentation will then be made by Staff. Then  
 24 we will have, on Item E-1 through Item E-4, the  
 25 presentation will be made by Applicant. We'll

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1 Future Land Use Map of the City of Coral Gables  
 2 Comprehensive Plan, pursuant to expedited state  
 3 review procedures Section 163.3184, Florida  
 4 Statutes, and Zoning Code Article 3, Division  
 5 15 (Proposed reorganization ordinance: Article  
 6 14, "Process," Section 14-213), "Comprehensive  
 7 Plan and Text Amendments;" to clarify density  
 8 and height in certain land use classifications  
 9 in the Future Land Use Element, and to change  
 10 the name of the "Mixed Use Overlay District" in  
 11 the Future Land Use Map to the  
 12 "Design/Industrial District," and adjust the  
 13 boundary of such district, providing for a  
 14 repealer provision, providing for a  
 15 severability clause, and providing for an  
 16 effective date.  
 17 Item E-5, public hearing.  
 18 CHAIRMAN AIZENSTAT: Thank you very much.  
 19 Mr. Trias, would you like to start?  
 20 MR. TRIAS: Yes, sir.  
 21 May I have the PowerPoint, please?  
 22 We're all familiar with the Industrial  
 23 District or the area that historically has been  
 24 called the Industrial District, and this is the  
 25 plan that originally Merrick was able to file

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1 back in the '20s, and it has changed a lot.  
 2 And through the years, we have had some  
 3 discussions about changing the focus of the  
 4 area, and I think that Mr. Torre, for example,  
 5 at some point, suggested calling it the Design  
 6 District.  
 7 So I think that now that we're going  
 8 through all of these updates of the Zoning  
 9 Code, we think it's a good idea to also make  
 10 some minor changes to the Map and the name of  
 11 the area, and then also correct some things  
 12 that are already in the Zoning Code, and that  
 13 probably should be in the Comp Plan in the same  
 14 exact way, so there's no confusion.  
 15 So that is what we're doing tonight. We're  
 16 making some changes to the Comp Plan. The only  
 17 change of substance is the name. The other  
 18 changes are simply cleanup, for consistency  
 19 with some other regulations that we have in the  
 20 Zoning Code.  
 21 Next, please.  
 22 The area, as you can see, is no longer  
 23 industrial, and I think it should be best  
 24 described as a Mixed-Use District.  
 25 Next.

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1 to 120 feet, and also allow the 125 units per  
 2 acre which is currently the regulations that we  
 3 have in place. We're simply making everything  
 4 consistent.  
 5 Next.  
 6 And the policy, as you can see, is a very  
 7 simple policy. It simply creates the  
 8 opportunity to have some Zoning regulations.  
 9 Next.  
 10 But, more importantly, some economic  
 11 development strategies that will promote the  
 12 retail activities, such as galleries and design  
 13 uses, and some other innovative uses, such as  
 14 financial services, biomedical, pharmaceutical,  
 15 the kind of things that economic development  
 16 strategies could really help with, particularly  
 17 at the ground level, which is focused on the  
 18 pedestrian quality and Mixed-Use compatibility  
 19 with the rest of the District.  
 20 In addition, we may have some design  
 21 standards for signs and so on, and some  
 22 branding strategies that try to promote the  
 23 overall idea for the area.  
 24 Next, please.  
 25 We have sent letters to the property

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1 You can see many, many projects have been  
 2 built there recently. In fact, one of the  
 3 projects the we are -- the only project that  
 4 we're dealing with tonight is also in this  
 5 area, in this area that we are dealing with.  
 6 Next.  
 7 The Zoning and the Land Use are going to  
 8 probably change as a result of the update to  
 9 Mixed-Use, but right now they are Commercial  
 10 and Industrial.  
 11 Next.  
 12 And what we are suggesting is an amendment  
 13 to the Map and also some minor Text Amendments  
 14 to the Comprehensive Plan.  
 15 Next.  
 16 So the Map basically changes the name.  
 17 Next.  
 18 And we call this area, Design and  
 19 Innovation District. That's the final name  
 20 that we finally decided that probably expresses  
 21 the idea.  
 22 Next.  
 23 And the Text Amendment will create the  
 24 District, with some objectives and some  
 25 policies, and, like I said, correct the height

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1 owners. We've also posted the request on the  
 2 website, and we also have had newspaper  
 3 advertisement.  
 4 Next.  
 5 And Staff recommends approval to the  
 6 amendment to the Map and also the Text  
 7 Amendments, as they do follow the standards of  
 8 review in the Comprehensive Plan.  
 9 And that's the end of my presentation, and  
 10 if you have any questions, I'll be happy to  
 11 answer them.  
 12 MR. BEHAR: Mr. Chairman, can we start  
 13 or -- you're muted.  
 14 MS. ANDERSON: You're muted.  
 15 MR. BEHAR: Okay. There we go. Sorry, I  
 16 was not able to unmute myself.  
 17 THE SECRETARY: Excuse me.  
 18 We're allowed to have ten hosts and I think  
 19 someone is on two devices; therefore, I cannot  
 20 make the Chair cohost.  
 21 CHAIRMAN AIZENSTAT: Has anybody signed in  
 22 from the Board on their phone and their iPad or  
 23 maybe their computer and their iPad?  
 24 MR. MURAI: Possibly.  
 25 CHAIRMAN AIZENSTAT: Is it possible to take

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1 one off?

2 MR. MURAI: If I could find out whether --

3 THE SECRETARY: Mr. Murai, you're on your

4 iPad right now. Can I disconnect your other

5 one?

6 MR. MURAI: I am in another one?

7 THE SECRETARY: Yes. You have two

8 connections.

9 MR. MURAI: I think somebody is hacking me.

10 I'm being hacked.

11 MR. BEHAR: So long you don't get on the

12 bicycle yet.

13 MR. MURAI: Okay. Agreed.

14 CHAIRMAN AIZENSTAT: Let's continue.

15 Robert, you wanted to say something?

16 MR. BEHAR: Do we need to open it up to the

17 public before we speak or --

18 CHAIRMAN AIZENSTAT: That's what I was

19 going to go ahead and do --

20 MR. BEHAR: Okay. Go ahead. Then I'll

21 wait for that.

22 CHAIRMAN AIZENSTAT: -- because it's a

23 straight-forward item.

24 Jill, do you have any members of the public

25 that have contacted you that would like to

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1 be developed further in the future, with

2 economic development strategies and those kinds

3 of things.

4 MR. MURAI: Okay. I still don't understand

5 your response to my question. We're changing

6 the name of this district, and we're conforming

7 some -- I guess, the regulations in this

8 District, to existing regulations? We're not

9 changing anything?

10 MR. TRIAS: We're not changing anything

11 that regulates development. We're not changing

12 height. We're not changing density. We're not

13 changing those things. Even though they're

14 included in the item, they are the same as the

15 regulations we have in the Zoning Code.

16 MR. MURAI: But you said, we're not

17 changing development. What is it that we're

18 changing?

19 MR. TRIAS: The name of the district.

20 MR. MURAI: I understand that.

21 MR. TRIAS: And possibly, possibly, the

22 emphasis on the economic strategies in the

23 future, but, you know, that's just opening up

24 those opportunities. That's all we're doing.

25 CHAIRMAN AIZENSTAT: Rhonda, would you --

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1 speak on this item?

2 THE SECRETARY: No. No. No one.

3 CHAIRMAN AIZENSTAT: Okay. Nobody on the

4 phone platform, either?

5 THE SECRETARY: None.

6 CHAIRMAN AIZENSTAT: Okay. At this time,

7 I'm going to go ahead and close this item for

8 public comment.

9 Board discussion. Robert.

10 MR. BEHAR: Yes.

11 MS. ANDERSON: Did you say, Robert or

12 Rhonda?

13 MR. BEHAR: Go for it.

14 MR. MURAI: It could be Rene, too.

15 MR. BEHAR: You guys go first.

16 CHAIRMAN AIZENSTAT: Okay. Rene, why don't

17 you start?

18 MR. MURAI: Okay. If I understand what

19 we're doing, we're changing the name of the

20 district and changing text, without substance,

21 just to conform to existing regulations or

22 Ordinances?

23 MR. TRIAS: Yes. And the only additional

24 thing is that we do have a category now called

25 the Design District in the Comp Plan, that may

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1 Rene, I'm sorry, are you done? Was your

2 question answered?

3 MR. MURAI: You know, sort of. I guess so.

4 Maybe. I don't know.

5 MR. TRIAS: If I can explain it better, I

6 will, but really there's nothing more of any

7 substance that I can speak of. We're creating

8 the district. We're changing the emphasis, but

9 we're not changing any of the development

10 standards. The same uses apply. The same

11 Zoning regulations apply, et cetera.

12 MR. MURAI: Okay.

13 CHAIRMAN AIZENSTAT: Thank you.

14 Rhonda.

15 MS. ANDERSON: Ramon, the only comment I

16 have, and it really dovetails in with 250 Bird

17 that we're going to consider next, the maximum

18 height of buildings in this area as originally

19 passed by or designed by Merrick in the

20 beginning was what height?

21 MR. TRIAS: I don't know what Merrick's

22 original proposal was. I don't know.

23 MS. ANDERSON: And the existing Zoning Code

24 right now --

25 MR. TRIAS: I mean, what I know is that

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

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.

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

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

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1 had to clarify the height, the 120, and the  
 2 density, so it would be very clear in the Comp  
 3 Plan, as it is in the Zoning Code. That was  
 4 it.  
 5 MR. BEHAR: And, Ramon, I think what you're  
 6 doing, I support it. I think you're absolutely  
 7 correct. It makes it a lot cleaner, clearer,  
 8 for everybody to understand. So I also support  
 9 it.  
 10 You know, with that in mind, if there are  
 11 no other -- any other Board Members that are  
 12 going to speak, I'll make a motion to approve.  
 13 CHAIRMAN AIZENSTAT: Well, I wanted Chip --  
 14 Chip hasn't gone yet. If you don't mind, I'd  
 15 like to go ahead and hear Chip's comments.  
 16 MR. WITHERS: What's the strategy for  
 17 hospitality in that area?  
 18 MR. TRIAS: I don't know of any strategy at  
 19 this point, but certainly economic development  
 20 could focus on that, also, if you believe that  
 21 is an important issue.  
 22 MR. WITHERS: I guess my next question  
 23 would be, you know, the whole Merrick Park  
 24 concept came into play, there's a vacant lot  
 25 across from Nordstrom, and (unintelligible) put

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1 called the Apartment District, and not --  
 2 seriously. I mean, you look at -- it's just  
 3 amazing what's happened between -- behind, I  
 4 think, is Villagio -- whatever the restaurant  
 5 is across from Gables High School, Villagio,  
 6 all of the way to The Collection, it's just  
 7 nothing but a mass of apartments in there or  
 8 condos.  
 9 Has there been any effort to try to expand  
 10 retail into that area as far as the first  
 11 floor?  
 12 MR. TRIAS: This is the effort, and that's  
 13 exactly the issue. The issue is that the  
 14 ground level, even though it's designed nicely,  
 15 it's not that successful. So our thinking was,  
 16 if we were to focus economic development and  
 17 branding and merchandise and strategies towards  
 18 design and innovation, we will probably be able  
 19 to further develop the area, from an economic  
 20 point of view.  
 21 MR. WITHERS: How are you going to  
 22 discourage the apartments from buying large  
 23 swaths?  
 24 MR. TRIAS: Well, you can only do  
 25 Mixed-Use. You're not allowed to do just an

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1 a boutique hotel up there, and so that leads to  
 2 my next question. Have we reviewed the Merrick  
 3 Park agreement, how many more square feet they  
 4 can build, that they're allowed to do in the  
 5 existing parcels they have? So will this  
 6 conflict with any of their parcels in the  
 7 City's agreement with Merrick Park?  
 8 MR. TRIAS: I haven't reviewed the  
 9 agreement recently, but, like I said, we're not  
 10 changing any of the regulations. So there's no  
 11 conflict. All we're doing is, we're changing  
 12 maybe the emphasis of merchandising and  
 13 marketing and economic development toward the  
 14 Design and Innovative District, which I think  
 15 is compatible with the existing development  
 16 there.  
 17 MR. WITHERS: So there's no Land Use  
 18 change?  
 19 MR. TRIAS: No.  
 20 MR. WITHERS: You know, if you can have  
 21 this as a destination, and, you know,  
 22 hospitality is important, you know, we should  
 23 encourage the City to look at that direction.  
 24 But I guess my other question, which is, you  
 25 know, it seems the whole area now should be

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1 apartment building. So the ground level is  
 2 always going to be Retail or Commercial.  
 3 MR. WITHERS: I mean, instead of just a  
 4 ten-story high ceiling on the ground floor, you  
 5 know, Venny -- you know, you architects chime  
 6 in here, I mean, I think if you really want to  
 7 try to develop some nice retail looks, you  
 8 know, you need to have, you know, taller  
 9 ceilings on the ground floor.  
 10 I mean, to me, you're going to get the nail  
 11 salon, you know, you're going to get the yogurt  
 12 company. You're going to get -- when you start  
 13 going with the apartment buildings, you don't  
 14 get the five and ten thousand beautiful spaces  
 15 bringing in, you know, high end retailers.  
 16 MR. TRIAS: I understand your question  
 17 better. We have included design guidelines for  
 18 height and transparency, et cetera, in the Code  
 19 Update. I'll go into more detail next week, if  
 20 you want to, but that's already there. There's  
 21 a minimum height, and then there's also a  
 22 requirement for transparency at the ground  
 23 level, which encourages retail and so on.  
 24 MR. WITHERS: Well, I'm not talking about  
 25 encouraging it. I'm talking about, people want

1 to do Mixed-Used under the guidelines that we  
 2 want them to. And, again, it's not, this is  
 3 retail and this is what you have to do --  
 4 MR. TRIAS: No, it's a requirement. You  
 5 have to go Mixed-Use. It's not that it's an  
 6 option. You have to do Mixed-Use if you want  
 7 to do any kind of residential.  
 8 MR. WITHERS: But the design requirements  
 9 for the Mixed-Use is, what?  
 10 MR. TRIAS: The design requirements for the  
 11 Mixed-Use, as they relate to the ground  
 12 level --  
 13 MR. WITHERS: Yes.  
 14 MR. TRIAS: -- are included in the update  
 15 that we're working on. They're not in the Code  
 16 yet, but we are including 17 feet for the  
 17 height, which we need to discuss, and we're  
 18 also requiring 80 percent transparency,  
 19 meaning, glass, at the ground level. So those  
 20 are the things that a Zoning Code can do.  
 21 Okay, great. In addition, we can do some  
 22 economic development strategies and branding  
 23 and other things, such as signage, et cetera.  
 24 So the idea is that all of those things  
 25 eventually will make the place much more

1 successful, if we all work together and come up  
 2 with effective rules.  
 3 MR. WITHERS: So what's the vision on both  
 4 sides of Ponce? What's the vision on the east  
 5 side of Ponce? What would you like to see  
 6 there?  
 7 MR. TRIAS: What I would like to see there  
 8 is, ground level retail, that is consistent  
 9 with Design and Innovation, and then two or  
 10 three stories of apartments or office space  
 11 above.  
 12 MR. WITHERS: So you don't want to see  
 13 eight stories on Ponce?  
 14 MR. TRIAS: That would be my preference.  
 15 Now, if you're able to assemble 20,000 square  
 16 feet, the development regulations allow more  
 17 than four stories.  
 18 MR. WITHERS: So do we, as a Board, want to  
 19 look at a visioning along the Ponce corridor  
 20 and develop it? I mean, now is the chance to  
 21 do this. If we have concurrency that we don't  
 22 want more than three stories or we want a step  
 23 back, like it is on Miracle Mile, then we ought  
 24 do that now.  
 25 MR. TRIAS: That's a very good suggestion,

1 Mr. Withers, and what I'm doing here today,  
 2 simply, I'm creating the opportunity. In other  
 3 words, we're creating that Design/Innovation  
 4 District in the Comp Plan, so the vision can be  
 5 implemented as it's developed.  
 6 MR. WITHERS: Okay. Look, my last comment  
 7 is, this is probably one of the last areas that  
 8 we really have an opportunity to put a real  
 9 handprint on, and really do it the way we think  
 10 it would be real cool for Coral Gables. If  
 11 not, it's just going to be developed as  
 12 developers come in and can assemble properties  
 13 and make money.  
 14 There's nothing -- listen, we're all for  
 15 making money, but I'm just thinking, if we  
 16 really want to take that area and make it  
 17 signature, none of those inner streets are  
 18 signature streets at all. Maybe the one  
 19 pass-through in Merrick Park is a signature  
 20 street. Everything else is just a basic city  
 21 street, and Le Jeune is never going to be a  
 22 real signature street with a high school there,  
 23 but if we really want to make a signature  
 24 street in South Gables, Ponce is our last  
 25 opportunity, and we really ought to take a look

1 at visioning both sides of the street, east and  
 2 west.  
 3 You know, the east side -- the west side,  
 4 with The Collection, we don't have a lot of,  
 5 you know, opportunity there, but on the other  
 6 two -- the rest of the block, we have some  
 7 great opportunities, and that's all of my  
 8 comments.  
 9 CHAIRMAN AIZENSTAT: Ramon, let me ask you  
 10 a question. What is the percentage that's  
 11 required now when we do a Mixed-Use to be  
 12 Commercial or to be stores with a project?  
 13 MR. TRIAS: You have to do eight percent,  
 14 which means basically the whole ground level as  
 15 retail.  
 16 CHAIRMAN AIZENSTAT: You said, eight  
 17 percent?  
 18 MR. TRIAS: Yeah, eight percent of the  
 19 project, at a minimum, yeah.  
 20 CHAIRMAN AIZENSTAT: At a minimum.  
 21 Did Staff or the Zoning Re-Write look to  
 22 change of any that or does that stay the same?  
 23 MR. TRIAS: Well, that stays the same, and  
 24 it's in the Comp Plan, also, and if we look,  
 25 for example, at the project that we're looking

1 at today, it's 8.4 percent retail. So it seems  
 2 to be a reasonable number.  
 3 CHAIRMAN AIZENSTAT: Okay.  
 4 MR. TRIAS: If we need to look at anything  
 5 in more detail, we certainly could.  
 6 CHAIRMAN AIZENSTAT: Okay. I basically  
 7 echo the same sentiments that were expressed by  
 8 my fellow Board Members. The points were well  
 9 made.  
 10 Are there any other comments anybody would  
 11 like to make?  
 12 MR. BEHAR: Let me address Chip's comment a  
 13 second, because in every successful community  
 14 that incorporates Mixed-Use, and for the  
 15 retail, whether it's galleries or restaurants,  
 16 you need to have Residential support in order  
 17 for it to be successful. And that's why -- I'm  
 18 in this area. I am actually walking distance  
 19 from Merrick Park. And what's great about, now  
 20 you see, the restaurants are being more  
 21 successful, maybe not the last four months,  
 22 five months, but prior to that. When you start  
 23 putting Residential in an area like this,  
 24 that's when you have successful restaurants and  
 25 shops, because you need to bring people to

1 Design District name is meant there to be able  
 2 to be promoted as such, to bring in high end  
 3 designers, to bring in high end furniture  
 4 stores, to bring in high end architects and  
 5 interior designers to sell high end fabrics.  
 6 So the idea is to, yes, promote it as such,  
 7 and try to get the designs to follow that, with  
 8 the high ceilings and the better storefront  
 9 designs. So how we do that in the future, how  
 10 do we qualify that the designs are better,  
 11 that's something I'm not sure we can do in the  
 12 new Code changes, but that's something we  
 13 should be exploring, how to improve that  
 14 streetscapes.  
 15 CHAIRMAN AIZENSTAT: Thank you, Venny.  
 16 Would anybody like to make a motion?  
 17 MR. BEHAR: I'll make a motion to approve.  
 18 MR. TORRE: I'll second it.  
 19 MS. ANDERSON: I'll second.  
 20 CHAIRMAN AIZENSTAT: Who said, second,  
 21 please?  
 22 MR. TORRE: I did, but I think somebody  
 23 else did, as well.  
 24 MS. ANDERSON: It doesn't matter.  
 25 CHAIRMAN AIZENSTAT: We have a motion and a

1 them.  
 2 And I think, Ramon, you will agree with me  
 3 there, that's why you see a lot more  
 4 apartments, you know, whether it's condo or  
 5 rental apartment, in this area.  
 6 MR. TRIAS: I agree. I think that the  
 7 issues that we're talking about, qualitative  
 8 issues, is how well can we do this, but I think  
 9 the big idea is very sound.  
 10 MR. TORRE: Another point. Can you all  
 11 hear me?  
 12 CHAIRMAN AIZENSTAT: Yes.  
 13 MR. TORRE: The point that you just made,  
 14 Robert, is exactly correct. I mean, I went to  
 15 Midtown two or three weeks ago, just to see how  
 16 they were faring compared to Miracle Mile, this  
 17 is measure of the BID's performance, and they  
 18 were busy as could be. And the reason is, for  
 19 those apartments above, Midtown was busy, and  
 20 there's a lot of people downstairs and those  
 21 retailers were actually active.  
 22 The idea is, again, not to bring in the  
 23 hair salons and the nail shops and the, you  
 24 know, Subway shops or Subway sandwiches. It's  
 25 to bring in better retailers, and then the

1 second.  
 2 Any comments?  
 3 THE COLLER: That would be done in  
 4 accordance with Department recommendations?  
 5 CHAIRMAN AIZENSTAT: Is that correct,  
 6 gentlemen?  
 7 MR. BEHAR: Yes.  
 8 CHAIRMAN AIZENSTAT: Okay. That is  
 9 correct, Mr. Coller.  
 10 Having heard no comments, call the roll,  
 11 please.  
 12 THE SECRETARY: Rene Murai?  
 13 MR. MURAI: Yes.  
 14 THE SECRETARY: Venny Torre?  
 15 MR. TORRE: Yes. Here.  
 16 THE SECRETARY: Maria Velez?  
 17 MS. VELEZ: Yes.  
 18 THE SECRETARY: Chip Withers?  
 19 MR. WITHERS: Yes.  
 20 THE SECRETARY: Rhonda Anderson?  
 21 MS. ANDERSON: Yes.  
 22 THE SECRETARY: Robert Behar?  
 23 MR. BEHAR: Yes.  
 24 THE SECRETARY: Eibi Aizenstat?  
 25 CHAIRMAN AIZENSTAT: Yes.

1 At this point, let it be noted for the  
 2 record that Robert is going to sign off.  
 3 MR. BEHAR: Thank you, folks.  
 4 CHAIRMAN AIZENSTAT: Say that again,  
 5 please, Robert.  
 6 MR. BEHAR: Thank you, and I'll leave. You  
 7 all have a good evening. Thank you.  
 8 CHAIRMAN AIZENSTAT: Thank you, Robert.  
 9 So, for the record, Robert signed off at  
 10 4:41 p.m.  
 11 MR. COLLER: Mr. Chairman, as he previously  
 12 noted, that he had indicated a conflict on this  
 13 item and he's unable to participate.  
 14 CHAIRMAN AIZENSTAT: That is correct.  
 15 Mr. Coller, since we're taking on E-1  
 16 through E-4 at this time, would you like for  
 17 the comment, the e-comment, to be read into the  
 18 record?  
 19 MR. COLLER: Why don't we read everything  
 20 in and then we'll read the comment into the  
 21 record.  
 22 CHAIRMAN AIZENSTAT: Okay. Please proceed.  
 23 MR. COLLER: Okay. So all of these are  
 24 connected, so I'm reading all items in.  
 25 Items E-1, an Ordinance of the City

1 Review," Division 5, "Planned Area Development  
 2 (PAD)" for a proposed mixed-use project  
 3 referred to as "Merrick 250" on the property  
 4 legally described as lots 1 through 11,  
 5 inclusive, less the south 7.5 feet thereof, and  
 6 lots 32 through 42, inclusive, less the south  
 7 7.5 feet thereof, Block 3, "Coral Gables  
 8 Industrial Section," together with that portion  
 9 of the 30 foot platted alley lying north of the  
 10 north line of the south 7.5 feet of said lot 11  
 11 projected westerly and south of the north line  
 12 of said block 3, 250 Bird Road, Coral Gables,  
 13 Florida; including required conditions;  
 14 providing for a repealer provision,  
 15 severability clause, and providing for an  
 16 effective date.  
 17 I think I'm going to refer to this as the  
 18 legal description, since we are repeating it  
 19 multiple times and it may shorten this.  
 20 Item E-3, a Resolution of the City  
 21 Commission of Coral Gables, Florida providing  
 22 the Mixed-Use Site Plan and Conditional Use  
 23 review pursuant to Zoning Code Article 4,  
 24 "Zoning Districts" Division 2, "Overlay and  
 25 Special Purpose Districts", Section 4-201,

1 Commission of Coral Gables, Florida approving  
 2 receipt of Transfer of Development Rights  
 3 (TDRs) pursuant to Zoning Code Article 3,  
 4 "Development Review", Division 10, "Transfer of  
 5 Development Rights", Section 3-1006 "Review and  
 6 approval of use of TDRs on receiver sites", for  
 7 the receipt and use of TDRs for a Mixed-Use  
 8 project referred to as "Merrick 250" on the  
 9 property legally described as lots 1 through  
 10 11, inclusive, less the south 7.5 feet thereof,  
 11 and lots 32 through 42, inclusive, less the  
 12 south 7.5 feet thereof, Block 3 "Coral Gables  
 13 Industrial Section," together with that portion  
 14 of the 30 foot platted alley lying north of the  
 15 north line of the south 7.5 feet of said lot 11  
 16 projected westerly and south of the north line  
 17 of said Block 3, 250 Bird Road, Coral Gables,  
 18 Florida; including required conditions;  
 19 providing for a repealer provision,  
 20 severability clause, and providing for an  
 21 effective date.  
 22 Item E-2, an Ordinance of the City  
 23 Commission of Coral Gables, Florida granting  
 24 approval of a Planned Area Development (PAD)  
 25 pursuant to Zoning Code Article 3, "Development

1 "Mixed-Use District (MXD)" for a proposed  
 2 Mixed-Use project referred to as "Merrick 250",  
 3 legal description previously announced;  
 4 including required conditions; providing for a  
 5 repealer provision, severability clause and  
 6 providing for an effective date. Mixed-Use  
 7 site plan. Legal description on file.  
 8 Item E-4, a Resolution of the City  
 9 Commission of Coral Gables, Florida approving  
 10 the Tentative Plat entitled "Alta Strategic  
 11 Gables" pursuant to Zoning Code Article 3,  
 12 Division 9, "Platting/Subdivision", being a  
 13 re-plat of 61,548 square feet (1.41 acres) into  
 14 two tracts of land on the property legally  
 15 described as lots 1 through 11, inclusive, less  
 16 7.5 -- less the south 7.5 feet thereof, and  
 17 lots 32 through 42, inclusive, less the south  
 18 7.5 feet thereof, Block 3, "Coral Gables  
 19 Industrial Section," together with that portion  
 20 of the 30 foot platted alley lying north of the  
 21 north line of said block 3 (250 Bird Road)  
 22 Coral Gables, Florida; including required  
 23 conditions; providing for a repealer provision,  
 24 severability clause, and providing for an  
 25 effective date.

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1 Items E-1, E-2, E-3 and E-4 public hearing.  
 2 CHAIRMAN AIZENSTAT: Thank you, Mr. Collier.  
 3 Before I ask Jill to read the e-comment  
 4 into the record, I'd like to remind everybody  
 5 again, anybody that wishes to speak on any of  
 6 these four agenda items, if you're on Zoom, to  
 7 please go ahead and send a chat to Jill, and if  
 8 you are on the phone platform, it is \*9.  
 9 Jill, would you please read the e-comment  
 10 into the record?  
 11 THE SECRETARY: "Hello, I would like to  
 12 submit the following questions and comments.  
 13 "(1) Isn't Coral Gables supposed to be the  
 14 City Beautiful and not --"  
 15 CHAIRMAN AIZENSTAT: Jill, could you state  
 16 the individual who sent that header?  
 17 THE SECRETARY: Sure. Andrew Porter,  
 18 received today, August 12, 2020, at 2:49 p.m.  
 19 CHAIRMAN AIZENSTAT: Thank you.  
 20 THE SECRETARY: I will start over.  
 21 "Hello, I would like to submit the  
 22 following questions and comments.  
 23 "(1) Isn't Coral Gables supposed to be the  
 24 City Beautiful and not the City Skyscraper?  
 25 Views are being obstructed. Communities are

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1 traffic capacity/infrastructure for any future  
 2 buildings in this area. There are already a  
 3 plethora" -- I'm not sure if I'm pronouncing  
 4 that correctly -- "of delivery trucks that  
 5 block entrances, exits, and intersections on a  
 6 daily basis.  
 7 "(4) Buildings need to have their height  
 8 capped at three stories or less to make it feel  
 9 like Coral Gables.  
 10 "(5) This part of the city needs additional  
 11 parks and green spaces. If construction  
 12 continues it is just going to be a strip of  
 13 ugly concrete towers that are built too close  
 14 together.  
 15 "(6) Many of the roads in this area are  
 16 starting to smell like garbage because of the  
 17 tight alleyways and increased population  
 18 without significant infrastructure development.  
 19 "(7) Areas of Merrick Park, Merrick Circle,  
 20 and Douglas already smell like sewage, this  
 21 will make it worse.  
 22 "Thank you, Andrew. Andrew Porter, Ph.D.,  
 23 Assistant Professor of Public Health, School of  
 24 Health Studies University of Miami."  
 25 CHAIRMAN AIZENSTAT: Thank you.

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1 being decimated. We do not need another  
 2 high-rise in Coral Gables. Merrick Manor, the  
 3 Henry, Laguna Place and Gables Ponce are  
 4 already too much. They make driving more  
 5 complicated. They make driving more congested.  
 6 The proposed projects do not include an  
 7 increase in utilities or traffic capacity and  
 8 this is especially problematic when school is  
 9 in session with Coral Gables High School pickup  
 10 and dropoff and busses. Also, there are no  
 11 parks or green spaces in this part of Coral  
 12 Gables which further demeans our title as the  
 13 City Beautiful. Future buildings in this area  
 14 should be capped at three stories to prevent  
 15 the destruction of communities, sight lines,  
 16 property values, and a truly beautiful city  
 17 instead of an ordinary one.  
 18 "(2) The proposed buildings are far too  
 19 close together. Instead of being the City  
 20 Beautiful, we're looking like a grungy  
 21 Manhattan/Brickell building scape. If these  
 22 are built as planned, there will be dark alleys  
 23 and traffic congestion, which will lead to  
 24 decreased property values.  
 25 "(3) There needs to be an increase in

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1 THE SECRETARY: The address is 5053 (sic)  
 2 Brunson Drive, Coral Gables, Florida 33146.  
 3 CHAIRMAN AIZENSTAT: Thank you, Jill.  
 4 At this time, I'd like to ask the  
 5 applicant --  
 6 MR. TRIAS: Mr. Chairman --  
 7 CHAIRMAN AIZENSTAT: Yes.  
 8 MR. TRIAS: -- I'll have the presentation,  
 9 Staff presentation.  
 10 CHAIRMAN AIZENSTAT: Sorry about that.  
 11 That is correct.  
 12 MR. TRIAS: Thank you. Thank you, sir.  
 13 May I have the presentation? Thank you.  
 14 We have one project in the area that  
 15 happens to be in the area that we just  
 16 discussed, in the Design/Innovation District.  
 17 The project is a Mixed-Use project. It  
 18 incorporates an existing building, so it's a  
 19 very interesting architectural solution that  
 20 the applicant will explain.  
 21 And the request includes four topics. One  
 22 is TDRs, also a PAD, a Conditional Use Site  
 23 Plan for Mixed-Use, and a Tentative Plat.  
 24 Next.  
 25 The four requests are very

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1 straight-forward. They're very typical of  
 2 projects in the area. And the only unique  
 3 thing is, maybe that the TDRs are those special  
 4 TDRs that resulted from a settlement some time  
 5 ago, and that's about 4,900 square feet of  
 6 additional square footage, beyond the 3.5 FAR  
 7 that is allowed. That's what the settlement  
 8 allowed. And the rest of it is a way to  
 9 maximize the benefit, the public benefit, and  
 10 the quality of the pedestrian areas at the  
 11 ground level, and that's done through the PAD  
 12 and the Conditional Use Site Plan.

13 The plat allows for a more clear division  
 14 of land. As of today, all of the existing  
 15 buildings, that were one and two stories, are  
 16 demolished, except for one, so what happens is  
 17 that the block is going to be developed in a  
 18 more unified fashion.

19 Next.

20 That is the area of the block, and you may  
 21 remember that some time ago you looked at the  
 22 southern half of that block. So the current  
 23 project faces Bird Road, Aurora and Salzedo.

24 Next.

25 And as has been mentioned in today's

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1 special requirements. The PAD is significant,  
 2 as I mentioned before today, because the  
 3 project has more than ten stories. That's only  
 4 possible because there's a PAD, and there's an  
 5 opinion from the attorney that explains that,  
 6 but it is within the 120 feet, the maximum  
 7 height that we discussed earlier in the meeting  
 8 today.

9 Again, the discussion today was about the  
 10 Comp Plan. Those regulations already exist in  
 11 the Zoning Code.

12 Next.

13 So Number 3 is the Mixed-Use Site Plan,  
 14 which usually is the most interesting aspect of  
 15 the request, because it deals with the physical  
 16 design. I won't go into great detail. The  
 17 applicant is going to explain the project. But  
 18 you can see that the ground level tries to  
 19 maximize the pedestrian experience. And in the  
 20 yellowish color, you have the existing  
 21 building, the existing building that is being  
 22 incorporated into the project.

23 Next.

24 The summary of the Site Plan information,  
 25 which was included in your Staff report, goes

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1 meeting, there are many large projects that are  
 2 Mixed-Use all around, and the ground level  
 3 ideally should be a much more pedestrian  
 4 oriented retail and innovation environment.

5 Next.

6 Some time ago, last May, was the last  
 7 hearing. We reviewed and the Commission  
 8 adopted the Belmont ALF, which was also  
 9 Mixed-Use. The ground level, you may recall,  
 10 was retail and the sidewalks and public spaces,  
 11 and that's the southern half of this block.  
 12 Now we're dealing with the northern half.

13 Next.

14 The Land Use and the Zoning remain. So  
 15 that's not being changed today. It's the  
 16 existing conditions.

17 Next.

18 And the Request Number 1, as I said, has to  
 19 do with the special settlement that was made  
 20 with some of the TDRs, which allow additional  
 21 FAR.

22 Number 2 -- next.

23 Number 2, the second request is the PAD,  
 24 which, when one has one acre of land, and some  
 25 other requirements, it's possible to do some

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1 into some detail about the scope of the  
 2 project, but basically it's 215 units, about  
 3 8.4 percent of ground level Commercial or 8.4  
 4 percent of the total project. So, as you can  
 5 see, that is consistent with the regulations we  
 6 have. And the landscaped open space, the  
 7 minimum for a PAD is 20 percent. They are  
 8 providing 21 percent.

9 The important aspect of this is not  
 10 necessarily the percentage, but the actual  
 11 design and the way that it works with the  
 12 building. I think that's much more  
 13 interesting. So they've done a very successful  
 14 job with that. And they also have additional  
 15 parking.

16 And Ms. Anderson pointed out that they were  
 17 one disabled parking space short, so they're  
 18 changing that. So they're going to provide  
 19 eight, instead of the seven.

20 But the applicant can explain the project  
 21 in their presentation in more detail.

22 Next.

23 And the existing configuration, the  
 24 existing is actually already in the past,  
 25 because most of those existing buildings have

1 been demolished, except for the one in the  
 2 front.  
 3 Next.  
 4 And this is the proposal. The proposal has  
 5 the Belmont building in white and the proposed  
 6 building in gray. As you can see, the  
 7 regulations along Bird Road cap the height and  
 8 then the height is allowed 100 feet back from  
 9 that point.  
 10 Next.  
 11 This is the facade from Bird Road, the  
 12 front of the building, and the building on the  
 13 right is the remodeled three-story building or  
 14 the remodeled existing building, and then on  
 15 the left is the brand new construction.  
 16 Next.  
 17 The last request, the Tentative Plat, has  
 18 two tracts, because the Zoning is different.  
 19 It's just a technicality. But basically it  
 20 allows for the development to make more sense,  
 21 in a consistency point of view, with the  
 22 plating of the block.  
 23 Next.  
 24 The project has been reviewed by DRC last  
 25 year in August, the Board of Architects in

1 October, the neighborhood meeting also in  
 2 October, and then today at Planning & Zoning  
 3 Board.  
 4 Next.  
 5 Letters to property owners were sent within  
 6 a thousand feet, as required.  
 7 Next.  
 8 Public notice was sent twice, in the form  
 9 of letters. The posting of the property was  
 10 done three times, three times in the website,  
 11 and one newspaper advertisement for tonight's  
 12 meeting.  
 13 Next.  
 14 Staff recommends approval with conditions  
 15 that are listed in the Staff report.  
 16 And now I would encourage you to listen to  
 17 the applicant's presentation. Thank you.  
 18 CHAIRMAN AIZENSTAT: Thank you, Mr. Trias.  
 19 The applicant, Mario -- if we please unmute  
 20 Mario.  
 21 MR. GARCIA-SERRA: Okay. Good afternoon,  
 22 Mr. Chairman, Members of the Board, Mario  
 23 Garcia-Serra. Am I coming through on the  
 24 audio?  
 25 CHAIRMAN AIZENSTAT: Yes. Thank you. Yes.

1 MR. GARCIA-SERRA: Okay. For the record,  
 2 again, my name, Mario Garcia-Serra, with  
 3 offices at 600 Brickell Avenue, and I am here  
 4 today representing the property owner and  
 5 co-applicant on this application. The property  
 6 owner is Baptist Health of South Florida, and  
 7 the co-applicant, which is also the contract  
 8 purchaser for this property, is Alta  
 9 Developers, LLC. Alta Developers is  
 10 represented today also by one of their  
 11 executive team, Mr. Juan Carlos Freyre, who is  
 12 with us, joined us in the meeting, also, and  
 13 we're also joined by one of our project  
 14 architects, Mr. Eddy Vera, and our traffic  
 15 consultant, Juan Espinoza, and my colleague  
 16 here from my law firm, Lauren Kahn.  
 17 Okay. Arceli, I think, is controlling the  
 18 slides. If we could go to the first slide of  
 19 our presentation. There we go. Just stay  
 20 there for now.  
 21 Ramon did an excellent job of providing you  
 22 with some background information on the site,  
 23 with the basics being that it is a 1.4 acre  
 24 site, consisting of the north half of Block 3,  
 25 in the Industrial Section, and it is located

1 within the City's Mixed-Used District.  
 2 If you could go to the next slide now.  
 3 What I would like to talk about here on  
 4 this slide a little bit more is the vision plan  
 5 and the existing context for this area. The  
 6 transformation of this area from the  
 7 semi-industrial almost forgotten area, which it  
 8 was previously, to the vibrant Mixed-Use area  
 9 which is developing today, is one of the City's  
 10 great lining successes.  
 11 The development of the Shops at Merrick  
 12 Park was the first step in that direction. The  
 13 site, of course, within all of our memories,  
 14 used to be the City's Public Works yard, and  
 15 now it's a vibrant Mixed-Use area anchored by  
 16 significant and high end retail.  
 17 An equally big test along this process of  
 18 realizing what's in the process of being built  
 19 today in this area, was the adoption of a goal  
 20 in the Comprehensive Plan in the late 1990s to  
 21 have a Mixed-Use Village in this area. In  
 22 other words, the area surrounding the Village  
 23 of Merrick Park has, for a long time now, been  
 24 envisioned to be a Mixed-Use village, with  
 25 people living, working, shopping and

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1 entertaining all within a walking distance in  
 2 this area of the City.  
 3 Twenty years later, we're now realizing the  
 4 results and benefits of that planning effort.  
 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.  
 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.  
 25 Merrick 250 would be a 12-story Mixed-Use

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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.  
 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.  
 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.  
 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

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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.  
 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.  
 19 The next slide please.  
 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

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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.  
 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.  
 10 MR. VERA: Thank you, Mario.  
 11 Can everybody hear me okay?  
 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?  
 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.  
 21 CHAIRMAN AIZENSTAT: Thank you.  
 22 MR. COLLIER: Mr. Chairman --  
 23 CHAIRMAN AIZENSTAT: Yes, sir.  
 24 MR. COLLIER: -- before the architect  
 25 speaks, because he is viewed as a witness,

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1 we're going to need to get him sworn in.  
 2 CHAIRMAN AIZENSTAT: Okay. Could you  
 3 please raise your right hand?  
 4 (Thereupon, the participant was sworn.)  
 5 CHAIRMAN AIZENSTAT: Thank you. Please  
 6 continue.  
 7 MR. VERA: So, for the record, my name is  
 8 Eddy Vera. I'm representing Behar Font and  
 9 Partners. Our address is 4533 Ponce de Leon  
 10 Boulevard. And, first, I'd like to thank the  
 11 Board, again, for taking the time to listen to  
 12 our presentation today.  
 13 As we've stated before, Merrick 250 is a  
 14 true Mixed-Use project, consisting of  
 15 Residential apartments, Commercial retail and  
 16 office space. And I kind of want to take a  
 17 moment to talk about how relevant the project  
 18 is to today's discussion with the Design  
 19 District and everything.  
 20 Our site is very centrally located, and we  
 21 wanted to make sure that this project fully  
 22 addressed the pedestrian realm by activating  
 23 all four sides of the building, basically  
 24 having no rear to the building, and we did that  
 25 by having Commercial spaces on all three

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1 important factor to point out here is, you'll  
 2 see that there's a blue dotted line that runs  
 3 maybe a third of the way into the property  
 4 through the property. That blue line is  
 5 indicating the 100-foot setback point at which  
 6 the project, since it's located on the south  
 7 side of Bird Road, across from Duplex Zoning,  
 8 cannot be any higher than three stories or 45  
 9 feet in height.  
 10 It's a unique constraint to this site,  
 11 compared to others, such as the Belmont Village  
 12 project, where they did not have that height  
 13 constraint or any of the other projects in this  
 14 area, which ran the whole length of the block,  
 15 which were able to have more area, that they  
 16 could go to the maximum height of the 100 or  
 17 120 feet. So that's something that might be  
 18 relevant to the discussion later on. I just  
 19 wanted to point out that sort of constraint,  
 20 which I think the design team has successfully  
 21 designed around, but I wanted to point it out.  
 22 MR. VERA: Yeah. And, actually, let me  
 23 just add something, just to take this  
 24 opportunity to address two comments.  
 25 One was from the e-mailed in comment about

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1 streets, and a Residential use along the paseo,  
 2 on the south side. We've intentionally placed  
 3 our curb cuts on Aurora, across from the  
 4 loading and service areas for The Collection,  
 5 to maximize the pedestrian realm.  
 6 With that, we internalized all back of  
 7 house areas to hide them from the street as  
 8 best we can. All of this, Bird Road and  
 9 Salzedo is a continuous pedestrian experience,  
 10 with an L-shaped paseo that wraps around the  
 11 existing office building. We've lined the  
 12 paseo, on the south side, with residential  
 13 amenities and the lobby, to activate that  
 14 entire side.  
 15 We worked closely with Belmont, the project  
 16 on the south side, to really incorporate their  
 17 paseo with our covered paseo, and so we did  
 18 that from the design of the paver pattern, to  
 19 the design of the landscape, in conjunction  
 20 with a covered walkway, bringing the entire  
 21 block together as a continuous pedestrian  
 22 experience.  
 23 If you could go to the next slide please.  
 24 MR. GARCIA-SERRA: Before you leave that  
 25 slide, if you can go back to the last one, one

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1 the service. We've actually internalized all  
 2 of our service on the inside. So all of the  
 3 trash pick up, everything is done inside.  
 4 There would be no service done on the street.  
 5 The other comment we got before the  
 6 presentation from Ms. Anderson, about the  
 7 handicap parking space, and we looked at it.  
 8 Our plan is to add another handicap space  
 9 across from the existing handicap space, so we  
 10 can cross it and just you go out that door into  
 11 the L-shaped paseo.  
 12 Okay. We can go to the next slide now.  
 13 So here we see the typical parking on  
 14 Levels 2 to 4. Basically it's a typical  
 15 parking layout. What we've done here, though,  
 16 is we've lined -- we've put liner units along  
 17 Bird Road, to hide the parking from the street.  
 18 So it's perceived as three stories, instead of  
 19 four.  
 20 We've also separated the garage from the  
 21 existing building, from the existing office  
 22 building, so that that L-shaped paseo can be  
 23 open to the sky all of the way through.  
 24 Next slide, please.  
 25 On the fifth level, in the residential

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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.

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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

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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.

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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

1 pedestrian friendly experience throughout the  
 2 entire site, all of the way around.  
 3 Next slide.  
 4 So this is a view just from above, and it's  
 5 just another view, just to show how we  
 6 incorporated both designs into one, so it feels  
 7 like one continuous paseo.  
 8 Next slide.  
 9 Okay. So the next few images are going to  
 10 show further the relationship, with the  
 11 massing, with the existing building -- with the  
 12 existing buildings in the area. Obviously,  
 13 this is our building in the front. You can see  
 14 a little bit of the Belmont building in the  
 15 back, and then you can see all of the way down  
 16 to Merrick Manor on Le Jeune.  
 17 Next slide, please.  
 18 So this is from across Bird Road. Here, it  
 19 shows that, you know, the 120-foot height that  
 20 we're proposing of the building, it fits  
 21 seamlessly into the existing landscape of the  
 22 surrounding buildings, and that 120-foot height  
 23 is, you know, 100 feet back from Bird Road. So  
 24 it's set pretty far back.  
 25 So here you see, The Collection Residences

1 on the left, One Village Place on the right,  
 2 and then The Henry to the right of that.  
 3 Next slide.  
 4 And, then, finally, in this image, we also  
 5 include the aerial of the massing of the  
 6 Belmont project, and how the scale of the  
 7 massing of our project is compatible to the  
 8 surrounding area and fits right in.  
 9 Thank you.  
 10 And, Mario, if you have anything else, you  
 11 can --  
 12 MR. GARCIA-SERRA: Thank you, Eddy.  
 13 The project has been very well received by  
 14 the previous City Committees and Boards that  
 15 have reviewed it. Staff is recommending  
 16 approval, as Ramon mentioned during his  
 17 presentation, approval with certain conditions.  
 18 Those conditions are acceptable to us. And so  
 19 we would ask that you follow that  
 20 recommendation and vote to recommend approval  
 21 of this project with those conditions.  
 22 With that said, that's the conclusion of  
 23 our main presentation. We do reserve time, of  
 24 course, to rebutt anything that might come up  
 25 as part of the Board discussion or as part of

1 the public comment, and, if necessary, we have  
 2 other plans and exhibits which we can show you  
 3 to address particular questions or respond to  
 4 particular comments or objections.  
 5 CHAIRMAN AIZENSTAT: Thank you.  
 6 Jill, do we have speakers for this item?  
 7 THE SECRETARY: Yes. We have two speakers.  
 8 CHAIRMAN AIZENSTAT: Are they by Zoom  
 9 platform or by telephone?  
 10 THE SECRETARY: Via Zoom.  
 11 CHAIRMAN AIZENSTAT: Okay. What I'd like  
 12 to do is, I'd like to call the speakers first,  
 13 before the Board starts making comments, and  
 14 then we can go into this.  
 15 Who is the first speaker?  
 16 THE SECRETARY: Hector de los Reyes.  
 17 MR. DE LOS REYES: Hi, my name is Hector de  
 18 los Reyes. My wife Ana and I live nearby --  
 19 CHAIRMAN AIZENSTAT: We'd like to swear you  
 20 in, please.  
 21 MR. DE LOS REYES: Sure.  
 22 CHAIRMAN AIZENSTAT: If you could please  
 23 raise your right hand. His hand is raised.  
 24 (Thereupon, the participant was sworn.)  
 25 CHAIRMAN AIZENSTAT: Thank you. Please,

1 again, just state your name and address, for  
 2 the record.  
 3 MR. DE LOS REYES: Yes. My name is Hector  
 4 de los Reyes. My wife, Ana, and I live at 611  
 5 Andora Avenue. We're a few blocks from this  
 6 proposed project. We support this project.  
 7 CHAIRMAN AIZENSTAT: Thank you very much,  
 8 and thank you for taking the time to be at this  
 9 meeting. It's much appreciated. Thank you.  
 10 The next speaker please.  
 11 THE SECRETARY: Matthew Martinez.  
 12 CHAIRMAN AIZENSTAT: If we could please  
 13 unmute Matthew.  
 14 MR. MARTINEZ: Yes. Hi, my name is Matt  
 15 Martinez --  
 16 CHAIRMAN AIZENSTAT: I'm trying to look for  
 17 you, so you can raise your right hand.  
 18 MR. MARTINEZ: I'm not currently in a place  
 19 where I can -- it took a little bit longer than  
 20 expected, so I'm driving.  
 21 CHAIRMAN AIZENSTAT: Okay. Craig, how do  
 22 we proceed with that?  
 23 MR. COLLER: Okay. Well, because he can't  
 24 be seen, he can't be sworn in. So this is kind  
 25 of how we handled this issue at the last

1 meeting. We can accept his testimony, but it's  
 2 not sworn testimony, and it can be considered  
 3 in light of other admissible testimony, but it  
 4 can't stand on its own.  
 5 CHAIRMAN AIZENSTAT: Understood. Matthew  
 6 you're okay with that?  
 7 MR. MARTINEZ: I'm okay.  
 8 CHAIRMAN AIZENSTAT: Okay. Go ahead and  
 9 proceed, please.  
 10 MR. MARTINEZ: Hi. I am a trustee at One  
 11 Village Place. I own also an office space in  
 12 the building at 4100 Salzedo Street, that looks  
 13 directly at 250 Bird.  
 14 CHAIRMAN AIZENSTAT: Okay. Are you still  
 15 there, Matthew?  
 16 MR. MARTINEZ: Yes, I'm here.  
 17 You know, I'm definitely in favor of this  
 18 project. I've analyzed it in great depth and I  
 19 know the Belmont people, who are building to  
 20 the south. I think it would be a tremendous  
 21 addition to the area. I think it would  
 22 activate certainly an area right now that's  
 23 been -- you know, hasn't had a lot of attention  
 24 for a number years, really, since I've owned,  
 25 which is sort of dating back to four years now,

1 MR. GARCIA-SERRA: Right-of-way  
 2 encroachments, there is a process for them to  
 3 be approved, but they go straight to City  
 4 Commission. So, when this project moves  
 5 forwarded to the City Commission, aside from  
 6 the request that you guys are reviewing  
 7 tonight, there will be one more request, that  
 8 will be for these right-of-way encroachments.  
 9 CHAIRMAN AIZENSTAT: Okay. Thank you on  
 10 that answer.  
 11 Let me go ahead and start with Rene.  
 12 Rene, if you can unmute yourself, please.  
 13 MR. GARCIA-SERRA: Mr. Chair, I don't know  
 14 if you want me to maybe just do the brief  
 15 rebuttal. There was only one --  
 16 CHAIRMAN AIZENSTAT: If you'd like to, go  
 17 ahead, please.  
 18 Sorry, Rene.  
 19 MR. GARCIA-SERRA: There was only one brief  
 20 e-mail that was received earlier this  
 21 afternoon, at 2:49, and was read into the  
 22 record earlier today.  
 23 And it appears that the objector's concerns  
 24 really have more to do with sort of what the  
 25 Code and the plan permit in this area of the

1 and architecturally I think it's a sound  
 2 project. I think it's aesthetically very  
 3 pleasing.  
 4 I think the -- you know, a lot of people  
 5 talk about parking issues. I think the parking  
 6 ratio is like three to one thousand, which is  
 7 ample parking, and I look forward to the  
 8 project being built. I'm very supportive of  
 9 it.  
 10 CHAIRMAN AIZENSTAT: Thank you very much.  
 11 Jill, do we have any other speakers at all?  
 12 THE SECRETARY: No one else.  
 13 CHAIRMAN AIZENSTAT: No one else.  
 14 At this time, I'd like to go ahead and  
 15 close the floor.  
 16 I'd like to ask a question to Mario, if I  
 17 may, please.  
 18 Mario, I noticed that you were talking  
 19 about the encroachment, and I understand that  
 20 the whole area has the encroachment, and you're  
 21 going to do the same design for the new area  
 22 that goes along Bird Road. As such, do you  
 23 need to go before the Board of Adjustments or  
 24 any venue for that encroachment? I'm not sure  
 25 how that works.

1 City, which we were talking about earlier. In  
 2 other words, there's objections raised alleging  
 3 that this is a sort the skyscraper, that it's  
 4 just too big of a building, that the right  
 5 height here would be three stories, 45 feet,  
 6 and that's just not consistent with what's  
 7 permitted by the Code today, and indeed what  
 8 the City's vision has been for this area for  
 9 some time and what they've been wanting to  
 10 implement.  
 11 Similarly, objections to traffic. The City  
 12 traffic engineer reviewed this project, and  
 13 confirmed compliance with the relevant levels  
 14 of service for traffic, I believe. He's  
 15 available if you want to hear further from him.  
 16 And each of these projects, inclusive of this  
 17 one, and, in particular, this one, I think  
 18 they're doing their part to try to provide  
 19 appropriate open spaces and public spaces in  
 20 this somewhat urban area.  
 21 And, remember, there's also the overall  
 22 effort being done by other projects in the City  
 23 to improve the underlying area around -- the  
 24 area under the Metrorail as a bike, pedestrian  
 25 path and park area.

1 So I think, really, the City's vision is  
 2 being realized here. Their plan is being  
 3 realized. It's a step in the right direction  
 4 to fulfilling that vision and consistent with  
 5 what has been stated is City policy for a while  
 6 and even the as-built condition of this part of  
 7 the City.

8 CHAIRMAN AIZENSTAT: Thank you, Mario.  
 9 Rene, would you like to start?

10 MR. MURAI: No comments.

11 CHAIRMAN AIZENSTAT: No comments from Rene.  
 12 Venny.

13 MR. TORRE: I really like the project. I  
 14 think it's really, really nice. I like the way  
 15 the back of house is really hiding most of  
 16 what's going in that realm, and I really have  
 17 just one question, which may have been  
 18 answered. If it was, I apologize.

19 In the small office building on Salzedo and  
 20 Bird, the first floor is being called office.  
 21 Is there a particular reason why that wouldn't  
 22 be retail? If it was answered, I'm sorry, I  
 23 missed it.

24 MR. GARCIA-SERRA: It could potentially be  
 25 retail. You know, the permitted ground floor

1 you know, encouraging pedestrian traffic and  
 2 activity there. You know, it is South Florida.  
 3 It rains. It's hot. What do we have in the  
 4 way of covered space for people to walk?

5 MR. VERA: So we have five feet underneath  
 6 the office -- the existing office, and we have  
 7 a little bit more -- I want to say we have ten  
 8 feet under the new retail, close to it.

9 MS. ANDERSON: Okay. And on that side,  
 10 I've seen some differing variations of the  
 11 drawings, some of them with no trees, some of  
 12 them with palm trees, some of them with leafy  
 13 trees that provide some shade. What is the  
 14 plan?

15 MR. VERA: Yeah. So the plan is provide  
 16 shade trees all along there. Unfortunately,  
 17 you know, in front of the existing office  
 18 building, there's no room, but in front of the  
 19 retail space, it's going to be all shade trees.

20 MS. ANDERSON: Okay. Now, in front of the  
 21 -- this area is bordering Bird, and I have done  
 22 my share of walking along Le Jeune Road after  
 23 it rains, and you will get a cloud of moisture  
 24 there splash back on pedestrians. The design  
 25 that we have on Ponce, with these little hedges

1 uses right now in the Mixed-Use District  
 2 include both, retail and office. It should be  
 3 labeled something to the effect of  
 4 commercial/office.

5 MR. TORRE: It has such a great storefront  
 6 design, that I just felt it should definitely  
 7 be selling something from that passer by type  
 8 of opportunity. But I have a positive response  
 9 to this project and I'm in favor of it.

10 CHAIRMAN AIZENSTAT: Thank you very much.  
 11 Rhonda.

12 MS. ANDERSON: Hi. A few questions. I  
 13 have some comments, as well.

14 I'm pleased that you're reusing the  
 15 existing building. That's kudos to you all for  
 16 the way you've incorporated that.

17 One of the questions I have is, you know,  
 18 how much covered area do we have underneath  
 19 that what appears to be somewhat of an overhang  
 20 that exists?

21 MR. VERA: Are you referring to the  
 22 existing office building or to the new  
 23 retail -- Commercial retail space?

24 MS. ANDERSON: Both of them, the ones that  
 25 are facing Bird Road. And my concern is for,

1 that are along the side near the road, helps  
 2 with that, because it stops that splash back  
 3 from hitting the pedestrians.

4 Do we have some space to put in a minimal  
 5 amount, at least along that side, to help out  
 6 with the pedestrian traffic?

7 MR. VERA: Right now we have about 20 feet  
 8 of sidewalk in front of the new Commercial  
 9 space, and -- I mean, there's room. I think  
 10 that's something we can look into.

11 MS. ANDERSON: Oh, I think Condition 13 on  
 12 the package, I think it's Page 87, requires  
 13 planting a strip of shrubs along Bird Road with  
 14 the width --

15 CHAIRMAN AIZENSTAT: Rhonda, if I may, is  
 16 it possible to go ahead and put that slide up,  
 17 so everybody can take a look at it, that Rhonda  
 18 is talking about, that area?

19 But go ahead. While they do, Rhonda,  
 20 please proceed.

21 MS. ANDERSON: Yeah. I see that there's a  
 22 requirement in the package. It's Page 4 of 6  
 23 of Resolution 2015-86, that requires a strip of  
 24 planting material. Maybe that little ficus --

25 MR. TRIAS: Ms. Anderson, that was done

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1 recently in the paseo and on US-1 very  
 2 successfully.  
 3 MS. ANDERSON: Correct.  
 4 MR. TRIAS: Those are very -- it's a hedge  
 5 that DOT approved. So I think it's a great  
 6 idea and a very good suggestion.  
 7 MS. ANDERSON: Correct.  
 8 MR. TRIAS: I think that that's -- there's  
 9 enough room to do it and there's a precedent  
 10 that it has been done in a State road, so we  
 11 can probably follow up very easily.  
 12 MR. GARCIA-SERRA: That is acceptable to  
 13 the Applicant, also.  
 14 MS. ANDERSON: Okay. On the parking, can  
 15 you explain to us, Mario, how that tandem  
 16 parking is going to work? I mean, one of the  
 17 pictures showed this lift that had a car at an  
 18 angle and it looks precarious to me. Is this  
 19 one, is it just for the Residential units? How  
 20 does this operate?  
 21 MR. GARCIA-SERRA: I'll tell you what the  
 22 Code permits and requires and then Eddy will  
 23 tell you how they are thinking of actually  
 24 doing the project.  
 25 The Code permits a certain percentage of

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1 MR. VERA: Yeah. The lift, it's a product  
 2 by Klaus, that exists, and it's basically a  
 3 button that you press, that lifts the car and  
 4 then drops it a little bit, but it locks in  
 5 place.  
 6 MS. ANDERSON: And does that also  
 7 accommodate, you know, your standard SUV?  
 8 Because, I mean, at that angle that it's  
 9 pictured at --  
 10 MR. VERA: Well, so it comes at an angle  
 11 specifically for that.  
 12 MS. ANDERSON: Okay. All right.  
 13 All right. I was just a little curious  
 14 about that.  
 15 Now, in the submission, it says you have an  
 16 expanded sidewalk width. In the front, I think  
 17 you said you had, how many feet, on the Bird  
 18 Road side?  
 19 MR. VERA: 20 feet.  
 20 MS. ANDERSON: 20 feet. And on the other  
 21 sides, do you also have 20 feet?  
 22 MR. VERA: On the other sides -- so we  
 23 have -- if you were to include the arcades  
 24 we're -- yeah, we would be at 20 feet.  
 25 MS. ANDERSON: Okay. And the arcades are

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1 spaces to be tandem spaces or lifts, with the  
 2 requirement that those tandem spaces be  
 3 assigned either to the same Residential unit  
 4 and/or Commercial unit. In other words, it  
 5 can't be two separate owners of two separate  
 6 units that have to rely on each other for the  
 7 use of those spaces. There has to be some  
 8 common unit that's using those spaces, so that  
 9 presumably there's coordination between husband  
 10 and wife or whoever it is that's living  
 11 together as to who gets what space or, in the  
 12 case of a, you know, Commercial unit --  
 13 MR. TRIAS: Ms. Anderson, that's Condition  
 14 11. It says it exactly --  
 15 CHAIRMAN AIZENSTAT: Can we mute whoever is  
 16 talking in the background?  
 17 MR. TRIAS: Condition 11 of tandem parking  
 18 spaces also says exactly the same thing that  
 19 the attorney has explained.  
 20 MR. VERA: And that's exactly correct. Our  
 21 plan is to assign those spaces to two-bedroom  
 22 units and specifically to the Residential.  
 23 MS. ANDERSON: Okay. And how do they work?  
 24 Is it electric? Is there a switch? Is it  
 25 really at an angle as it is shown?

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1 how wide?  
 2 MR. VERA: I think the shortest arcade is,  
 3 I think, 12 feet wide.  
 4 MS. ANDERSON: Okay. And the landscaping  
 5 plans, I noticed were changed between what you  
 6 did and what was presented, and I clearly have  
 7 a preference for as much shade as possible,  
 8 largest caliber of trees that you can be  
 9 putting in there. I know there's Bridalveil,  
 10 which have a nice wide canopy on them, and do  
 11 that well.  
 12 But you only have nine, I believe, pictured  
 13 in the submission package that was provided to  
 14 us. Has that increased since we last --  
 15 MR. VERA: Yes. The answer is, yes. If  
 16 you were to compare the landscape plan that was  
 17 submitted, compared to the latest proposal,  
 18 yeah, we're adding quite a few more trees.  
 19 MR. TRIAS: Ms. Anderson, that was one of  
 20 the issues that the architect worked very hard  
 21 at fulfilling their requirement of the Code for  
 22 20 percent or more open space and better  
 23 landscape. So they did that relatively  
 24 recently. So the latest proposal, the one they  
 25 showed in their presentation, I think reflects

1 the things that you would like to see.  
 2 MS. ANDERSON: Okay. Well, while we're  
 3 still on landscaping, one of my concerns is, we  
 4 have Residential units and we have people that,  
 5 you know, want to walk dogs, and naturally the  
 6 dogs need to be able to be taken fairly close  
 7 by, especially if you're talking about late at  
 8 night. You don't want to have to go all of the  
 9 way down to US-1 to find a patch of grass.  
 10 What is the City's vision here for having  
 11 some sort of little park or area for these  
 12 units -- these Residential units to be able to  
 13 go to, to relieve their dogs?  
 14 MR. TRIAS: At this point, there's a dog  
 15 park that is being planned relatively close by  
 16 at the -- in front of the Gables Station  
 17 project, the Underline. I think that's --  
 18 that's the one --  
 19 MS. ANDERSON: That's blocks away. People  
 20 are not going to go --  
 21 MR. TRIAS: That's a couple of blocks away.  
 22 Yeah, that's the only one that I can think of  
 23 immediately that deals specifically with that.  
 24 Beyond that, I think that the Underline is not  
 25 that far away, and it's a significant public

1 MR. VERA: Yes, that's something we'll  
 2 definitely -- I think we can look into.  
 3 MR. TRIAS: Well, within the context of the  
 4 PAD approval, you could make that  
 5 recommendation as a condition, if the Board  
 6 decides to go that way, certainly.  
 7 MS. ANDERSON: I would recommend going that  
 8 way. I think it would be an overall benefit  
 9 for the entire area, as well as, you know, the  
 10 Belmont behind the facility, which also is  
 11 going to allow, I understand, some pet  
 12 ownership, too.  
 13 As far as these Residential units, for  
 14 large items that they need to dump, whether it  
 15 be cardboard, furniture and so forth, how is  
 16 that being accommodated?  
 17 MR. VERA: So all of that is being  
 18 accommodated internal. If you look on the  
 19 ground floor, I don't know if you can put that  
 20 slide up --  
 21 MS. ANDERSON: If you could put the slide  
 22 up, it would be helpful. It's time consuming  
 23 getting this thing to change pages.  
 24 MR. VERA: Yeah. So, on the ground floor,  
 25 to the left of the -- sorry, of the ramp to go

1 space, with multiple park opportunities.  
 2 MS. ANDERSON: I think you need to vision  
 3 something a bit closer. You know, I mean, I'm  
 4 not talking about, you know, a huge park to  
 5 play in, maybe just a corner area where the  
 6 dogs can go relieve themselves quickly and  
 7 people can pick it up, as opposed to being  
 8 dropped on the sidewalks, in these paseos.  
 9 You're asking a lot of these animals to make it  
 10 all of the way down to US-1, and of people, you  
 11 know, trying to do that last walk before they  
 12 go to bed to relieve their dogs.  
 13 So I think we need some sort of park  
 14 facility within walking distance of a block of  
 15 all of these Residential units that we're  
 16 putting in. So that's my thought on that.  
 17 I see you have a green that's to the  
 18 southeast of the building. Is there an  
 19 opportunity there to add some more green space,  
 20 because, I mean, we're barely squeaking through  
 21 here on the landscaping requirements and the  
 22 public space requirements? It's a significant  
 23 building, it's a beautiful piece of  
 24 architecture, but I think we need to do a  
 25 little bit more for the community.

1 up, all that is dedicated to service area. So  
 2 we have a trash chute, but we have plenty of  
 3 space to put recycle bins, stuff that can  
 4 either be managed by the building or brought  
 5 down by the tenants.  
 6 MS. ANDERSON: Can you make that a little  
 7 bigger for us who are over 55?  
 8 MS. REDILA: I can't make it any more  
 9 bigger. Sorry.  
 10 MS. ANDERSON: No? Okay.  
 11 MR. VERA: So the loading area, just as  
 12 a -- at the service area, goes from where the  
 13 ramp is horizontal on the screen, it goes, the  
 14 bottom wall, all of the way down, really, to  
 15 the outside. So there's a lot of room to  
 16 accommodate all of that recycling.  
 17 MS. ANDERSON: Can you point to that spot?  
 18 That right there? Okay.  
 19 Is that like a big open space, where  
 20 somebody wanting to pull down a bed, they're  
 21 not going to leave it outside of the building?  
 22 MR. VERA: Correct. Correct.  
 23 MS. ANDERSON: All right.  
 24 MR. VERA: There we go.  
 25 MS. ANDERSON: Much better. Thank you.

1 Oh, tremendously better.  
 2 MR. WITHERS: Where do the trucks back in?  
 3 MR. VERA: So the trucks actually wouldn't  
 4 back in. What will happen is, the truck will  
 5 go on through the two lane drive. They'll turn  
 6 into the loading area, and then just exit out  
 7 straight. So they never actually have to  
 8 maneuver. They never have to turn into a  
 9 parking space and turn out. So it's actually a  
 10 lot easier for the trucks to go through.  
 11 MS. ANDERSON: Okay.  
 12 MR. WITHERS: But not a tractor-trailer?  
 13 MR. VERA: Well, I mean, no. But this does  
 14 accommodate the turning radius for a trash  
 15 truck, for example. So where you see, in the  
 16 loading area, where you see that 12-foot  
 17 dimension, there's a dash line there. What  
 18 that is, is actually a hole in the slab, so  
 19 that the trash trucks can do all of their  
 20 maneuvering to get the bins and put them  
 21 overhead all within that space.  
 22 MS. ANDERSON: The tractor-trailer is a  
 23 good point, Chip. I mean, for people moving  
 24 in, moving out.  
 25 MR. WITHERS: They'll be in the street.

1 already done that study.  
 2 MR. WITHERS: So where is the service  
 3 elevator? Sorry, Rhonda.  
 4 MS. ANDERSON: No, go ahead.  
 5 MR. WITHERS: Where is the service  
 6 elevator?  
 7 MR. VERA: Zoom out a little bit. Go up in  
 8 the drive --  
 9 CHAIRMAN AIZENSTAT: Rhonda, are you done  
 10 or --  
 11 MS. ANDERSON: No. No. But Chip is  
 12 bringing up some good points. We're on topic.  
 13 CHAIRMAN AIZENSTAT: Okay.  
 14 MR. VERA: The moving truck would drive  
 15 into this loading area. You would unload. And  
 16 then there's a little service corridor here to  
 17 the service elevator that takes you up to all  
 18 of the floors.  
 19 MR. WITHERS: So the egress of that is at  
 20 the bottom of the screen?  
 21 MR. VERA: Correct.  
 22 MR. WITHERS: So where are your FedEx and  
 23 UPS and folks like that going to do their pick  
 24 ups?  
 25 MR. VERA: So they would basically do it

1 They'll be blocking the street.  
 2 MR. VERA: Well, a trash truck, I mean, is  
 3 35 feet long. You know, the space is 12 feet  
 4 by 35, which is what we're accommodating for,  
 5 which is typical of all of the moving trucks  
 6 and things like that.  
 7 When you say, "Tractor-trailer," I think  
 8 eighteen wheeler, you know.  
 9 MR. WITHERS: Correct.  
 10 MS. ANDERSON: Yeah, for people moving  
 11 in --  
 12 MR. VERA: People are usually, you know,  
 13 using moving trucks, which require a 12 by 35  
 14 foot space, which is what we've accommodated  
 15 for.  
 16 MS. ANDERSON: Where is that space?  
 17 MR. VERA: Right there. If you zoom in a  
 18 little bit more, you see 12 by 35 loading bay,  
 19 and then there's another one above, here, which  
 20 has access directly to the elevators for  
 21 moving. So we never have to go through the  
 22 lobby or anything like that.  
 23 MS. ANDERSON: So they can make that  
 24 radius?  
 25 MR. VERA: Yeah. Yeah. Yeah, we've

1 within that loading area or service area, and  
 2 then we give them access -- right, we give them  
 3 access to the lobby and straight into the mail  
 4 room which --  
 5 MR. WITHERS: Okay.  
 6 MR. VERA: So all of that service will be  
 7 all hidden within -- internalized within that  
 8 area.  
 9 MS. ANDERSON: Which I assume has great  
 10 valve ventilation.  
 11 MR. VERA: Yeah, of course.  
 12 MS. ANDERSON: Okay. All right.  
 13 Chip, are you done with the trucks, since  
 14 you're the expert on trucks?  
 15 MR. WITHERS: Yeah. Thank you.  
 16 MS. ANDERSON: Okay. Van accessible spots,  
 17 let's assume that there is a resident that  
 18 needs a van accessible spot. Is there a way  
 19 for them to have it reserved?  
 20 MR. VERA: We have more than eight feet  
 21 four clear on all of our parking levels. So  
 22 all of our handicap spaces will be van  
 23 accessible.  
 24 MS. ANDERSON: Problem solved. Done.  
 25 The roof over the older section, what do

1 you plan on doing with that?  
 2 MR. VERA: Okay. So do you mean like the  
 3 elevator override and all of that stuff?  
 4 MS. ANDERSON: Yeah, on top of the  
 5 building. You know, you have a nice, big,  
 6 flat, wide space there.  
 7 MR. VERA: Yeah. So we plan on doing a  
 8 screened in enclosure, so that it's not such a  
 9 sore thumb, you know, so it's more appealing  
 10 aesthetically.  
 11 MS. ANDERSON: Okay. Any thoughts of  
 12 putting some green space up there to help  
 13 reduce this heat island that we get in the  
 14 great South Florida sunshine? We have a great  
 15 spot here for solar panels, too. It's  
 16 fantastic. But it might not look as pretty  
 17 from the pool. So, you know, that's why I'm  
 18 talking green space, which would be lovely.  
 19 I've seen it when I've gone to some hotels  
 20 in Chicago and it's just kind of delightful.  
 21 They put some kind of flowers growing out there  
 22 or some beautiful yellow grasses.  
 23 MR. VERA: What we did is, we added a  
 24 planter on -- the pool deck access is at the  
 25 same level, as well. I don't know if you would

1 appreciate planters on the other side. But  
 2 it's something that we'll discuss, and the  
 3 feasibility of it was a little bit difficult,  
 4 because of the existing structure that's there  
 5 now.  
 6 MS. ANDERSON: Yeah, but grasses don't take  
 7 that much depth.  
 8 MR. VERA: No, I'm talking about a planter,  
 9 but --  
 10 MS. ANDERSON: Wild flowers, okay. There's  
 11 all kinds of stuff that would grow up there  
 12 with minimal soil depth.  
 13 MR. VERA: Okay. We'll talk to the  
 14 developer and see what we can work out.  
 15 MS. ANDERSON: I highly recommend it,  
 16 because it's amazing what you can do with a  
 17 little bit of soil and ground cover that can be  
 18 heat tolerant and make something nice looking  
 19 instead of having to look at another rooftop  
 20 from your pool while you go swimming, and this  
 21 is a great opportunity.  
 22 MR. TRIAS: Ms. Anderson, as you know, they  
 23 have to get LEED certification or something  
 24 similar, and that is one of the points that  
 25 perhaps they could get through that process.

1 MS. ANDERSON: Yeah. No, it definitely  
 2 could get them points and I think it would be a  
 3 great statement here. I'm not saying, put  
 4 trees up there. I'm saying, you know, some low  
 5 growing stuff.  
 6 So if you look at the Connect to Protect  
 7 Program, they have more suggestions that you  
 8 might want to use, lowly grass, things of that  
 9 nature, are gorgeous and you can mix it up.  
 10 MR. VERA: Okay. Great. Thank you.  
 11 MS. ANDERSON: That's it, in the way of my  
 12 questions.  
 13 CHAIRMAN AIZENSTAT: Thank you, Rhonda.  
 14 Chip.  
 15 MR. WITHERS: Yeah. Can you give me a  
 16 little bit of background, either Mario or  
 17 Staff, on the whole -- who's the sending  
 18 property? What's the history on the TDRs?  
 19 MR. GARCIA-SERRA: Sure. I can give you  
 20 that background, Chip. So going back decades,  
 21 there were 20 acres of land south of Hammock  
 22 Oaks. So picture yourself at Hammock Oaks,  
 23 east of Old Cutler Road, sort of west of  
 24 Matheson Hammock Park and Preserve, which were  
 25 privately owned and they were Zoned

1 Single-Family.  
 2 MR. WITHERS: Right.  
 3 MR. GARCIA-SERRA: They were in a very  
 4 environmentally sensitive area, and so the  
 5 permitting and potential development of that  
 6 site was problematic, not only for the property  
 7 owner to get it done, but also problematic from  
 8 the point of view of the City, as far as do we  
 9 want development there, and do we want, you  
 10 know, that impact to that environmentally  
 11 sensitive area, and do we want the potential  
 12 fight of lawsuits, so forth, over what might  
 13 happen in that situation.  
 14 So the resolution to that situation was  
 15 that the then property owner conveyed those 20  
 16 acres to the City. So those 20 acres are now  
 17 owned by the City. And in exchange, that  
 18 property owner was granted 50,000 square feet  
 19 of TDRs, which were unique in two ways. Number  
 20 One, that you could use them for density,  
 21 potentially, if you wanted to, which is not  
 22 typically permitted, and Number Two, you can  
 23 use them in areas outside of the CBD, because  
 24 your typical standard TDR can only be utilized  
 25 today in the Central Business District.

1 So these could be utilized outside of the  
2 Central Business District, as long as it wasn't  
3 fronting South Dixie Highway and as long as  
4 it's not abutting Single-Family or Duplex. So  
5 those 50,000 square feet, about 4,000 and some  
6 are being utilized here as part of this  
7 project, and then about 3,000 and some are  
8 being utilized for the Belmont Village project  
9 to the south, and then, the balance, which is  
10 around 40,000, is right under contract to be  
11 sold to another developer for another project  
12 in another part of town.

13 MR. WITHERS: And the City still has  
14 another 19 acres for keep --

15 MR. GARCIA-SERRA: The City's got the 20  
16 acres to do what they think is appropriate.  
17 I've heard different possibilities for that  
18 property, including potentially some sort of  
19 deal with the County, whereby it's conveyed to  
20 the County in exchange for something else.

21 MR. WITHERS: So, you know, the sending  
22 site is approved, and it's not being used in  
23 the CBD, so was that allowed through a  
24 Resolution or how did they allow the --

25 MR. GARCIA-SERRA: A settlement agreement.

1 approval, you're typically limited to ten  
2 stories. Here we have twelve. But I think  
3 it's important to point out that, of those  
4 twelve, one is a sort of Mezzanine parking  
5 level and the other one is an actual floor that  
6 is being used for units, but still staying  
7 within the approximate 3.5 FAR that you're  
8 permitted for this site.

9 MR. WITHERS: So, in regards to the  
10 architectural features, I know it's to be  
11 determined. The other buildings around there  
12 have about another twenty to twenty feet or so  
13 of height on those buildings. What do you  
14 think yours is going to end up at? Whether  
15 it's a screen for the engineering boxes up  
16 there or the actual --

17 MR. GARCIA-SERRA: Eddy will give you the  
18 exact number. I think it's 134.

19 MR. WITHERS: Okay.

20 MR. GARCIA-SERRA: Was I right, Eddy?

21 MR. VERA: I was flipping to that page.  
22 It's about twelve feet -- 130 and four inches.

23 MR. GARCIA-SERRA: Oh, excuse me, 130. 130  
24 feet and four inches to the top of the highest  
25 architectural feature.

1 It's a settlement agreement that was done to  
2 avoid litigation, pursuant to Article 3 of the  
3 Zoning Code.

4 MR. WITHERS: Okay. Got it.

5 Okay. And then I guess my next question  
6 is, explain to me what were the restrictions of  
7 why we had to go with a Planned Area  
8 Development on this.

9 MR. GARCIA-SERRA: Well, the Planned Area  
10 Development, those regulations are there so  
11 that you have some flexibility when you have  
12 what are considered larger sites in Coral  
13 Gables, over an acre. This is over an acre.

14 And so the PAD most often is used for  
15 relaxation --

16 MR. WITHERS: I'm sorry. I understand what  
17 they are. On this site specifically, what  
18 changes did you make, that you were allowed to  
19 make, as being able to move mass around on the  
20 PAD --

21 MR. GARCIA-SERRA: Number One, the uniform  
22 step back that's typically permitted at 45  
23 feet, we have variations there. And, then,  
24 Number Two, within the 120 feet height that we  
25 are permitted, subject to City Commission

1 MR. VERA: Correct.

2 MR. WITHERS: And I do want to echo what  
3 Venny said. You know, the City seems to be,  
4 earlier from a conversation, requiring that 14,  
5 16 foot height on the ground floor, primarily,  
6 I think, for nice retail spaces. You know,  
7 Commercial offices, no. I mean, restaurant --  
8 anything that has that transparency that people  
9 can look in and see a vibrancy of what's going  
10 on inside. So I would encourage that, also,  
11 you know.

12 MR. VERA: Yes. On the Bird Road side, we  
13 have fifteen eight clear on the inside. The  
14 existing office building, I believe, has  
15 fourteen feet clear, but we've always tried to  
16 maintain that, you know, fifteen feet in  
17 retail, because we agree with you, it should be  
18 a nice height in there.

19 MR. WITHERS: So is there consideration for  
20 art in public spaces on this property?

21 MR. GARCIA-SERRA: Right now, there's the  
22 option of either paying into the fund or  
23 incorporating it somehow in the project. There  
24 has been some discussion of potentially  
25 incorporating it into the project, but we're

1 not exactly at that decision yet.  
 2 MR. WITHERS: You know, again, if we're  
 3 trying to make a signature area of the City,  
 4 and this is supposed to be a destination, I  
 5 mean, I really think that public art is a way  
 6 to really, you know, make it really pop. You  
 7 know what I mean? I mean, I know it's easier  
 8 just to write a check to the City, but, boy, if  
 9 there could be something that we could really  
 10 do, really cool, on Bird Road or on that deck,  
 11 that swimming pool deck, that would be a center  
 12 piece, I just think that also adds, you know,  
 13 pizzazz to the area.  
 14 MS. ANDERSON: Or in a park that they're  
 15 going --  
 16 MR. WITHERS: Or in the dog park. Maybe we  
 17 can get a full size statue of the most famous  
 18 dog in history and put him right there in the  
 19 park.  
 20 MR. VERA: Maybe something might be  
 21 incorporated into the paseo, since it's such a  
 22 big feature between the two projects.  
 23 MR. WITHERS: You know, I think it would be  
 24 cool. You know, I think it would be cool.  
 25 Thanks. Nice project.

1 Mezzanine. It's not material. I don't think  
 2 it matters.  
 3 MR. COLLER: I had the opportunity to speak  
 4 to the City Attorney regarding the opinion, and  
 5 did mention that this was indeed going to be  
 6 twelve stories, where her opinion was eleven,  
 7 and she agreed that the rationale was the same,  
 8 as far as the PAD being allowed to deviate as  
 9 long as it stayed within the 120 feet.  
 10 MS. VELEZ: I figured as much. With 120  
 11 feet and the 215-unit for the traffic study, I  
 12 didn't think that was going to be of any  
 13 matter, but I just wanted to clarify that.  
 14 Thank you.  
 15 MR. TRIAS: And if I could, we're going to  
 16 clarify the definition of story in the update  
 17 for the Zoning Code, and also make a  
 18 distinction between the parking and the actual  
 19 stories of the building that are definitely not  
 20 parking, because those are really the issues  
 21 when you deal with a large Mixed-Use building  
 22 that interferes with a quality discussion.  
 23 So, anyway, hopefully we'll have more  
 24 better regulations.  
 25 MS. VELEZ: Thank you.

1 CHAIRMAN AIZENSTAT: Thanks, Chip.  
 2 Maria.  
 3 MS. VELEZ: I really like the idea of the  
 4 art in public spaces -- public places. I think  
 5 that would be a wonderful addition to the  
 6 neighborhood and really make it different.  
 7 That's very good. Thank you, Chip.  
 8 I also like the idea of incorporating some  
 9 things for dogs. I'm presently in Hoboken, New  
 10 Jersey, where there are dog parks just about on  
 11 every corner and it's fantastic. And it's very  
 12 well received by all of the residents.  
 13 A couple of comments. I noticed that the  
 14 plat and the traffic studies and the opinions  
 15 from our City Attorney all dealt with eleven  
 16 stories. I think initially maybe this was  
 17 presented as eleven stories. I just want to  
 18 make sure -- it did say, 215 units, so I don't  
 19 think there was any difference there. Does  
 20 that make any difference in what we are  
 21 discussing now?  
 22 MR. TRIAS: Ms. Velez, it doesn't make any  
 23 difference, and it was eleven or twelve,  
 24 depending on where you looked at the building.  
 25 So there was some disagreement, because of the

1 I like the project. I think it's a  
 2 beautiful structure. The only other comment I  
 3 had is, removal of on-street parking. In some  
 4 of the material that I was reading, it said  
 5 that there were 13 spaces, but they were going  
 6 to be losing seven spaces. My concern is all  
 7 of the retail that -- we're pushing for retail  
 8 at the ground level, and I find that our  
 9 mindset is that you drive up and you get out of  
 10 your car and you're there. That's the mindset  
 11 in South Florida, unfortunately. People don't  
 12 like to park their car a couple of blocks away  
 13 and walk to the location where they're going.  
 14 So my concern is, I don't want to hamper  
 15 the viability of these retail spaces that we  
 16 want to succeed. I do walk in that  
 17 neighborhood and I've noticed a lot of empty  
 18 storefronts in the existing buildings that are  
 19 there now, and so I don't know how we can  
 20 encourage that, those storefronts to be  
 21 successful, if we're not providing places for  
 22 people to park.  
 23 What's the situation here? Are we actually  
 24 removing spaces? I know we removed some in the  
 25 Belmont, and it looks like we're doing the same

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1 thing here.

2 MR. GARCIA-SERRA: Correct. The plan that

3 has been submitted has a net loss of seven

4 on-street parking spaces. And on the issue of

5 on-street parking spaces, it's sort of a yin

6 and yang situation, because there's two

7 interests. Number One, of course, is having

8 the availability of the on-street parking.

9 But, Number Two, is having the appropriate

10 streetscape to lend to do a nice sort of

11 pedestrian environment, the shop front

12 situation, condition, and part of that are what

13 we call the landscape bulb-outs. Those sort of

14 bulb-outs that come out from the sidewalk,

15 between parking spaces, where you plant a tree

16 or you put some sort of landscaping.

17 And so the losses of the spaces are for the

18 most part attributable to those landscape

19 bulb-outs, and we usually follow sort of the

20 lead of Staff, and Ramon will tell you, this is

21 quite often a long sort of drawn out discussion

22 between Planning and Parking as to what's the

23 appropriate balance, and the result of that

24 discussion here, at least at this schematic

25 stage, was the loss of these seven spaces.

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1 there because they are required for the retail.

2 We can't count the on-street parking towards

3 our retail or our office parking requirement.

4 So perhaps signage is the best way to really

5 sort of guide the user or visitor to one of

6 those commercial spaces into the parking garage

7 or show them at least that that's another

8 option.

9 MS. VELEZ: That would be a good

10 recommendation, to make sure that we have

11 adequate signage, so people understand that

12 they can park within that parking garage.

13 Thank you. Otherwise, I think it's a nice

14 project, and I'm all for it.

15 MR. GARCIA-SERRA: Thank you.

16 CHAIRMAN AIZENSTAT: Thank you, Maria.

17 Mario, a couple of questions for you. The

18 concern about the trash and so forth, the trash

19 that's in the building is air conditioned; is

20 that correct?

21 MR. VERA: Yes.

22 MR. GARCIA-SERRA: Correct. The sort of

23 trash pick up and back of house functions are

24 completely incorporated in the building.

25 CHAIRMAN AIZENSTAT: Okay. The other

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1 But if Parking and Planning get back

2 together, and, you know, that changes by one or

3 two spaces either way, you know, we're good

4 with it also, but right now we're just sort of

5 I think following the lead of what City Staff

6 feels is appropriate.

7 MR. TRIAS: And the balancing act between

8 the tree and the parking space is basically the

9 discussion that goes on. However, let's

10 remember that the parking is being provided

11 also in the parking garage for the Commercial.

12 So the destination parking is there.

13 There may be a loss of a few parking

14 spaces, true, but there's certainly a gain of

15 landscaping and shade for the pedestrian.

16 MS. VELEZ: We need to make sure that

17 people understand that they do have access to

18 parking within the parking garage. Many times

19 the mindset is that that parking garage is for

20 the residents and you don't have access. So I

21 don't know how that gets conveyed.

22 MR. GARCIA-SERRA: Signage is, I think,

23 probably the best way to try to convey it,

24 because indeed the parking garage is composed

25 of a certain number of parking spaces that are

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1 question that I had for you, Chip had

2 mentioned, I think, about the

3 semi-tractor-trailer when they're moving and so

4 forth. Could that trailer, and this may be for

5 the architect, could that trailer also just

6 back into that space, if, for any reason, it

7 was a large trailer truck and it couldn't

8 maneuver that turn?

9 MR. VERA: Yes, it's definitely possible.

10 We try to avoid it, just so that we don't stop

11 traffic, but it's definitely possible. They

12 can definitely back into that loading area.

13 CHAIRMAN AIZENSTAT: So it is an option,

14 okay.

15 The question that we're talking about, the

16 parking and the loss of spaces for the City, I

17 guess this is for Ramon, is there a fund or

18 anything that the developer has to pay into

19 when you lose any parking spaces that are City

20 parking?

21 MR. TRIAS: Yes. Yes. They do have to do

22 that. So that happens.

23 CHAIRMAN AIZENSTAT: And tell us about,

24 where does that money go?

25 MR. TRIAS: It goes to the general fund for

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1 the parking, and, then, ideally, it's used for  
 2 creating parking in the future.  
 3 CHAIRMAN AIZENSTAT: So it's earmarked  
 4 specific?  
 5 MR. TRIAS: You're asking me questions that  
 6 I have no control over. The Commission decides  
 7 what to do with the money.  
 8 CHAIRMAN AIZENSTAT: Okay. Because it  
 9 would be good if it could be used for -- you  
 10 know, specifically if it's for parking.  
 11 MR. TRIAS: That certainly is the goal and  
 12 we have a Parking Director who cares about that  
 13 and makes sure that that happens.  
 14 CHAIRMAN AIZENSTAT: Perfect.  
 15 And the other thing that was mentioned  
 16 about mattresses and so forth, where they're  
 17 thrown out, Mario, I think that would be  
 18 handled in the governing documents with the  
 19 association, and also with the rules and  
 20 regulations as to what is permitted and how  
 21 it's disposed of. Am I incorrect or am I --  
 22 MR. GARCIA-SERRA: Definitely. That would  
 23 be part of the condominium or, in this case,  
 24 apartment building rules and regulations, as  
 25 far as how you dispose of sort of your bulk

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1 MR. VERA: Yeah, that's something that we  
 2 have to discuss with the architects from the  
 3 south side, because that's mainly on their  
 4 side.  
 5 CHAIRMAN AIZENSTAT: Understood.  
 6 Understood. But once you create that paseo,  
 7 you're creating that specific area for that.  
 8 MR. VERA: Right.  
 9 CHAIRMAN AIZENSTAT: So just a comment.  
 10 But I like the project very much. I really  
 11 like the design. I really do.  
 12 MR. VERA: Thank you.  
 13 CHAIRMAN AIZENSTAT: Any other comments?  
 14 MR. WITHERS: I just have one, and I wrote  
 15 it down. I forgot to ask. So there's really  
 16 no plans for an outdoor dining area from a  
 17 restaurant perspective?  
 18 MR. VERA: So, within the L-shaped paseo,  
 19 that's wide enough to create spaces for that,  
 20 and we did think about that, but we don't know  
 21 exactly what was going in those spaces yet.  
 22 CHAIRMAN AIZENSTAT: Craig, you want to  
 23 take each motion -- each agenda item  
 24 independently, am I correct?  
 25 MR. COLLER: Yes. I do have one question,

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1 waste.  
 2 CHAIRMAN AIZENSTAT: Bulk waste, okay.  
 3 MR. GARCIA-SERRA: It would definitely have  
 4 to be within the waste room that is part of  
 5 the, you know, building, and, of course,  
 6 shielded from the public view.  
 7 CHAIRMAN AIZENSTAT: Okay. So there is  
 8 ample room, which I saw it was a large area, so  
 9 there's ample room?  
 10 MR. GARCIA-SERRA: Right.  
 11 CHAIRMAN AIZENSTAT: Okay. For myself, I  
 12 actually -- I like the project very much. I  
 13 like the look of it. I specifically like the  
 14 way that you've incorporated that existing  
 15 building and modernized it. I think it's  
 16 great.  
 17 One thing that I would just ask you to just  
 18 take a look at, in the paseo, where you have  
 19 the planters that are going up, that becomes a  
 20 nice area for skateboarders, kids to hang out.  
 21 So, seeing that you're going to have the other  
 22 property on the other side, you just may want  
 23 to look at that, as to how to discourage kids  
 24 coming in with skateboards and using that as a  
 25 ramp. You know, just a comment.

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1 just to clarify, for the record, with counsel  
 2 for the applicant. Counsel to represent that  
 3 they're in agreement with all conditions that  
 4 has been stated by the Department; is that  
 5 correct?  
 6 MR. GARCIA-SERRA: Correct.  
 7 MR. COLLER: And with respect to the  
 8 \$100,000 contribution for public realm and  
 9 public open space improvements, that's separate  
 10 and apart from any impact fees; is that  
 11 correct?  
 12 MR. GARCIA-SERRA: Agreed.  
 13 MR. COLLER: Okay.  
 14 MR. GARCIA-SERRA: Yes.  
 15 CHAIRMAN AIZENSTAT: Thank you.  
 16 MR. COLLER: Yes, so we can take them  
 17 individually. I guess we should start with  
 18 E-1.  
 19 CHAIRMAN AIZENSTAT: Correct. E-1 is the  
 20 TDRs. Would anybody like to make a motion?  
 21 MR. WITHERS: I'll move that.  
 22 CHAIRMAN AIZENSTAT: Chip moves for the  
 23 TDRs. Is there a second?  
 24 MR. TORRE: I'll second it.  
 25 MR. WITHERS: Venny seconds.

1 Any discussion?

2 MR. WITHERS: Yeah, one discussion, you

3 know. The reason I asked about the TDRs, that

4 was something we had discussed, I guess, what,

5 a couple of meetings ago, and we were all

6 pretty excited about it, and if the money is

7 not going to be used -- if it's just going to

8 be donated into a fund, I don't know what the

9 City's intention is for those twenty acres --

10 do you have any idea, Ramon, what the City's

11 intention is? Is it going to be a park? Is it

12 going to be an open air --

13 MR. TRIAS: It's a nature preserve next to

14 other nature preserves owned by the County. So

15 I don't think it's going to be an active park,

16 but certainly it's a preserve.

17 MR. WITHERS: It's going to require

18 maintenance.

19 MR. TRIAS: Yes.

20 MR. WITHERS: So maybe, you know, we say --

21 so that there is an option, that the

22 development could maybe apply some of that

23 money to maintenance of the nature preserve or

24 something. I just don't want it to sit in a

25 fund somewhere and accumulate. I'd like to

1 \$100,000 in, and he still has that piece of

2 property.

3 MR. GARCIA-SERRA: That 100,000 is being

4 proffered as sort, let's call it, the

5 additional public benefit of the project. Now,

6 that money is -- you know, right now, the

7 condition of approval reads, to be used for

8 public realm improvements, I believe, in the

9 area, if I remember correctly. Let me take a

10 look.

11 MR. COLLER: Yeah, it's required to be used

12 in the vicinity of the project for public realm

13 and public open space improvements. Now, if

14 the Board wants to, as a recommendation, say

15 that consideration should be given to payment

16 to maintain this area, which is park -- it's

17 really --

18 MR. WITHERS: Don't worry about it. It

19 muddies the water. I'll withdraw that.

20 MR. TRIAS: Thank you, sir.

21 MR. COLLER: Okay.

22 MR. WITHERS: I'm looking for direction.

23 Maybe one of the Commissioners will look pretty

24 good recommending it on the dais. You never

25 know, do you?

1 see it used. That's just my thoughts. I don't

2 know how the Commission would to take it.

3 The reason they're building this is because

4 of that or are able to build this. Do you have

5 a problem with that, Ramon?

6 MR. TRIAS: I mean, that could be one of

7 the proffered contributions by a developer. If

8 they get some of those TDRs, in return they

9 could say, okay, we're proffering "X" amount of

10 money for maintenance, perhaps.

11 MR. GARCIA-SERRA: If I may, Mr. Withers,

12 let me point out something important here.

13 MR. WITHERS: Okay.

14 MR. GARCIA-SERRA: The TDRs at stake here

15 are not being sold by the City. They're being

16 sold by the previous owner of that property --

17 MR. WITHERS: I thought they donated the

18 land to the City -- I see what they're saying.

19 They're paying for the City's donation by

20 getting the TDR receipts.

21 MR. GARCIA-SERRA: Basically, the

22 consideration for the property being conveyed

23 to the City were the TDRs being conveyed to the

24 property owner.

25 MR. WITHERS: But you still have to pay

1 MR. TRIAS: Okay.

2 CHAIRMAN AIZENSTAT: Okay. We have a

3 motion by Chip. We have a second by Venny.

4 Any other discussion?

5 MR. COLLER: That's in accordance with

6 Department recommendation.

7 CHAIRMAN AIZENSTAT: That is correct.

8 MR. TORRE: Correct.

9 MS. ANDERSON: Now, we discussed some

10 potential conditions. I would think that that

11 would go on one of these items, other than the

12 TDR item.

13 MR. TRIAS: I would advise you to use the

14 PAD for any additional conditions.

15 MS. ANDERSON: All right.

16 MR. COLLER: Isn't there a Site Plan

17 approval here?

18 MR. TRIAS: Yeah. The Site Plan approval

19 condition should be the same as the PAD.

20 MR. COLLER: Right. So I think that that

21 would be a good place you could put that.

22 MR. TRIAS: What I meant to say is, you do

23 it at the PAD and then you do the same

24 condition at the Site Plan approval.

25 MR. COLLER: Right.

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1 CHAIRMAN AIZENSTAT: Okay. Any other  
 2 discussion? Having heard none, Jill, please  
 3 call the roll.  
 4 THE SECRETARY: Venny Torre?  
 5 MR. TORRE: Yes.  
 6 THE SECRETARY: Maria Velez?  
 7 MS. VELEZ: Yes.  
 8 THE SECRETARY: Chip Withers?  
 9 MR. WITHERS: Yes.  
 10 THE SECRETARY: Rhonda Anderson?  
 11 MS. ANDERSON: Yes.  
 12 THE SECRETARY: Rene Murai?  
 13 CHAIRMAN AIZENSTAT: Rene, you're muted.  
 14 MR. MURAI: Yes.  
 15 THE SECRETARY: Eibi Aizenstat?  
 16 CHAIRMAN AIZENSTAT: Yes.  
 17 The next item is E-2, which is the PAD. Is  
 18 there a motion?  
 19 MS. ANDERSON: I'll move it, with some  
 20 conditions.  
 21 CHAIRMAN AIZENSTAT: Rhonda is moving.  
 22 What conditions, please?  
 23 MS. ANDERSON: One, that there be a nearby  
 24 dog park within preferably a one block radius.  
 25 Number Two, that on Bird Road, we have a strip

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1 CHAIRMAN AIZENSTAT: But, Craig, how do we  
 2 have control of this development to have a dog  
 3 park in the area? Wouldn't that be a  
 4 recommendation maybe that the Board would make  
 5 to the Commission, to look into a dog area  
 6 within a certain boundary?  
 7 MR. COLLER: I think that would be a better  
 8 recommendation. I think it's a little  
 9 problematic. First of all, we don't know what  
 10 the cost would be. We don't have the amounts.  
 11 I'm not sure how we -- you know, conditions  
 12 kind of have to be kind of concrete, as far  
 13 as --  
 14 MR. TRIAS: Yeah. The architect, in the  
 15 past, has done dog parks at that ground level  
 16 of Mixed-Used buildings, like a small little  
 17 area. So perhaps the idea should be to  
 18 encourage the architect to look at  
 19 opportunities in the site.  
 20 MS. ANDERSON: Right, because the  
 21 concurrency requirements note that the site is  
 22 deficient on park and green space in this area.  
 23 So something needs to be done.  
 24 MR. COLLER: Well, actually, I think that  
 25 was corrected. As I understand it, and I think

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1 of shrubs with perhaps some solitaire palms and  
 2 other trees added to it for aesthetic purposes.  
 3 Number Three, that the -- we talked about the  
 4 trees, but I wanted in there a specific  
 5 condition that we have more decoduous trees,  
 6 such as the Bridalveil, which is appropriate  
 7 for the size of the location, to provide shade.  
 8 And, Four, request for the rooftop on the  
 9 northwest corner to be planted.  
 10 MR. COLLER: The dog park, the Applicant  
 11 controls his site. Are we providing that the  
 12 dog park be provided on site? Is that the  
 13 proposal?  
 14 MS. ANDERSON: No. No, that some money be  
 15 put into getting a green space within walking  
 16 distance of these buildings, particular -- you  
 17 know, that we have one open space there  
 18 already, and they've said that they were going  
 19 to think about it. I'd like it to be more than  
 20 think about it. I'd like for it to happen,  
 21 because otherwise we're going to have a  
 22 concrete area there, that is not going to be a  
 23 reasonable area to go relieve your pets, and  
 24 we're going to end up with dog waste on the  
 25 sidewalks.

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1 the Director can clarify, because of the  
 2 computer -- limitations of the computer  
 3 program -- the computer program apparently  
 4 cannot be updated to show the additional park  
 5 space that has been acquired, and so, actually,  
 6 this project does meet concurrency for purposes  
 7 of parks. It's really a technical problem, and  
 8 I think it was noted in the application.  
 9 Ramon, do you want to clarify that?  
 10 MR. TRIAS: No. That's correct. But I do  
 11 think that there's a way that you can use the  
 12 concurrency analysis to make the development do  
 13 something. However, you could recommend that  
 14 they find the location and study a place and  
 15 they proffer that dog park.  
 16 MR. COLLER: I think it would have to be  
 17 something incorporated on site. Alternatively,  
 18 I think you can make a recommendation to the  
 19 Board that a dog park in the area is needed to  
 20 meet the needs of this building and other  
 21 buildings --  
 22 MR. TRIAS: Yeah. What I would recommend  
 23 is that the architect study the potential  
 24 location of a dog park within the property, and  
 25 that the Public Works and the Planning Director

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1 will review it and approve it or not approve  
 2 it, in terms of design. Some condition similar  
 3 to the conditions that we have for landscaping,  
 4 which is, you explain the goal and then the  
 5 details are worked out in the next few weeks.  
 6 MR. GARCIA-SERRA: If I could just  
 7 contribute one thing. When you say, "Park," it  
 8 denotes, I think, a rather large space. I  
 9 think what you're really looking for, as far as  
 10 the site is concerned, is perhaps better  
 11 described as sort of a pet service area perhaps  
 12 or sort of a phrase --  
 13 MR. TRIAS: Yes. And I'm thinking -- I  
 14 think, wasn't The Henry, that the same  
 15 architect worked on -- I seem to recall that  
 16 there was some area.  
 17 MR. GARCIA-SERRA: I remember 100 Alhambra,  
 18 we had an elevated area on the pool deck that  
 19 was a sort of pet service area, sort of area  
 20 where dogs could go.  
 21 MS. ANDERSON: Right. I mean, it doesn't  
 22 take a huge area. We do lack green space in  
 23 that section, which, you know, made that other  
 24 place look opportuned to use, but, you know,  
 25 behind my property, I have a small yard and

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1 comment?  
 2 MR. GARCIA-SERRA: You know, with regards  
 3 to the pet service area, I think, if we  
 4 describe it in those terms, we will do our best  
 5 to try to accommodate it on the site.  
 6 With the rooftop green space, I think we  
 7 basically need to study it. I don't know if we  
 8 can commit to it right now.  
 9 CHAIRMAN AIZENSTAT: Understood.  
 10 MR. GARCIA-SERRA: Just because of  
 11 engineering, you know, what is going to be  
 12 needed to actually incorporate that  
 13 improvement.  
 14 CHAIRMAN AIZENSTAT: I understand that.  
 15 Rhonda, you're making a motion?  
 16 MS. ANDERSON: Yes. I made a motion.  
 17 MR. TRIAS: And those are in addition to  
 18 the Staff recommendations, I assume?  
 19 MS. ANDERSON: Yes. Yes. Those are in  
 20 addition to the Staff recommendations.  
 21 CHAIRMAN AIZENSTAT: Is there a second?  
 22 MS. VELEZ: I'll second.  
 23 MR. WITHERS: I'll second.  
 24 CHAIRMAN AIZENSTAT: We've got a second by  
 25 Maria.

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1 it's amazing the kind of space two greyhounds  
 2 can use to relieve themselves.  
 3 MR. WITHERS: And how green your grass is.  
 4 CHAIRMAN AIZENSTAT: Rhonda, let me ask you  
 5 a question, by stating they have to require a  
 6 space within the property, that doesn't solve  
 7 the issue of the neighborhood or that area that  
 8 we're talking about. For me, I would rather  
 9 have a recommendation come from us to the  
 10 Commission that they look at a green space or  
 11 an area that could be done within that zone.  
 12 MS. ANDERSON: No, I agree with you. We do  
 13 need more green space within that zone, much  
 14 closer than going down to the rails.  
 15 MR. TRIAS: Mr. Chairman, as I said before,  
 16 there's a dog park being planned. There's the  
 17 Underline. The big picture parks are being  
 18 planned. I believe, if you ask the architect,  
 19 that they probably will tell you that they are  
 20 able to find some space in their property for  
 21 their own needs, and between the small project  
 22 and the big project, I think we'll end up with  
 23 that high quality infrastructure for the dogs  
 24 and activities and such.  
 25 CHAIRMAN AIZENSTAT: Okay. Mario, any

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1 MR. VELEZ: Rene is trying to talk.  
 2 CHAIRMAN AIZENSTAT: Oh, you've got to  
 3 unmute yourself, Rene. Sorry about that.  
 4 Okay. Rene.  
 5 CHAIRMAN AIZENSTAT: He's muted.  
 6 MR. MURAI: Unmuted.  
 7 Okay. Rhonda's motion included the  
 8 requirement that the developer provide a dog  
 9 park or whatever that's called. Is that still  
 10 part of the motion?  
 11 MS. ANDERSON: It's a recommendation. We  
 12 need an area to relieve the pets, and it's also  
 13 a recommendation to the Commission that we need  
 14 additional green space in the area.  
 15 CHAIRMAN AIZENSTAT: It's not a condition.  
 16 MS. ANDERSON: Yeah. We can have little  
 17 pocket parks in there that are tiny and provide  
 18 some relief to the asphalt jungle.  
 19 MR. MURAI: Okay. But it's not a  
 20 condition?  
 21 MS. ANDERSON: It's not a condition, no.  
 22 MR. MURAI: Okay. Number One.  
 23 Number Two, is the roof cover a condition,  
 24 because Mario has just said that they need to  
 25 study that? Is that a recommendation or a

1 condition?  
 2 MS. ANDERSON: Well, I think it's feasible.  
 3 I'd like them to strongly study it, because I  
 4 haven't seen anybody really moving forward on  
 5 doing these types of roofs that I see being  
 6 installed even in hotel areas that are  
 7 historic. So I think it's feasible to do  
 8 something, even with the minimal planting of  
 9 decorative grasses and some flowers.  
 10 CHAIRMAN AIZENSTAT: Rhonda, is it possible  
 11 to just do a recommendation as part of their  
 12 certification for LEED, that the Board would  
 13 like for them to look at it, if it is feasible?  
 14 MS. ANDERSON: If it's feasible, I'd like  
 15 them to do it.  
 16 MR. MURAI: Okay.  
 17 CHAIRMAN AIZENSTAT: So it's a  
 18 recommendation.  
 19 MS. ANDERSON: It's a recommendation. If  
 20 it's feasible, I'd like them to do it.  
 21 CHAIRMAN AIZENSTAT: So it's a  
 22 recommendation from the Board to take a look.  
 23 Mario, would you be okay with that?  
 24 MR. GARCIA-SERRA: Yeah, that will be fine.  
 25 MR. MURAI: Okay. What about the other two

1 further discussion?  
 2 MR. COLLER: And Mr. Chairman, that would  
 3 be in accordance with the Department  
 4 recommendation.  
 5 CHAIRMAN AIZENSTAT: That is correct.  
 6 Okay. Jill go ahead and call the roll, please.  
 7 THE SECRETARY: Maria Velez?  
 8 MS. VELEZ: Yes.  
 9 THE SECRETARY: Rhonda Anderson?  
 10 MS. ANDERSON: Yes.  
 11 THE SECRETARY: Rene Murai?  
 12 MR. MURAI: Yes.  
 13 THE SECRETARY: Venny Torre?  
 14 MR. TORRE: Yes.  
 15 THE SECRETARY: Chip Withers?  
 16 MR. WITHERS: Yes.  
 17 THE SECRETARY: Eibi Aizenstat?  
 18 CHAIRMAN AIZENSTAT: Yes.  
 19 Okay. Item E-3, that has to do with the  
 20 MXD. Is there a motion?  
 21 MS. VELEZ: I'll move it.  
 22 MS. ANDERSON: I'll second it.  
 23 MR. TRIAS: The motion should include all  
 24 of the same conditions as the PAD.  
 25 CHAIRMAN AIZENSTAT: Understood. We have

1 conditions that Rhonda stated, regarding, I  
 2 don't know, trees or whatever?  
 3 MS. ANDERSON: The position on that is,  
 4 it's a requirement. We've already discussed  
 5 it, and I just want to make sure it's in there.  
 6 MR. MURAI: And has the developer agreed to  
 7 it, Mario?  
 8 MR. GARCIA-SERRA: Rhonda, if I remember  
 9 correctly, it was as far as quality of  
 10 landscaping, type of tree and height of tree  
 11 and size of tree at the time of planting.  
 12 MS. ANDERSON: Correct.  
 13 MR. GARCIA-SERRA: That is acceptable.  
 14 And was there another condition?  
 15 MS. ANDERSON: I specifically mentioned the  
 16 strip of shrubs along Bird Road.  
 17 MR. GARCIA-SERRA: Oh, yeah. Similar to  
 18 what has been done to the Paseo project, which  
 19 is also subject to -- that would be acceptable,  
 20 yes.  
 21 MS. ANDERSON: Okay.  
 22 MR. MURAI: So there are two conditions and  
 23 two recommendations? If that is the case, I'll  
 24 second the motion.  
 25 CHAIRMAN AIZENSTAT: We have a second. Any

1 Maria that made the motion, and Rhonda second  
 2 it, with the same conditions, including Staff  
 3 recommendations. Any discussion? No?  
 4 Having heard none, call the roll, please.  
 5 THE SECRETARY: Chip Withers?  
 6 MR. WITHERS: Yes.  
 7 THE SECRETARY: Rhonda Anderson?  
 8 MS. ANDERSON: Yes.  
 9 THE SECRETARY: Rene Murai?  
 10 MR. MURAI: Yes.  
 11 THE SECRETARY: Venny Torre?  
 12 MR. TORRE: Yes. Here.  
 13 THE SECRETARY: Maria Velez?  
 14 MS. VELEZ: Yes.  
 15 THE SECRETARY: Eibi Aizenstat?  
 16 CHAIRMAN AIZENSTAT: Yes.  
 17 Okay. So I think --  
 18 MS. VELEZ: The plat.  
 19 CHAIRMAN AIZENSTAT: -- that was Number 3.  
 20 Number 4, E-4, which would be the --  
 21 MR. COLLER: The tentative plat.  
 22 CHAIRMAN AIZENSTAT: -- plat. Is there a  
 23 motion?  
 24 MS. ANDERSON: I'll move it.  
 25 CHAIRMAN AIZENSTAT: Rhonda moves it. Is

1 there a second?  
 2 MR. TORRE: Second.  
 3 MS. ANDERSON: Do we need the same  
 4 conditions in there?  
 5 MR. TRIAS: Not for the plat.  
 6 MS. ANDERSON: I didn't think so.  
 7 MS. VELEZ: On the plat, make sure that it  
 8 says 10 stories, because it does -- the  
 9 tentative plat that we received said 11  
 10 stories, so everything should coordinate and be  
 11 the same.  
 12 MR. TRIAS: Thank you.  
 13 CHAIRMAN AIZENSTAT: You'll take a look at  
 14 that?  
 15 MS. ANDERSON: Good point.  
 16 CHAIRMAN AIZENSTAT: So, Maria; Rhonda  
 17 moved and you second, Maria?  
 18 MS. VELEZ: No, someone else did.  
 19 MR. TORRE: I did.  
 20 CHAIRMAN AIZENSTAT: Sorry, Venny. I  
 21 apologize.  
 22 MS. VELEZ: And then I interjected.  
 23 CHAIRMAN AIZENSTAT: Okay. And with the  
 24 Staff recommendations that are there; is that  
 25 correct?

1 o'clock.  
 2 THE SECRETARY: The 20th.  
 3 MR. TRIAS: The 20th, on Thursday, yes.  
 4 CHAIRMAN AIZENSTAT: The 20th. Sorry, we  
 5 moved the date.  
 6 MR. TRIAS: Yes, that's correct. It's  
 7 Thursday at four o'clock, Zoom meeting.  
 8 Hopefully we will have all of the issues  
 9 resolved by then that were brought up last  
 10 time. So I'm looking forward to your comments.  
 11 Thank you.  
 12 CHAIRMAN AIZENSTAT: Thank you.  
 13 MS. ANDERSON: Thank you.  
 14 CHAIRMAN AIZENSTAT: Is there a motion to  
 15 adjourn?  
 16 MS. VELEZ: I'll move.  
 17 MS. ANDERSON: Second.  
 18 MR. MURAI: Second.  
 19 CHAIRMAN AIZENSTAT: Don't everybody rush  
 20 at once. Thank you very much everyone.  
 21 (Thereupon, the meeting was adjourned at  
 22 6:25 p.m.)  
 23  
 24  
 25

1 MR. TRIAS: The recommendation is approval.  
 2 That's the only recommendation.  
 3 CHAIRMAN AIZENSTAT: Okay. Any discussion?  
 4 No?  
 5 Call the roll, please.  
 6 THE SECRETARY: Rhonda Anderson?  
 7 MS. ANDERSON: Yes.  
 8 THE SECRETARY: Rene Murai?  
 9 MR. MURAI: Yes.  
 10 THE SECRETARY: Venny Torre?  
 11 MR. TORRE: Yes.  
 12 THE SECRETARY: Maria Velez?  
 13 MS. VELEZ: Yes.  
 14 THE SECRETARY: Chip Withers?  
 15 MR. WITHERS: Yes.  
 16 THE SECRETARY: Eibi Aizenstat?  
 17 CHAIRMAN AIZENSTAT: Yes.  
 18 This, I think, is going to conclude our  
 19 meeting. I want to thank everybody for  
 20 attending, and I also want to thank, as always,  
 21 the Staff for all of their hard work and  
 22 dedication that they have put in. I wish  
 23 everybody to be safe, and we have our next  
 24 meeting on the 19th, Ramon?  
 25 MR. TRIAS: Yes, sir, Thursday, at four

1 CERTIFICATE  
 2  
 3 STATE OF FLORIDA:  
 4 SS.  
 5 COUNTY OF MIAMI-DADE:  
 6  
 7  
 8  
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary  
 10 Public for the State of Florida at Large, do hereby  
 11 certify that I was authorized to and did  
 12 stenographically report the foregoing proceedings and  
 13 that the transcript is a true and complete record of my  
 14 stenographic notes.  
 15  
 16 DATED this 20th day of August, 2020.  
 17  
 18  
 19 SIGNATURE ON FILE  
 20 \_\_\_\_\_  
 21 NIEVES SANCHEZ  
 22  
 23  
 24  
 25