

<p style="text-align: center;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT HYBRID FORMAT WEDNESDAY, FEBRUARY 10, 2021, COMMENCING AT 6:15 P.M.</p> <p>Board Members Present at Commission Chamber: Eibi Aizenstat, Chairman Robert Behar Luis Revuelta Wayne "Chip" Withers Venny Torre Rene Murai (present via Zoom platform) Maria Velez (Present via Zoom platform)</p> <p>City Staff and Consultants: Ramon Trias, Planning Director Devin Cejas, Deputy Development Services Director/Zoning Official Jill Menendez, Administrative Assistant, Board Secretary Jennifer Garcia, City Planner Ana Restrepo, Principal Planner Arceli Redila, Principal Planner Craig Collier, Special Counsel Eduardo Santamaria, Assistant City Manager Hermes Diaz, Public Works Director Zeida Sardinas, Asset Manager, Economic Development Kara Kautz, Assistant Historic Preservation Officer Kevin Kinney, Parking Director Melissa De Zayas, Public Works Engineer</p> <p>Also Participating Via Zoom Platform: Daniel Schopp John Lukacs, Esq., On behalf of Item E-1 Anthony De Yurre, Esq., On behalf of Items E-2 through E-8 Allen Morris</p>	<p style="text-align: center;">Page 2</p> <p>1 THEREUPON: 2 (The following proceedings were held.) 3 CHAIRMAN AIZENSTAT: Okay. Let's go ahead 4 and get the meeting started please. I'd like 5 to call the meeting to order. 6 Good evening. This Board is comprised of 7 seven members. Four Members of the Board shall 8 constitute a quorum and the affirmative vote of 9 four Members shall be necessary for the 10 adoption of any motion. If only four Members 11 of the Board are present, an applicant may 12 request and be entitled to a continuance to the 13 next regularly scheduled meeting of the Board. 14 If a matter is continued due to a lack of 15 quorum, the Chairperson or Secretary of the 16 Board may set a Special Meeting to consider 17 such a matter. In the event that four votes 18 are not obtained, an applicant may request a 19 continuance or allow the application to proceed 20 to the City Commission without a 21 recommendation. 22 Tonight's meeting is hybrid in format, 23 where only Board Members and City Staff are 24 physically present in the Commission Chambers 25 at Coral Gables City Hall. Applicants and</p>
<p style="text-align: center;">Page 3</p> <p>1 members of the public will be participating via 2 Zoom. 3 Lobbyist Registration and Disclosure. Any 4 person who acts as a lobbyist pursuant to the 5 City of Coral Gables Ordinance Number 2006-11 6 must register with the City Clerk prior to 7 engaging in lobbying activities or 8 presentations before City Staff, Boards, 9 Committees and/or the City Commission. A copy 10 of the Ordinance is available in the Office of 11 the City Clerk. Failure to register and 12 provide proof of registration shall prohibit 13 your ability to present to the Board. 14 As Chair, I now officially call the City of 15 Coral Gables Planning & Zoning Board Virtual 16 Meeting of February 10, 2021 to order. Due to 17 COVID-19, Zoom platform is being used, along 18 with a dedicated phone line. The time is 6:15. 19 Jill will now call the roll. When your 20 name is called, for those Board Members, and we 21 have two, if I'm not mistaken, that are 22 participating via Zoom, please make sure your 23 microphones are on and acknowledge your 24 presence. 25 Jill.</p>	<p style="text-align: center;">Page 4</p> <p>1 THE SECRETARY: Robert Behar? 2 MR. BEHAR: Here. 3 THE SECRETARY: Rene Murai? 4 MR. MURAI: Here. 5 THE SECRETARY: Luis Revuelta? 6 Venny Torre? 7 MR. TORRE: Here. 8 THE SECRETARY: Maria Velez? 9 MS. VELEZ: Present. 10 THE SECRETARY: Chip Withers? 11 MR. WITHERS: Here. 12 THE SECRETARY: Eibi Aizenstat? 13 CHAIRMAN AIZENSTAT: Here. 14 Notice Regarding Ex Parte Communications. 15 Please be advised that this Board is a 16 quasi-judicial board, which requires Board 17 Members to disclose all ex parte communications 18 and site visits. An ex parte communication is 19 defined as any contact, communication, 20 conversation, correspondence, memorandum or 21 other written or verbal communication that 22 takes place outside of the public hearing 23 between a member of the public and a member of 24 a quasi-judicial board regarding matters to be 25 heard by the Board.</p>

<p style="text-align: right;">Page 5</p> <p>1 If anyone made any contact with a Board</p> <p>2 Member regarding an issue before the Board, the</p> <p>3 Board Member must state on the record the</p> <p>4 existence of the ex parte communication and the</p> <p>5 party who originated the communication. Also,</p> <p>6 if a Board Member conducted a site visit</p> <p>7 specifically related to a case before the</p> <p>8 Board, the Board Member must also disclose such</p> <p>9 visit. In either case, the Board Member must</p> <p>10 state on the record whether the ex parte</p> <p>11 communication and/or site visit will affect the</p> <p>12 Board Member's ability to impartially consider</p> <p>13 the evidence to be presented regarding the</p> <p>14 matter. The Board Member should also state</p> <p>15 that his or her decision will be based on</p> <p>16 substantial competent evidence and testimony</p> <p>17 presented on the record today.</p> <p>18 Does any Member of the Board have such a</p> <p>19 communication and/or site visit to disclose at</p> <p>20 this time?</p> <p>21 MR. BEHAR: I do.</p> <p>22 CHAIRMAN AIZENSTAT: Yes, Mr. Behar.</p> <p>23 MR. BEHAR: I was contacted about a month</p> <p>24 ago by Mr. Morris on the item that's coming</p> <p>25 in -- the second item that's coming today, to</p>	<p style="text-align: right;">Page 6</p> <p>1 discuss his project. I was -- first he called</p> <p>2 the office. I wasn't there. He left a message</p> <p>3 to discuss a new project.</p> <p>4 I called him back the following day, and</p> <p>5 Mr. Morris started to discuss, you know, what</p> <p>6 project it was going to be. I told him to</p> <p>7 please hold, that I was certain that I could</p> <p>8 not speak to him regarding any matters, that I</p> <p>9 would check with the City Attorney, just to</p> <p>10 confirm, you know, my concern.</p> <p>11 Sure enough, I spoke to our City Attorney,</p> <p>12 and she confirmed to me that we could not have</p> <p>13 a conversation at all. So, therefore, the</p> <p>14 following day, I had my assistant call</p> <p>15 Mr. Morris to let him know that we would not be</p> <p>16 able to participate in any communications.</p> <p>17 That was the extent of that conversation.</p> <p>18 CHAIRMAN AIZENSTAT: Okay. Thank you.</p> <p>19 Anybody else?</p> <p>20 MR. TORRE: My situation is similar or</p> <p>21 exactly the same as Mr. Behar. Basically, I</p> <p>22 was contacted, and in doing research with the</p> <p>23 City Attorney, I was instructed not to have any</p> <p>24 conversations or meetings, and we postponed</p> <p>25 anything --</p>
<p style="text-align: right;">Page 7</p> <p>1 CHAIRMAN AIZENSTAT: Thank you.</p> <p>2 Anybody else?</p> <p>3 MR. REVUELTA: I was contacted, but I did</p> <p>4 not return the e-mail, so there was no further</p> <p>5 contact.</p> <p>6 MS. VELEZ: I received an e-mail --</p> <p>7 CHAIRMAN AIZENSTAT: Okay. And let it also</p> <p>8 show, please, that Luis Revuelta is present at</p> <p>9 the meeting.</p> <p>10 I was also sent an e-mail, but I never</p> <p>11 responded to the e-mail or proceeded any</p> <p>12 further on an e-mail.</p> <p>13 THE SECRETARY: Maria Velez wants to speak.</p> <p>14 CHAIRMAN AIZENSTAT: Yes, please.</p> <p>15 MS. VELEZ: Same with me. I received an</p> <p>16 e-mail, but I did not respond to it.</p> <p>17 CHAIRMAN AIZENSTAT: Thank you.</p> <p>18 MR. WITHERS: I was contacted by someone in</p> <p>19 Allen's office and advised I could not attend a</p> <p>20 meeting.</p> <p>21 MR. MURAI: I was also contacted by his</p> <p>22 assistant, but I did not -- and I spoke to the</p> <p>23 assistant. I told her that I would check to</p> <p>24 see if I could speak to them. I never called</p> <p>25 back.</p>	<p style="text-align: right;">Page 8</p> <p>1 CHAIRMAN AIZENSTAT: Thank you.</p> <p>2 What I'd like to do is just ask, since the</p> <p>3 Board Members were conducted -- were, sorry,</p> <p>4 contacted, I'd like to question if your</p> <p>5 decision will be based on substantial competent</p> <p>6 evidence and testimony presented on the record</p> <p>7 today? May I have a confirmation yes by</p> <p>8 everybody, please?</p> <p>9 Robert?</p> <p>10 MR. BEHAR: Yes.</p> <p>11 MR. REVUELTA: Yes.</p> <p>12 CHAIRMAN AIZENSTAT: Venny?</p> <p>13 MR. TORRE: Yes.</p> <p>14 CHAIRMAN AIZENSTAT: Chip?</p> <p>15 MR. WITHERS: Yes.</p> <p>16 MR. REVUELTA: Yes.</p> <p>17 CHAIRMAN AIZENSTAT: Eibi, yes.</p> <p>18 And the two Members that are on Zoom?</p> <p>19 MS. VELEZ: Yes.</p> <p>20 MR. MURAI: Yes.</p> <p>21 CHAIRMAN AIZENSTAT: Thank you.</p> <p>22 MR. WITHERS: Mr. Chair?</p> <p>23 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>24 MR. WITHERS: You know, it's not a</p> <p>25 coincidence that it was unanimous that all</p>

<p style="text-align: right;">Page 9</p> <p>1 Board Members were contacted by Mr. Morris'</p> <p>2 office, and I just wonder if maybe Staff, in</p> <p>3 future situations like this, should maybe</p> <p>4 advise developers or whatever that -- maybe</p> <p>5 educate them a little bit on the ex parte</p> <p>6 communication part of our Code. I mean --</p> <p>7 CHAIRMAN AIZENSTAT: What you're saying is,</p> <p>8 when the application is made?</p> <p>9 MR. WITHERS: Absolutely. Maybe just some</p> <p>10 kind of notification of what they're allowed to</p> <p>11 do and not to do.</p> <p>12 CHAIRMAN AIZENSTAT: Okay.</p> <p>13 MR. BEHAR: Chip, from experience, I will</p> <p>14 tell you that I know that Staff tells them not</p> <p>15 to do it always, because I know that some of my</p> <p>16 clients have, you know, asked me, "I was told</p> <p>17 we could not, so you cannot" -- you know, this</p> <p>18 was for me the first time that I ever get</p> <p>19 contacted by a developer to try to, you know,</p> <p>20 talk about a project. I know Staff for sure,</p> <p>21 you know --</p> <p>22 CHAIRMAN AIZENSTAT: Okay.</p> <p>23 MR. BEHAR: -- tells them not to, but --</p> <p>24 MR. WITHERS: I'm good.</p> <p>25 CHAIRMAN AIZENSTAT: I'm sure Staff will</p>	<p style="text-align: right;">Page 10</p> <p>1 look at it.</p> <p>2 Yes, Chip.</p> <p>3 MR. TORRE: I have a question --</p> <p>4 MR. BEHAR: Yes, sir.</p> <p>5 MR. TORRE: -- from a technical</p> <p>6 perspective. Are we going to be able to see</p> <p>7 the Zoom as it relates to everybody that's on</p> <p>8 it or how is this going to work? This is our</p> <p>9 first -- my first meeting.</p> <p>10 CHAIRMAN AIZENSTAT: My understanding, and</p> <p>11 the way it will work and the way it worked</p> <p>12 before is, the speaker --</p> <p>13 MR. TORRE: Is the only person we will be</p> <p>14 able to see?</p> <p>15 CHAIRMAN AIZENSTAT: The speaker, and at</p> <p>16 some time maybe, Jill, you can put a general</p> <p>17 screen, but -- how many people do you have on</p> <p>18 Zoom?</p> <p>19 Actually, before we do that, let me</p> <p>20 continue, before we --</p> <p>21 MR. TORRE: I'm sorry.</p> <p>22 CHAIRMAN AIZENSTAT: That's okay.</p> <p>23 Swearing In. The swearing in process will</p> <p>24 be different than normal today. With the</p> <p>25 exception of attorneys, when we take up a</p>
<p style="text-align: right;">Page 11</p> <p>1 quasi-judicial item, each member of the public</p> <p>2 will be sworn in before they speak. Also, I</p> <p>3 ask that each speaker first state their full</p> <p>4 name and address, for the record, prior to</p> <p>5 speaking.</p> <p>6 For Zoom platform participants, I will ask</p> <p>7 any person wishing to speak or testify on a</p> <p>8 specific agenda item, to please open your chat</p> <p>9 and send a direct message to Jill Menendez.</p> <p>10 Once again, open your chat, send a direct</p> <p>11 message to Jill Menendez, stating the agenda</p> <p>12 item you would like to speak about and include</p> <p>13 your full name. Jill will call you when it's</p> <p>14 your turn. Depending on the number of</p> <p>15 speakers, and I think we have quite a bit of</p> <p>16 speakers, I will limit the remarks between two</p> <p>17 to three minutes for each speaker.</p> <p>18 Phone platform participants, after Zoom</p> <p>19 platform participants are done, I will ask</p> <p>20 phone participants to comment on the agenda</p> <p>21 item. I also ask you to limit your remarks to</p> <p>22 two to three minutes. The way you contact Jill</p> <p>23 and let her know is you dial -- you push *9 on</p> <p>24 your phone.</p> <p>25 At this time, I'd also like to ask the</p>	<p style="text-align: right;">Page 12</p> <p>1 Clerk about any e-mails that were received.</p> <p>2 What I will do is, when the item comes up, I</p> <p>3 will ask the City Clerk to first read into the</p> <p>4 record any e-comments or e-mail, for the</p> <p>5 record, as it pertains to that item.</p> <p>6 The first order of business is Approval of</p> <p>7 the Minutes of November 12th, 2020. Do I have</p> <p>8 a --</p> <p>9 MR. BEHAR: Motion to approve.</p> <p>10 CHAIRMAN AIZENSTAT: Mr. Behar motioned.</p> <p>11 Is there a second?</p> <p>12 MR. MURAI: Second.</p> <p>13 MR. REVUELTA: Second.</p> <p>14 CHAIRMAN AIZENSTAT: Mr. Revuelta, the</p> <p>15 second.</p> <p>16 Any comments? Any discussion? No?</p> <p>17 Call the roll, please.</p> <p>18 THE SECRETARY: Rene Murai?</p> <p>19 MR. MURAI: Yes.</p> <p>20 THE SECRETARY: Luis Revuelta?</p> <p>21 MR. REVUELTA: Yes.</p> <p>22 THE SECRETARY: Venny Torre?</p> <p>23 MR. TORRE: Yes.</p> <p>24 THE SECRETARY: Maria Velez?</p> <p>25 MS. VELEZ: Yes.</p>

<p style="text-align: right;">Page 13</p> <p>1 THE SECRETARY: Chip Withers?</p> <p>2 MR. WITHERS: Yes.</p> <p>3 THE SECRETARY: Robert Behar?</p> <p>4 MR. BEHAR: Yes.</p> <p>5 THE SECRETARY: Eibi Aizenstat?</p> <p>6 CHAIRMAN AIZENSTAT: Yes.</p> <p>7 The procedure that we will use tonight is</p> <p>8 as follows: First, the identification of an</p> <p>9 item will be done by Mr. Coller, the attorney</p> <p>10 for the City, presentation by Staff, if any,</p> <p>11 presentation by applicant. I think, in this</p> <p>12 case -- tonight what I'd like to do is have the</p> <p>13 applicant make their presentation first,</p> <p>14 followed by City Staff, if there is any</p> <p>15 recommendation. Then I'll open the public</p> <p>16 comment to Zoom platform first, phone line</p> <p>17 platform second, e-comment or e-mail will be</p> <p>18 read into the record for that specific item,</p> <p>19 we'll go ahead and close the public comment,</p> <p>20 we'll have Board discussion and then we'll see</p> <p>21 if there's a motion, discussion, second motion,</p> <p>22 and a vote, if any.</p> <p>23 Mr. Coller, would you like to read the</p> <p>24 first item into the record please?</p> <p>25 MR. COLLER: Yes. Mr. Chairman, I want to</p>	<p style="text-align: right;">Page 14</p> <p>1 know -- first of all, you can hear me, correct?</p> <p>2 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>3 MR. COLLER: Okay. So we do need to give</p> <p>4 people a reasonable period of time, but we can</p> <p>5 ask them not to be repetitive, because there's</p> <p>6 quite a number of people speaking.</p> <p>7 So Item E-1, an Ordinance of the City</p> <p>8 Commission of Coral Gables, Florida approving</p> <p>9 Site Plan Amendment pursuant to Zoning Code</p> <p>10 Article 14, "Process" Section 14-203,</p> <p>11 "Conditional Uses," for a previously approved</p> <p>12 Country Club by Ordinance 2016-34, located</p> <p>13 within a Special Use (S) District, for the</p> <p>14 property commonly referred to as the "Riviera</p> <p>15 Country Club" and legally described as portions</p> <p>16 of Tracts 1 and 5, Riviera Country Club, a</p> <p>17 portion of Miami-Biltmore Golf Course of</p> <p>18 Riviera Section Part 4 and Lots 10-14, Block</p> <p>19 112, Country Club Section 5, Coral Gables,</p> <p>20 Florida; all other conditions of approval</p> <p>21 contained in Ordinance 2016-34 shall remain in</p> <p>22 effect; providing for an effective date.</p> <p>23 Item E-1, public hearing.</p> <p>24 CHAIRMAN AIZENSTAT: Thank you.</p> <p>25 Mr. Trias, are you okay if the applicant</p>
<p style="text-align: right;">Page 15</p> <p>1 goes first?</p> <p>2 MR. TRIAS: Yes. That's my preference.</p> <p>3 Thank you.</p> <p>4 CHAIRMAN AIZENSTAT: That's your</p> <p>5 preference. Perfect.</p> <p>6 Do we have the applicant on, please?</p> <p>7 THE SECRETARY: Yes. He's been made main</p> <p>8 cohost.</p> <p>9 MR. SCHOPP: Yes, hi. Hi, this is David</p> <p>10 Schopp, for the applicant. Can you hear me?</p> <p>11 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>12 MS. SCHOPP: Excellent. So I sent over</p> <p>13 earlier to the City --</p> <p>14 CHAIRMAN AIZENSTAT: Could you state your</p> <p>15 name and address for the record please, before</p> <p>16 you begin?</p> <p>17 MS. SCHOPP: I'm sorry, David Schopp. The</p> <p>18 address of the club is 1155 Blue Road, Coral</p> <p>19 Gables, and I'm here to present a small</p> <p>20 presentation on our application.</p> <p>21 So I have a small PDF that I wanted to</p> <p>22 share with you that I sent over earlier to the</p> <p>23 City. Is that something that the City -- or</p> <p>24 should I attempt to share my screen?</p> <p>25 THE SECRETARY: You can share your screen,</p>	<p style="text-align: right;">Page 16</p> <p>1 sir.</p> <p>2 MR. COLLER: Can I ask a preliminary</p> <p>3 question, Mr. Chairman? I apologize.</p> <p>4 CHAIRMAN AIZENSTAT: Yes.</p> <p>5 MR. COLLER: Are you the attorney of record</p> <p>6 for the club or how are you authorized to</p> <p>7 speak?</p> <p>8 MR. SCHOPP: You're addressing me, David</p> <p>9 Schopp?</p> <p>10 MR. COLLER: Yes.</p> <p>11 MR. SCHOPP: No. I am the owner's</p> <p>12 representative for the club. I'm their</p> <p>13 consultant. I do have our attorney on the line</p> <p>14 that's with us, as well, today, John Lukacs.</p> <p>15 So he's here to speak, as well.</p> <p>16 MR. COLLER: Perfect. Maybe Mr. Lukacs can</p> <p>17 just put his name in, for the record, so that</p> <p>18 we know that he's here representing the Riviera</p> <p>19 Country Club.</p> <p>20 MR. SCHOPP: Excellent. So shall I go</p> <p>21 ahead and start while he's doing that?</p> <p>22 CHAIRMAN AIZENSTAT: One second, please.</p> <p>23 We're waiting for Mr. Lukacs.</p> <p>24 MR. REVUELTA: Does he need to be sworn in?</p> <p>25 MR. COLLER: No, the attorney doesn't need</p>

<p style="text-align: right;">Page 17</p> <p>1 to be sworn in, but the actual representative</p> <p>2 should be sworn in.</p> <p>3 CHAIRMAN AIZENSTAT: Mr. Schopp should.</p> <p>4 MR. COLLER: That's a good point.</p> <p>5 CHAIRMAN AIZENSTAT: Is Mr. Lukacs going to</p> <p>6 make an appearance first or not?</p> <p>7 MR. COLLER: I think he's trying, but he is</p> <p>8 muted, which is the worst possible thing to</p> <p>9 happen to an attorney.</p> <p>10 MR. BEHAR: Maybe not.</p> <p>11 CHAIRMAN AIZENSTAT: In the meantime, while</p> <p>12 we unmute Mr. Lukacs, can we please swear in,</p> <p>13 Mr. Schopp? Mr. Schopp, if you will please</p> <p>14 raise your right hand?</p> <p>15 Do we have the court reporter? Jill?</p> <p>16 THE SECRETARY: She's on.</p> <p>17 (Thereupon, the participant was sworn.)</p> <p>18 MR. SCHOPP: I do.</p> <p>19 CHAIRMAN AIZENSTAT: Thank you.</p> <p>20 Do we have Mr. Lukacs?</p> <p>21 MR. LUKACS: You do.</p> <p>22 Mr. Chairman, Members of the Committee, my</p> <p>23 name is John Lukacs, 75 Valencia Avenue, Coral</p> <p>24 Gables, Florida 33134, on behalf of Riviera</p> <p>25 Country Club. Thank you.</p>	<p style="text-align: right;">Page 18</p> <p>1 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>2 Welcome, Mr. Lukacs.</p> <p>3 MR. LUKACS: Thank you, sir.</p> <p>4 Mr. Schopp?</p> <p>5 MR. SCHOPP: Yes, thank you. Can you see</p> <p>6 my screen? I think on, I think a share -- it's</p> <p>7 right here. Can everybody see that?</p> <p>8 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>9 MR. SCHOPP: I'll leave it over here. Can</p> <p>10 everyone see that?</p> <p>11 THE SECRETARY: Yes.</p> <p>12 CHAIRMAN AIZENSTAT: Yes, we're good.</p> <p>13 MR. SCHOPP: Okay. Great.</p> <p>14 So this is our facilities. So part of our</p> <p>15 approval through Coral Gables was to really --</p> <p>16 we had very little work to do on Blue Road back</p> <p>17 a few years ago, with the exception of</p> <p>18 overlaying of the road in the area where we had</p> <p>19 a water main, and as everybody knows, Blue Road</p> <p>20 is a County road, so we had to go get County</p> <p>21 approval for that.</p> <p>22 We went to them back in 2018, I think, and</p> <p>23 we got a permit for that road, pursuant to what</p> <p>24 they call half section standards, because that</p> <p>25 road is between Red and -- it's between Red and</p>
<p style="text-align: right;">Page 19</p> <p>1 Miller, so it requires certain standards.</p> <p>2 So we had actually gotten Site Plan</p> <p>3 approval through the City, but we went through</p> <p>4 the County just because it was their road and</p> <p>5 we were required to comply with their</p> <p>6 standards.</p> <p>7 As you'll see on the screen here, this is</p> <p>8 the plan that we're asking for currently at the</p> <p>9 County -- I'm sorry, at the City, which</p> <p>10 initially pavers were shown and there's a</p> <p>11 challenge with pavers at the County level, and</p> <p>12 what was approved at the County was basically a</p> <p>13 paved road with striping, which is what they</p> <p>14 require. It's thermoplastic and these are</p> <p>15 consistent with Metro-Dade County standards.</p> <p>16 So the challenge was having the pavers in</p> <p>17 the right-of-way and we had gotten approval</p> <p>18 through the County in 2019, we're on an</p> <p>19 extension right now, and we are asking that</p> <p>20 these pavers be relieved, because there's a</p> <p>21 consequence for us, as an ownership, that the</p> <p>22 County requires that the City maintain these,</p> <p>23 because it's not a requirement of the County,</p> <p>24 and which the City is requiring that the Club</p> <p>25 maintain the right-of-way, which the Club has</p>	<p style="text-align: right;">Page 20</p> <p>1 hesitation for.</p> <p>2 So that's kind of where we are right now,</p> <p>3 John. I'm going to kind of defer to you to</p> <p>4 take it from here.</p> <p>5 MR. LUKACS: If you don't mind. Thank you.</p> <p>6 Thank you, David.</p> <p>7 What we have to work with is, of course,</p> <p>8 the Staff report, which I'm sure everybody has</p> <p>9 had an opportunity to review, and what I'd like</p> <p>10 to do is just pinpoint a couple of what I think</p> <p>11 are poignant observations by Staff,</p> <p>12 specifically dealing with the findings of fact.</p> <p>13 And the findings of fact, which appear at</p> <p>14 Page 4, in Paragraph 2 of the report,</p> <p>15 importantly cites out that it's the City's</p> <p>16 responsibility to review the application for</p> <p>17 consistency with the City Comprehensive Plan,</p> <p>18 goals, objectives and policies, and compliance</p> <p>19 with the Zoning Code and the City Code. And</p> <p>20 what the City has found or Staff has found is</p> <p>21 that there's been total compliance altogether.</p> <p>22 What we see, however, when you go to the</p> <p>23 findings of fact, and specifically with regard</p> <p>24 to -- and I'll just refer straight to Page 6,</p> <p>25 Paragraphs F, G and H speak to the issue of</p>

<p style="text-align: right;">Page 21</p> <p>1 Staff's position as it relates to pavers, in</p> <p>2 contrast to asphalt and pavement markings, and</p> <p>3 you'll see, in the last sentence at Paragraph</p> <p>4 4, which deals with whether or not the parcel</p> <p>5 proposed for development is adequate in size</p> <p>6 and shape to accommodate all development</p> <p>7 features, Staff concludes the following: The</p> <p>8 proposed amendment to change the paving</p> <p>9 material on the main entrance and crosswalks</p> <p>10 would diminish the pedestrian experience.</p> <p>11 That is it. That is the finding of fact or</p> <p>12 the personal preference, if you will, of the</p> <p>13 Staff, and I say that respectfully, because</p> <p>14 that's the same conclusion that Staff comes up</p> <p>15 with, with respect to Paragraph G, that is,</p> <p>16 whether or not the nature of the proposed</p> <p>17 development is detrimental to the health,</p> <p>18 safety and general welfare of the community.</p> <p>19 Clearly, the project itself is not</p> <p>20 detrimental to any of those concerns, and</p> <p>21 against that concludes that simply moving</p> <p>22 pavers to asphalt would, of course, again</p> <p>23 diminish the pedestrian experience, whatever</p> <p>24 that means more significantly, in Paragraph H,</p> <p>25 also on Page 6, with respect to the design of</p>	<p style="text-align: right;">Page 22</p> <p>1 the proposed driveway, circulation patterns and</p> <p>2 parking, Staff concludes that the applicant's</p> <p>3 proposal to change the paving material to</p> <p>4 asphalt and thermoplastic paint does not</p> <p>5 promote a well defined vehicular and pedestrian</p> <p>6 circulation. A very broad statement, that when</p> <p>7 you think of it in the context of the City of</p> <p>8 Coral Gables and the hundreds of miles of</p> <p>9 roadway that we have and the various crosswalks</p> <p>10 that we have throughout the City, we have</p> <p>11 compliance with the Manual for Uniform Traffic</p> <p>12 Control Devices, we have pavement markings</p> <p>13 throughout, all of which are consistent with</p> <p>14 the standards in the Code -- excuse me,</p> <p>15 Miami-Dade County, as well as the City of Coral</p> <p>16 Gables.</p> <p>17 Putting pavers -- or, excuse me, putting</p> <p>18 asphalt and pavement markings in front of the</p> <p>19 Club, Riviera Country Club, on Blue Road, is</p> <p>20 consistent with the pavement markings that</p> <p>21 appear throughout the City.</p> <p>22 This afternoon, I took a drive around the</p> <p>23 neighborhood, and one particular disparity I</p> <p>24 wanted to bring out is, when I went in front of</p> <p>25 Doctors Hospital, which we've all been to, when</p>
<p style="text-align: right;">Page 23</p> <p>1 you walk through the main entrance on</p> <p>2 University Drive, at the edge of pavement, as</p> <p>3 you approach the walkway, it's all pavers, but</p> <p>4 yet those pavers do not connect to pavers</p> <p>5 crossing University Drive to the adjacent</p> <p>6 contiguous parking lot. Rather, they are the</p> <p>7 same pavement markings that we see throughout</p> <p>8 the City.</p> <p>9 I would suggest, most respectfully, that</p> <p>10 this is really not an issue, and what the Club</p> <p>11 should be entitled to do is to be consistent</p> <p>12 with what is throughout the City itself, allow</p> <p>13 us to put the asphalt and the pavement makings</p> <p>14 that have already been approved by Miami-Dade</p> <p>15 County and allow us to simply go forward with</p> <p>16 the project. Having to install pavers at this</p> <p>17 juncture, having to go back to the County, is</p> <p>18 another delay, which is going to be another</p> <p>19 year to a year and a half down the road, and</p> <p>20 something that we would not want to account to</p> <p>21 in any way.</p> <p>22 I would also respectfully submit that when</p> <p>23 you look at the report, you cannot find</p> <p>24 anything in this report that would reveal a</p> <p>25 chain of underlying reasoning, a basis for the</p>	<p style="text-align: right;">Page 24</p> <p>1 conclusions that were reached by Staff, and I</p> <p>2 say that most respectfully.</p> <p>3 So, with that in mind, I would respectfully</p> <p>4 request the Staff's recommendation be declined</p> <p>5 and that Riviera be permitted to go forward</p> <p>6 with this project, asphalt paving, and the</p> <p>7 pavement markings that we typically see</p> <p>8 throughout the City of Coral Gables. Thank</p> <p>9 you.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you, sir.</p> <p>11 Mr. Schopp, do you have any further comment</p> <p>12 before I ask Mr. Trias?</p> <p>13 MR. SCHOPP: No, I'm fine. Thank you, Mr.</p> <p>14 Chair.</p> <p>15 CHAIRMAN AIZENSTAT: Thank you.</p> <p>16 Ramon?</p> <p>17 MR. TRIAS: Mr. Chairman, the statements</p> <p>18 are not to prod or personal. They're simply</p> <p>19 the Condition of Approval that was approved by</p> <p>20 the Commission. The Commission approved the</p> <p>21 pavers for reasons that deal with aesthetics,</p> <p>22 safety, pedestrian quality, et cetera, and</p> <p>23 Staff recommends denial for that aspect of the</p> <p>24 request.</p> <p>25 On the other hand, there are other aspects</p>

<p style="text-align: right;">Page 25</p> <p>1 of the request that are reasonable and Staff is</p> <p>2 recommending approval. So that's the nature of</p> <p>3 the discussion.</p> <p>4 CHAIRMAN AIZENSTAT: And if anything is</p> <p>5 changed, it would have to go back before the</p> <p>6 Commission again?</p> <p>7 MR. TRIAS: That was one of the Conditions</p> <p>8 of Approval in that particular approval back in</p> <p>9 2016, yes, sir.</p> <p>10 CHAIRMAN AIZENSTAT: Okay. So I guess my</p> <p>11 question is, if the pavers is changed for any</p> <p>12 reason, they have to go back to the Commission?</p> <p>13 MR. TRIAS: Yes. The request is to</p> <p>14 eliminate the pavers, the current request, and</p> <p>15 that has to go back to Commission. That's why</p> <p>16 we're here today.</p> <p>17 There are some requests also, change of the</p> <p>18 trees and so on, that Staff recommends</p> <p>19 approval.</p> <p>20 CHAIRMAN AIZENSTAT: Understood.</p> <p>21 What I'd like to do at this time is open it</p> <p>22 up for public comment.</p> <p>23 Jill, do we have any speakers on this item?</p> <p>24 THE SECRETARY: Not on this item.</p> <p>25 CHAIRMAN AIZENSTAT: We have no speakers</p>	<p style="text-align: right;">Page 26</p> <p>1 for --</p> <p>2 THE SECRETARY: I've been receiving several</p> <p>3 messages, so I might have overlooked, but as of</p> <p>4 right now, no.</p> <p>5 CHAIRMAN AIZENSTAT: If anybody would like</p> <p>6 to speak on this item, can you send Jill a chat</p> <p>7 message on this item right now please?</p> <p>8 Anybody, Jill? No?</p> <p>9 Having none, I'll go ahead and close the</p> <p>10 public comment for this item. I'd like to open</p> <p>11 it up for Board discussion.</p> <p>12 Robert.</p> <p>13 MR. BEHAR: I'll go first.</p> <p>14 First and foremost, I want to, you know,</p> <p>15 give a lot of credit to the Riviera Country</p> <p>16 Club. They've done a magnificent job in the</p> <p>17 new building and everything they've done. It</p> <p>18 is beautiful. Everything about it is</p> <p>19 fantastic.</p> <p>20 And I was here in 2016 when they came -- or</p> <p>21 before, when they came for approval, and I</p> <p>22 respectfully disagree with Mr. Lukacs, that is</p> <p>23 not typical. This is very different than the</p> <p>24 example he has used.</p> <p>25 And I drive -- and I drive this road</p>
<p style="text-align: right;">Page 27</p> <p>1 between two and four times every day of the</p> <p>2 week, because I live down the street from here.</p> <p>3 So I come on Santa Maria -- take Santa Maria to</p> <p>4 Blue Road to go to my office, and when I go</p> <p>5 home, I drive it again, and if I go home for</p> <p>6 lunch, I drive by during the day.</p> <p>7 There's a lot of pedestrian, you know,</p> <p>8 crossing that we are not -- cannot take it for</p> <p>9 granted, and, unfortunately, I stop when I'm</p> <p>10 there and I see a pedestrian, but a lot of</p> <p>11 people don't take the pedestrian crossing</p> <p>12 serious, and I think that the pavers is going</p> <p>13 to help the cars -- either deter them from</p> <p>14 speeding through there and it's going to force</p> <p>15 them, I think, to stop.</p> <p>16 When we approved this, I remember very</p> <p>17 clearly this was one of the requests. I</p> <p>18 personally think it's going to be important for</p> <p>19 the safety of their club members, you know,</p> <p>20 when they're parking in the tennis center</p> <p>21 across the street and they want to cross over</p> <p>22 to the clubhouse.</p> <p>23 I feel that if pavers are -- should stay.</p> <p>24 I would not be in favor of removing those</p> <p>25 pavers.</p>	<p style="text-align: right;">Page 28</p> <p>1 CHAIRMAN AIZENSTAT: Okay. Venny.</p> <p>2 MR. MURAI: Eibi --</p> <p>3 MR. TORRE: You know, I was not on the</p> <p>4 Board when this was recommended and I don't</p> <p>5 know if this was proffered for any particular</p> <p>6 reason to get the approvals in that case.</p> <p>7 Maybe that's why it was done.</p> <p>8 I think, as a measure of safety, it's</p> <p>9 important to have something there, and I think</p> <p>10 what Robert said is exactly correct, we should</p> <p>11 try to slow down the traffic. I'm not</p> <p>12 necessarily sure that we have to do it with</p> <p>13 pavers. So, you know, I think they did a good</p> <p>14 job. I don't know if there's a reason to</p> <p>15 withhold the change, more than from a safety</p> <p>16 perspective.</p> <p>17 So I'm not -- I mean, I don't have a</p> <p>18 problem with the change, as long as there's</p> <p>19 some measure of safety protocol being held to</p> <p>20 keep the traffic to be slowed down. I don't</p> <p>21 know if that's sufficient. The drawings are</p> <p>22 kind of small, so I'm not clear on exactly what</p> <p>23 it's doing for that purpose, but I'm not in any</p> <p>24 way against the proposal.</p> <p>25 CHAIRMAN AIZENSTAT: Chip.</p>

<p style="text-align: right;">Page 29</p> <p>1 MR. WITHERS: I have a question for Staff.</p> <p>2 If they put pavers down, would they still</p> <p>3 stripe it?</p> <p>4 MR. TRIAS: Maybe the Public Works Director</p> <p>5 can answer that technical question.</p> <p>6 MR. SANTAMARIA: Eduardo Santamaria, Public</p> <p>7 Works Director. Yes, striping would be</p> <p>8 required.</p> <p>9 MR. WITHERS: So if you have striping for</p> <p>10 the safety, then why are the pavers there?</p> <p>11 MR. SANTAMARIA: The pavers, as Ramon</p> <p>12 mentioned, is a visual improvement, and, also,</p> <p>13 generally speaking, when you drive over a</p> <p>14 hardened surface, irregular surface, you tend</p> <p>15 to slow down. So I would say that it's mostly</p> <p>16 decorative, but there's definitely a component</p> <p>17 of added safety, visual.</p> <p>18 You're driving through an area where, this</p> <p>19 is different, you're paying more attention and</p> <p>20 it's uncomfortable to drive really fast over</p> <p>21 pavers. So it's certainly an element of --</p> <p>22 MR. WITHERS: If you see the pavers. But,</p> <p>23 I mean, don't you post it with the signs that</p> <p>24 say, approaching crosswalk, you might have to</p> <p>25 stop, the ones that we put in the middle of the</p>	<p style="text-align: right;">Page 30</p> <p>1 road?</p> <p>2 MR. SANTAMARIA: Absolutely, and when it</p> <p>3 comes to things that -- for traffic calming,</p> <p>4 it's not one thing, it's a number of things,</p> <p>5 and, you know, if you have the minimum, then</p> <p>6 you start incrementally going above the</p> <p>7 minimum.</p> <p>8 MR. WITHERS: So do we have a policy in the</p> <p>9 City that we're going to start putting pavers</p> <p>10 on cross streets to do traffic calming? Is</p> <p>11 that our policy now?</p> <p>12 MR. SANTAMARIA: No. No, we do not. We do</p> <p>13 have traffic calming that the City is</p> <p>14 implementing through a City wide program, that</p> <p>15 we are putting pavers in certain locations. My</p> <p>16 understanding is that this was originally</p> <p>17 generated by the applicant, right, Ramon?</p> <p>18 MR. TRIAS: Yes. You may recall that that</p> <p>19 was one of the Conditions of Approval proffered</p> <p>20 by the Applicant.</p> <p>21 MR. SANTAMARIA: Okay.</p> <p>22 MR. WITHERS: Well, I don't think it's a</p> <p>23 big deal. I have absolutely no problem with</p> <p>24 allowing them to put asphalt down, considering</p> <p>25 that probably 95 percent of all crosswalks in</p>
<p style="text-align: right;">Page 31</p> <p>1 Coral Gables are probably asphalt. As long as</p> <p>2 there's yellow striping with signage, I don't</p> <p>3 really see where pavers make that much</p> <p>4 difference. So I would support the removal of</p> <p>5 the pavers.</p> <p>6 But, Ramon -- thank you very, very much.</p> <p>7 MR. SANTAMARIA: You're welcome.</p> <p>8 MR. WITHERS: Ramon, I had another</p> <p>9 question. I know there was a sidewalk color</p> <p>10 change, there was a planting of oak trees and I</p> <p>11 think there was a concrete pad, as well.</p> <p>12 Wasn't that --</p> <p>13 MR. TRIAS: Yes. Yes.</p> <p>14 MR. WITHERS: Do we want to address that</p> <p>15 while we're discussing this or are we going to</p> <p>16 discuss it separately?</p> <p>17 MR. TRIAS: Yes, you can, certainly.</p> <p>18 MR. WITHERS: Okay.</p> <p>19 CHAIRMAN AIZENSTAT: Go ahead, please.</p> <p>20 MR. WITHERS: So what is the City's</p> <p>21 rationale for removing a concrete pad and</p> <p>22 replacing that with pavers? Is that -- not a</p> <p>23 safety issue, I'm assuming?</p> <p>24 MR. TRIAS: Which -- I'm not sure I</p> <p>25 understand the --</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. WITHERS: I mean, where was the</p> <p>2 concrete pad? I thought I saw that there was a</p> <p>3 replacement of a concrete pad.</p> <p>4 MR. TRIAS: I don't think so. Maybe I'm</p> <p>5 wrong. Maybe the applicant can explain.</p> <p>6 CHAIRMAN AIZENSTAT: Mr. Schopp.</p> <p>7 MR. SCHOPP: If I can share my screen</p> <p>8 again, that might help. Can everybody see my</p> <p>9 screen?</p> <p>10 CHAIRMAN AIZENSTAT: Not right now.</p> <p>11 MR. COLLER: We have to quit at 9:00.</p> <p>12 MR. SCHOPP: Okay. Can everyone see my</p> <p>13 screen now? Hold on. Share. There we go.</p> <p>14 How is that? Great?</p> <p>15 CHAIRMAN AIZENSTAT: Yes.</p> <p>16 MR. SCHOPP: Okay. So I think what you're</p> <p>17 referring to is, there were pavers on our east</p> <p>18 entrance and on our west entrance where the</p> <p>19 sidewalk was discontinued and it went --</p> <p>20 CHAIRMAN AIZENSTAT: We've lost him?</p> <p>21 MR. COLLER: Yes.</p> <p>22 MR. SCHOPP: -- to continue to extend --</p> <p>23 can you all hear me -- the sidewalk there. So</p> <p>24 that was approved, as well as this change of</p> <p>25 Ironwood trees to Live Oaks now, which is a</p>

<p style="text-align: right;">Page 33</p> <p>1 much better and larger species. So there were</p> <p>2 things that we're doing to embetterment. And</p> <p>3 the remainder was, these crosswalks here, here,</p> <p>4 and down at this end, and in the middle here,</p> <p>5 are these pavers. So ideally we're going to</p> <p>6 have these crosswalks.</p> <p>7 At these crosswalks here, there will be a</p> <p>8 sign in the road, and it's on our plans, that</p> <p>9 shows that it's a crosswalk, and it's a</p> <p>10 requirement of Dade County. And if I blow up</p> <p>11 this here, you can see that there will be --</p> <p>12 this Item Number 6 represents a title sign,</p> <p>13 that I can share with you. Let me go over to</p> <p>14 that side of the screen here. And it will be</p> <p>15 an in street pedestrian crossing sign, and that</p> <p>16 will exist in the right-of-way at each of those</p> <p>17 crossings.</p> <p>18 So hopefully that helps -- maybe that</p> <p>19 clarifies things for the Committee.</p> <p>20 CHAIRMAN AIZENSTAT: Chip.</p> <p>21 MR. WITHERS: You know, maybe I read</p> <p>22 something I didn't read, but I thought there</p> <p>23 was a request to leave a concrete pad in place,</p> <p>24 as opposed to putting pavers across it.</p> <p>25 CHAIRMAN AIZENSTAT: That would be on the</p>	<p style="text-align: right;">Page 34</p> <p>1 driveway entrances, I think, that Mr. Schopp</p> <p>2 just explained.</p> <p>3 MR. WITHERS: Is that where that is, on the</p> <p>4 driveway entrances?</p> <p>5 MR. TRIAS: Yeah. The preference --</p> <p>6 MR. SCHOPP: At the driveway entrances,</p> <p>7 this here is now concrete, in lieu of pavers.</p> <p>8 That might have been what you considered. And</p> <p>9 this area right here, we had to take away two</p> <p>10 parking spaces, which was approved by Staff,</p> <p>11 because --</p> <p>12 MR. TRIAS: Yes, Staff supports that aspect</p> <p>13 of the request.</p> <p>14 MR. SCHOPP: Maybe it was --</p> <p>15 MR. TRIAS: Staff would support -- may I</p> <p>16 speak? Staff supports that aspect of their</p> <p>17 request, which is the continuation of the</p> <p>18 sidewalk through the entrance as concrete.</p> <p>19 MR. WITHERS: Okay. Okay. Okay.</p> <p>20 MR. TRIAS: I think that's what you were</p> <p>21 referring to.</p> <p>22 MR. WITHERS: Right. That's it.</p> <p>23 MR. SCHOPP: Okay. Fair enough. I'll stop.</p> <p>24 CHAIRMAN AIZENSTAT: Thank you.</p> <p>25 MR. SCHOPP: Thank you.</p>
<p style="text-align: right;">Page 35</p> <p>1 CHAIRMAN AIZENSTAT: Chip, anything</p> <p>2 further?</p> <p>3 MR. WITHERS: No. No. Thank you very</p> <p>4 much. I appreciate it.</p> <p>5 CHAIRMAN AIZENSTAT: Maria.</p> <p>6 THE SECRETARY: Mr. Murai has been wanting</p> <p>7 to speak, Rene.</p> <p>8 CHAIRMAN AIZENSTAT: Okay. I was going to</p> <p>9 have Maria first, but if Rene would like to go</p> <p>10 first, Rene.</p> <p>11 THE SECRETARY: He's on mute.</p> <p>12 MR. COLLER: Oh, he's on mute.</p> <p>13 THE SECRETARY: He can unmute himself.</p> <p>14 He's co-host.</p> <p>15 CHAIRMAN AIZENSTAT: Is Rene there?</p> <p>16 THE SECRETARY: No.</p> <p>17 MR. MURAI: Can you hear me?</p> <p>18 CHAIRMAN AIZENSTAT: Yes.</p> <p>19 MR. MURAI: Okay. So, first of all, I'm a</p> <p>20 member of Riviera Country Club. Does that in</p> <p>21 any way prevent me from participating in this</p> <p>22 discussion or voting on it?</p> <p>23 MR. COLLER: Mr. Chairman, just through</p> <p>24 you, are you on the Board or you're just a</p> <p>25 member?</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. MURAI: I'm just a member.</p> <p>2 MR. COLLER: Okay. So we have previously,</p> <p>3 indicated, unless you're on the Board, where</p> <p>4 you have a fiduciary responsibility, as just</p> <p>5 merely a member, you're permitted to vote on</p> <p>6 the item.</p> <p>7 MR. MURAI: Very well. Okay.</p> <p>8 So on the item that is -- what crosswalks</p> <p>9 are we talking about, John, or -- which</p> <p>10 crosswalks?</p> <p>11 MR. TRIAS: The crosswalks that connect the</p> <p>12 parking lot across Blue Road to Blue Road,</p> <p>13 right in the middle.</p> <p>14 MR. MURAI: That's the only one we're</p> <p>15 talking about?</p> <p>16 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>17 MR. MURAI: So this doesn't involve the</p> <p>18 connection between the golf course on the south</p> <p>19 side and the north side?</p> <p>20 MR. SCHOPP: It does. So there -- can you</p> <p>21 hear me?</p> <p>22 MR. MURAI: Yes.</p> <p>23 CHAIRMAN AIZENSTAT: Yes.</p> <p>24 MR. SCHOPP: Okay. So I don't know if you</p> <p>25 can still see my screen or not, I might have</p>

<p style="text-align: right;">Page 37</p> <p>1 stopped sharing, but we're connecting five to</p> <p>2 six on the south side, the fifth hole to the</p> <p>3 sixth hole, that is striped right now. That is</p> <p>4 going to be thermoplastic white striped, as it</p> <p>5 is now, and it will be improved once the road</p> <p>6 is repaved.</p> <p>7 The other two will be from --</p> <p>8 MR. MURAI: Wait. Wait. I'm slow, very</p> <p>9 slow.</p> <p>10 MR. SCHOPP: No worries. Thank you.</p> <p>11 MR. MURAI: So we're not talking about</p> <p>12 pavers between five and six?</p> <p>13 MR. SCHOPP: No, we're not. We were, but</p> <p>14 we're not now.</p> <p>15 MR. MURAI: But that's not part of the</p> <p>16 application today?</p> <p>17 MR. SCHOPP: The application today is to</p> <p>18 eliminate the pavers between five and six and</p> <p>19 to do it with thermoplastic per Dade County</p> <p>20 standards. That's one of three crossings.</p> <p>21 MR. MURAI: Okay. So what are the other</p> <p>22 two crossings?</p> <p>23 MR. SCHOPP: The other two basically go</p> <p>24 from the front entrance to the tennis parking</p> <p>25 lot, and they straddle the road. They're about</p>	<p style="text-align: right;">Page 38</p> <p>1 60 feet apart from one another.</p> <p>2 MR. MURAI: So what are we having there,</p> <p>3 pavers, or you're asking for thermoplastic</p> <p>4 whatever?</p> <p>5 MR. SCHOPP: Pavers were on the approved</p> <p>6 Site Plan. We're asking to modify that to go</p> <p>7 to thermoplastic paint on asphalt.</p> <p>8 MR. MURAI: Okay. And what's the third</p> <p>9 crossing?</p> <p>10 MR. SCHOPP: Well, those are two crossings</p> <p>11 in front of the entrance. So I'm going to</p> <p>12 share my screen again, so I can make it easier</p> <p>13 for you.</p> <p>14 So if you can see my screen, this -- can</p> <p>15 you see my cursor?</p> <p>16 MR. MURAI: Yeah.</p> <p>17 MR. SCHOPP: So this is the main entrance</p> <p>18 in. So, on either side of the entrance, we're</p> <p>19 straddling. We have one crossing, two</p> <p>20 crossings. There are two crossings to go</p> <p>21 across to the tennis parking lot, more for, I</p> <p>22 think, symmetry than anything else. Then, at</p> <p>23 the far end, that's the one between five and</p> <p>24 six, that would also be thermoplastic. Those</p> <p>25 are the three crossings that would be</p>
<p style="text-align: right;">Page 39</p> <p>1 thermoplastic not pavers.</p> <p>2 MR. MURAI: Okay. Well, I don't find that</p> <p>3 pavers necessarily will slow down traffic on</p> <p>4 Blue Road or, you know, would really do -- I</p> <p>5 mean, it's a question of, maybe it's prettier,</p> <p>6 but I don't think that's what we're here to</p> <p>7 determine, whether it's prettier or not as</p> <p>8 beautiful.</p> <p>9 I think that that whole road needs --</p> <p>10 really needs signs, that are not there today.</p> <p>11 I play golf there all of the time. I go from</p> <p>12 five to six. You know, some people stop, some</p> <p>13 people don't stop, and some people just totally</p> <p>14 ignore us. And, you know, there's a crossing</p> <p>15 off -- as you well know, between fifteen and</p> <p>16 sixteen. There are no pavers there. There</p> <p>17 won't be any pavers. I think, to just put</p> <p>18 pavers on these three items here, and if this</p> <p>19 is going to require to redo the whole thing and</p> <p>20 go back to the County -- I mean, the road right</p> <p>21 now is kind of a mess, it has never been</p> <p>22 finished, on both sides. So I don't know that</p> <p>23 this is going to improve the pedestrian</p> <p>24 experience.</p> <p>25 I don't see -- when I'm going to cross</p>	<p style="text-align: right;">Page 40</p> <p>1 there, what I want is -- you know, I want signs</p> <p>2 that say I'm crossing. I don't care whether</p> <p>3 I'm crossing on asphalt or I'm crossing on</p> <p>4 pavers. I don't really care, and I don't think</p> <p>5 it's going to help at all to make it safer for</p> <p>6 me when I'm playing golf.</p> <p>7 Is there something else about pavers versus</p> <p>8 asphalt, some other places?</p> <p>9 MR. SCHOPP: Yes, sir.</p> <p>10 So the area on this plan, if you can still</p> <p>11 see my screen when it comes up, so the initial</p> <p>12 plan had this area, these crosswalks, integral</p> <p>13 with pavers within this section here, that as</p> <p>14 you see I'm kind of tracing, and our goal is to</p> <p>15 remove the pavers from the plan, because it's</p> <p>16 not part of a Dade County standard, and it</p> <p>17 requires that the club would have to maintain</p> <p>18 these in perpetuity, because of the agreements.</p> <p>19 There's an interlocal that we need to have, and</p> <p>20 then a covenant us relieving the City, and</p> <p>21 we're just not in the road -- you know, the</p> <p>22 road maintenance business is a big part of this</p> <p>23 problem, as well, and, you know, the striping</p> <p>24 would be here, and this would all be asphalt</p> <p>25 all of the way through like it always was.</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. MURAI: Yeah, and secondly, I mean,</p> <p>2 this road obviously is used not only by the</p> <p>3 club, but by everyone, and I don't see why the</p> <p>4 club is the one that should be having to</p> <p>5 maintain a road that is used by thousands of</p> <p>6 Dade County residents. So that doesn't make</p> <p>7 sense to me, that if we put in pavers there,</p> <p>8 that the club has to maintain it, even though</p> <p>9 it's not for the exclusive benefit of the club.</p> <p>10 So I'd be in favor of the application, noting</p> <p>11 that I am a member of the club.</p> <p>12 So I'm in favor of the application. I</p> <p>13 don't see the benefit of putting pavers there.</p> <p>14 That's the only street around that whole area</p> <p>15 that would have pavers, I think. We don't have</p> <p>16 pavers crossing from fifteen to sixteen. I</p> <p>17 don't think my pedestrian experience of going</p> <p>18 across in my golf cart is going to be enhanced</p> <p>19 by having pavers, as opposed to asphalt.</p> <p>20 Anyway, those are my comments.</p> <p>21 CHAIRMAN AIZENSTAT: Thank you, Rene.</p> <p>22 Maria.</p> <p>23 MS. VELEZ: Hi. Good evening. I don't</p> <p>24 have a problem with the application either. I</p> <p>25 walk in the area of the Granada Golf Course and</p>	<p style="text-align: right;">Page 42</p> <p>1 in order to cross the street from the west part</p> <p>2 of the Granada Golf Course to the east part of</p> <p>3 the Granada Golf Course, there's striping and</p> <p>4 the cars -- there's a lot of cars traveling on</p> <p>5 Granada and they tend to stop and I'm there</p> <p>6 every day walking.</p> <p>7 So I don't have a problem at all with the</p> <p>8 application and I would be in favor of it.</p> <p>9 CHAIRMAN AIZENSTAT: Thank you.</p> <p>10 Luis.</p> <p>11 MR. REVUELTA: Did I read or understand at</p> <p>12 some point that the County was having an</p> <p>13 objection to the pavers on the street? Is that</p> <p>14 accurate, Ramon?</p> <p>15 CHAIRMAN AIZENSTAT: Mr. Schopp.</p> <p>16 MR. SCHOPP: Yes. Am I still -- yes, the</p> <p>17 County, it's not their standard. They pushed</p> <p>18 back on the pavers, and it was a long</p> <p>19 experience and it wasn't something that they</p> <p>20 preferred that we do. So it was part of our</p> <p>21 denial. It was the way we were getting it</p> <p>22 approved, because it wasn't part of their half</p> <p>23 section standards or something that they had a</p> <p>24 standard for. They just don't do pavers as</p> <p>25 crosswalks and things. They'd make us stripe</p>
<p style="text-align: right;">Page 43</p> <p>1 that anyway.</p> <p>2 MR. REVUELTA: But was the County willing</p> <p>3 to accept the pavers if somebody maintains the</p> <p>4 pavers?</p> <p>5 MR. SCHOPP: We never really got that far.</p> <p>6 What I was told was that there needed to be an</p> <p>7 agreement with the City, and the City told us</p> <p>8 that if we did that, there would need to be a</p> <p>9 covenant that we would maintain the pavers in</p> <p>10 the right-of-way.</p> <p>11 MR. REVUELTA: But the issue of the pavers,</p> <p>12 I think at the end turns out of, who maintains</p> <p>13 the pavers, it seems like to me. I agree with</p> <p>14 Robert, pavers have been used throughout the</p> <p>15 City, in Biscayne Boulevard, in the Arsht</p> <p>16 Center in Miami Beach, because they have proven</p> <p>17 to be in psychology a slow of traffic. I'm</p> <p>18 repeating what I've heard before, so please</p> <p>19 check me out completely based on what I'm</p> <p>20 saying.</p> <p>21 But aesthetically I think it's nice to have</p> <p>22 that break in front of the clubhouse, in front</p> <p>23 of the Riviera Country Club. And was a sample</p> <p>24 of the pavers ever submitted to the City, to</p> <p>25 see what kind of paver, shape, color, material?</p>	<p style="text-align: right;">Page 44</p> <p>1 Was that ever submitted to the City?</p> <p>2 MR. TRIAS: I've never seen any. Did you</p> <p>3 see one, the sample?</p> <p>4 No, apparently that never got that far, and</p> <p>5 this process has been going on since 2016. So</p> <p>6 I don't know why it's taken so long.</p> <p>7 MR. REVUELTA: So the Applicant proffered</p> <p>8 the pavers, ran into issues with Dade County.</p> <p>9 The issues turned out to be, based on the City</p> <p>10 and Dade County and the Applicant, an issue of</p> <p>11 maintenance, and we haven't seen samples of the</p> <p>12 pavers during the approval process?</p> <p>13 MR. TRIAS: That is correct. Everything</p> <p>14 you said is correct, yes.</p> <p>15 MR. REVUELTA: And did I hear you say that</p> <p>16 even though the pavers and the signs are going</p> <p>17 -- would be installed, at whatever point, if it</p> <p>18 gets approved, that the pavers would be</p> <p>19 painted, striped?</p> <p>20 MR. TRIAS: I think that's something that</p> <p>21 the Public Works Director talked about.</p> <p>22 CHAIRMAN AIZENSTAT: That is what he said</p> <p>23 to us, yes.</p> <p>24 MR. REVUELTA: Yeah, but I just want to</p> <p>25 confirm, because it seems like --</p>

<p style="text-align: right;">Page 45</p> <p>1 MR. MURAI: That would be horrible.</p> <p>2 MR. REVUELTA: -- putting pavers and then</p> <p>3 painting them over, I see the point that Chip</p> <p>4 was trying to get at, it's like --</p> <p>5 MR. TRIAS: I don't think he meant to paint</p> <p>6 them over, right. It was just that, in</p> <p>7 conjunction with the pavers, there's some</p> <p>8 markings.</p> <p>9 MR. REVUELTA: Because a lot of times you</p> <p>10 can have different color pavers to create the</p> <p>11 striping, but you don't have to paint the</p> <p>12 pavers, right.</p> <p>13 MR. TRIAS: Right.</p> <p>14 MR. REVUELTA: You just change the color</p> <p>15 and the texture and you get the striping that</p> <p>16 you need for handicap, for visual, et cetera,</p> <p>17 et cetera, but you don't have to actually put</p> <p>18 paint on the pavers, because then I would agree</p> <p>19 a hundred percent with Chip, that why even try</p> <p>20 to encourage somebody to put pavers, if you're</p> <p>21 going to paint over it? It wouldn't make sense</p> <p>22 to me.</p> <p>23 MR. BEHAR: And for the record, my concern</p> <p>24 is not aesthetics, it's safety. And Luis</p> <p>25 brings a good example. Biscayne Boulevard,</p>	<p style="text-align: right;">Page 46</p> <p>1 when you're going to cross from one side to the</p> <p>2 other, you have pavers and people have a</p> <p>3 tendency to slow down. That's my only concern,</p> <p>4 safety. I don't -- you know, aesthetics is</p> <p>5 not, you know --</p> <p>6 MR. REVUELTA: People above my pay grade</p> <p>7 have figured out that the pavers do slow</p> <p>8 traffic down, so I'm just repeating what I</p> <p>9 hear. So go ahead, I'm sorry.</p> <p>10 MR. SANTAMARIA: No, I was just going to</p> <p>11 say, that, yes, that some striping can be</p> <p>12 worked out, as you mentioned, by generally</p> <p>13 speaking some striping will likely be</p> <p>14 necessary.</p> <p>15 CHAIRMAN AIZENSTAT: Let me ask you a</p> <p>16 question.</p> <p>17 MR. SANTAMARIA: Yes.</p> <p>18 CHAIRMAN AIZENSTAT: What I've seen a lot</p> <p>19 in crosswalks today are signage, the type of</p> <p>20 signage that automatically, as a person</p> <p>21 approaches, that lights up or somebody that's</p> <p>22 crossing. To me, the way I'm looking at the</p> <p>23 pavers, part of who is going to go fast through</p> <p>24 that area is already going to have the momentum</p> <p>25 and the speed, unless you're creating the</p>
<p style="text-align: right;">Page 47</p> <p>1 pavers with enough distance prior to the</p> <p>2 crossing, and the way looking at this is, the</p> <p>3 pavers are starting at the crossing inward</p> <p>4 between the two sides.</p> <p>5 So if I'm looking at it for safety -- for</p> <p>6 example, I know, on Bayshore, in the Grove,</p> <p>7 they have a system that actually alerts you</p> <p>8 that there's an individual there. I don't even</p> <p>9 think they have to push the button. I think</p> <p>10 there's a sensor on it. I could be wrong.</p> <p>11 Now, is that something that the City would have</p> <p>12 to do or is that something that the Applicant</p> <p>13 would have to do for that --</p> <p>14 MR. SANTAMARIA: That would be something</p> <p>15 that the Applicant would have to do. I think</p> <p>16 what you're referring to is a pedestrian</p> <p>17 traffic beacon. Generally speaking, you do</p> <p>18 have to push a button. I'm not sure if there's</p> <p>19 some newer technology where you don't have to.</p> <p>20 The County would basically have to accept</p> <p>21 that, because they'll basically be maintaining</p> <p>22 it.</p> <p>23 CHAIRMAN AIZENSTAT: So they'd be going to</p> <p>24 the County again?</p> <p>25 So, to me, the way -- the way I'm looking</p>	<p style="text-align: right;">Page 48</p> <p>1 at this is, the pavers are more aesthetic,</p> <p>2 because of the fact that, to me, the pavers are</p> <p>3 in the interior portion of the crosswalk. The</p> <p>4 pavers start at the crosswalk. They go</p> <p>5 interior and they finish where the crosswalk</p> <p>6 is.</p> <p>7 Maybe if the City is concerned, I don't</p> <p>8 know if there's any roundabouts that are as you</p> <p>9 approach this area, so you don't have speed</p> <p>10 that is building up getting to the area.</p> <p>11 MR. SANTAMARIA: That is a County collector</p> <p>12 street --</p> <p>13 CHAIRMAN AIZENSTAT: Okay. The County</p> <p>14 would have to do that.</p> <p>15 MR. SANTAMARIA: -- so unfortunately we're</p> <p>16 limited in the amount of traffic calming things</p> <p>17 that the County would be willing to accept.</p> <p>18 CHAIRMAN AIZENSTAT: Is it possible to</p> <p>19 possibly have the City inquire with the County</p> <p>20 if it's something that can be done in the area</p> <p>21 or is that something the City does not</p> <p>22 undertake?</p> <p>23 MR. BEHAR: And that may be a good</p> <p>24 solution, because, look, not only there, but</p> <p>25 the one to the east, where the golf carts from</p>

<p style="text-align: right;">Page 49</p> <p>1 fifteen to sixteen, is even worse. People</p> <p>2 don't stop for the golfers -- you know, the</p> <p>3 golf carts to cross, you know, and they have</p> <p>4 installed in the past little signage, you know,</p> <p>5 warning that it's a crossing and cars just run</p> <p>6 it over.</p> <p>7 MR. SANTAMARIA: So, I think, the original</p> <p>8 application was that that was going to be part</p> <p>9 of the re-development of the country club.</p> <p>10 CHAIRMAN AIZENSTAT: Okay. But right now</p> <p>11 we're only just looking at what they're</p> <p>12 requesting.</p> <p>13 MR. SANTAMARIA: Right. Correct.</p> <p>14 CHAIRMAN AIZENSTAT: So we're not -- okay,</p> <p>15 so we're not going to --</p> <p>16 MR. MURAI: Eibi, what we need -- can you</p> <p>17 hear me?</p> <p>18 CHAIRMAN AIZENSTAT: Yes, sir. Yes.</p> <p>19 MR. MURAI: What we need and what I would</p> <p>20 hope that the City would try to get the County</p> <p>21 to do or approve is flashing lights, so that as</p> <p>22 you approach that area, as you have in some</p> <p>23 other areas, where you have flashing lights,</p> <p>24 that a pedestrian crossing is about to come. I</p> <p>25 don't think putting some pavers is going to do</p>	<p style="text-align: right;">Page 50</p> <p>1 anything, and it would be okay to do it if</p> <p>2 everywhere that we had a crossing in Coral</p> <p>3 Gables we required pavers, but we don't, but we</p> <p>4 do need flashing lights. That would be the one</p> <p>5 thing that would actually improve safety.</p> <p>6 And, Luis, while it may be nice to have</p> <p>7 pavers, I mean, they're pretty, I don't think</p> <p>8 it's right to impose the maintenance obligation</p> <p>9 on the club, when this is an area that is</p> <p>10 traveled by thousands -- as I said, thousands</p> <p>11 of people who are not club members, but just</p> <p>12 Dade County residents.</p> <p>13 So I'm in favor of the application.</p> <p>14 MR. REVUELTA: Rene, I agree with you that,</p> <p>15 the pavers in this area, from an aesthetic</p> <p>16 standpoint, it's a benefit more to the City and</p> <p>17 the looks of the road than the club, although I</p> <p>18 think the club benefits from the look of</p> <p>19 setting that mood, architectural vision, but at</p> <p>20 the end, that's why I agree with you that it is</p> <p>21 not fair for the club to be the only ones that</p> <p>22 pay for it. I would agree with that premise.</p> <p>23 And there's nothing in the Code of Coral Gables</p> <p>24 that requires those pavers, and this was</p> <p>25 proffered by the Applicant.</p>
<p style="text-align: right;">Page 51</p> <p>1 It was proffered by the Applicant, there's</p> <p>2 no requirement of it by the City, and this</p> <p>3 element here is being submitted by itself, it's</p> <p>4 not holding up anything of the club, correct?</p> <p>5 CHAIRMAN AIZENSTAT: Correct.</p> <p>6 MR. MURAI: Well, it's holding up --</p> <p>7 MR. REVUELTA: Not approving this does not</p> <p>8 hold up any work at the club?</p> <p>9 MR. BEHAR: No, the club is finished, and</p> <p>10 they did a beautiful job.</p> <p>11 CHAIRMAN AIZENSTAT: A beautiful job.</p> <p>12 MR. BEHAR: It really is amazing what</p> <p>13 they've done. You know, and you're right, this</p> <p>14 was a Condition of Approval back in 2016, and</p> <p>15 they're coming back to change it, which is --</p> <p>16 you know, it happens.</p> <p>17 MR. REVUELTA: And they proffered it. I</p> <p>18 like the pavers. I like the pavers for all of</p> <p>19 the reasons that you mentioned, even</p> <p>20 aesthetics. On principal, though, I find it</p> <p>21 difficult to deny it, just because of -- there</p> <p>22 seems to be every right for them to make the</p> <p>23 change and to -- and like what I said, it's not</p> <p>24 fair that they bear the brunt of -- everybody</p> <p>25 is going to benefit from it, so everybody</p>	<p style="text-align: right;">Page 52</p> <p>1 should pay on it.</p> <p>2 So I would vote to approve, but I want to</p> <p>3 be on the record, I agree with Robert that, for</p> <p>4 the City, it's a nice touch in front of the</p> <p>5 most important country club and it does</p> <p>6 definitely -- I've been told -- slow down</p> <p>7 traffic, though, for whatever that's worth.</p> <p>8 CHAIRMAN AIZENSTAT: Would anybody like to</p> <p>9 make a motion?</p> <p>10 MR. MURAI: I move that the application be</p> <p>11 approved.</p> <p>12 MS. VELEZ: I'd second.</p> <p>13 CHAIRMAN AIZENSTAT: Approved as presented?</p> <p>14 MR. MURAI: As presented.</p> <p>15 MS. VELEZ: I second it.</p> <p>16 CHAIRMAN AIZENSTAT: And, Maria, you</p> <p>17 second?</p> <p>18 MS. VELEZ: Yes.</p> <p>19 MR. BEHAR: Are you sure? The motion is to</p> <p>20 deny the request, right?</p> <p>21 MR. TRIAS: Well, the motion being made is</p> <p>22 to approve it, so it's not Staff's</p> <p>23 recommendation.</p> <p>24 MR. TORRE: We have not discussed the Live</p> <p>25 Oaks. I'm not sure that --</p>

<p style="text-align: right;">Page 53</p> <p>1 CHAIRMAN AIZENSTAT: Say that again, Venny.</p> <p>2 MR. TORRE: The Live Oaks have not been</p> <p>3 discussed. Is that something we want to talk</p> <p>4 about?</p> <p>5 MR. REVUELTA: The motion is to approve</p> <p>6 with not agreeing with Staff on Items 1 and 2</p> <p>7 and agreeing with Staff on 3, 4 and 5.</p> <p>8 CHAIRMAN AIZENSTAT: Correct. We have a</p> <p>9 motion. We have a second. Let's have a</p> <p>10 discussion.</p> <p>11 Venny?</p> <p>12 MR. TORRE: No, it's fine. We can vote.</p> <p>13 CHAIRMAN AIZENSTAT: You're okay -- you're</p> <p>14 okay the way it's presented? We're clear? Any</p> <p>15 other discussion? No?</p> <p>16 Call the roll, please, Jill.</p> <p>17 THE SECRETARY: Luis Revuelta?</p> <p>18 MR. REVUELTA: Yes.</p> <p>19 THE SECRETARY: Venny Torre?</p> <p>20 MR. TORRE: Yes.</p> <p>21 THE SECRETARY: Maria Velez?</p> <p>22 MS. VELEZ: Yes.</p> <p>23 THE SECRETARY: Chip Withers?</p> <p>24 MR. WITHERS: Yes.</p> <p>25 THE SECRETARY: Robert Behar?</p>	<p style="text-align: right;">Page 54</p> <p>1 MR. BEHAR: I'm going to vote, yes, but,</p> <p>2 you know, I'm concerned that something needs to</p> <p>3 be done and I hope the City takes that into</p> <p>4 consideration, whether it's a flashing light or</p> <p>5 whatever, but the vote is, yes.</p> <p>6 THE SECRETARY: Rene Murai?</p> <p>7 MR. MURAI: Yes.</p> <p>8 THE SECRETARY: Eibi Aizenstat?</p> <p>9 CHAIRMAN AIZENSTAT: Yes.</p> <p>10 Thank you, Mr. Schopp. And Mr. Lukacs,</p> <p>11 thank you.</p> <p>12 MR. SCHOPP: Thank you for your time.</p> <p>13 CHAIRMAN AIZENSTAT: Did we lose them?</p> <p>14 Let's go on to the next item on the agenda.</p> <p>15 Mr. Collier.</p> <p>16 Is he there?</p> <p>17 THE SECRETARY: Craig, you're muted.</p> <p>18 MR. COLLIER: I was muted. My apologies. I</p> <p>19 was muted.</p> <p>20 Okay. So all of the following items, E-2</p> <p>21 through E-8 are all related. My suggestion is</p> <p>22 we read them all in. You're going to get tired</p> <p>23 of my voice, because it's a lot of items. And</p> <p>24 then we have one public hearing on all of the</p> <p>25 items, and then we vote on the items</p>
<p style="text-align: right;">Page 55</p> <p>1 separately, if that's agreeable by the Chair.</p> <p>2 CHAIRMAN AIZENSTAT: Yes, sir. Please</p> <p>3 proceed.</p> <p>4 MR. COLLIER: Okay. Item E-2, an Ordinance</p> <p>5 of the City Commission of Coral Gables, Florida</p> <p>6 approving the vacation of a public street</p> <p>7 pursuant to Zoning Code Article 14, "Process,"</p> <p>8 Section 14-211, "Abandonment and Vacations" and</p> <p>9 City Code Chapter 62, Article 8, "Vacation,</p> <p>10 Abandonment and Closure of Streets, Easements</p> <p>11 and Alleys by Private Owners and the City;</p> <p>12 Application Process," providing for the</p> <p>13 vacation of that portion of University Drive</p> <p>14 north of Malaga Avenue right-of-way and east of</p> <p>15 the Ponce de Leon Boulevard right-of-way which</p> <p>16 is approximately 13,145 square feet in area</p> <p>17 abutting Block 29, Crafts Section (3000 Ponce</p> <p>18 de Leon Blvd. 216 & 224 Catalonia, 203</p> <p>19 University Dr. and 225 Malaga) Coral Gables,</p> <p>20 Florida; providing for a repealer provision,</p> <p>21 severability clause, and providing for an</p> <p>22 effective date.</p> <p>23 Sorry, my pages got out of order here.</p> <p>24 Item E-3, an Ordinance of the City</p> <p>25 Commission of Coral Gables, Florida providing</p>	<p style="text-align: right;">Page 56</p> <p>1 for the vacation of a public alleyway pursuant</p> <p>2 to Zoning Code Article 14, "Process," Section</p> <p>3 14-211, "Abandonment and Vacations" and the</p> <p>4 City Code Chapter 62, Article 8, "Vacation,</p> <p>5 Abandonment and Closure of Streets, Easements</p> <p>6 and Alleys by Private Owners and the City;</p> <p>7 Application Process," providing for the</p> <p>8 vacation of the twenty foot wide alley which is</p> <p>9 approximately one hundred and fifty-five feet</p> <p>10 in length lying between Lots 12 thru 18 and</p> <p>11 Lots 11 and 19 in Block 29, Crafts Section --</p> <p>12 which I'm not going to read the parenthesis,</p> <p>13 which are the locations -- Coral Gables,</p> <p>14 Florida; providing for a repealer provision,</p> <p>15 severability clause, and providing for an</p> <p>16 effective date.</p> <p>17 Item E-4, an Ordinance of the City</p> <p>18 Commission of Coral Gables, Florida amending</p> <p>19 the Future Land Use Map of the City of Coral</p> <p>20 Gables Comprehensive Plan pursuant to Zoning</p> <p>21 Code Article 14, "Process," Section 14-213,</p> <p>22 "Comprehensive Plan Text and Map Amendments,"</p> <p>23 and Small Scale amendment procedures from</p> <p>24 "Commercial Low-Rise Intensity" to "Commercial</p> <p>25 High-Rise Intensity" for Lots 8 through 21,</p>

<p style="text-align: right;">Page 57</p> <p>1 less the west 1/2 half of Lot 8, Block 29, 2 Crafts Section, together with that portion of 3 the 20-foot platted alley lying east of Lots 11 4 and 19, of said Block 29, together with that 5 portion of University Drive that runs north of 6 the Malaga Avenue right-of-way and west of the 7 Ponce de Leon Boulevard right-of-way, Coral 8 Gables, Florida; providing for a repealer 9 provision, severability clause, and providing 10 for an effective date.</p> <p>11 Item E-5, an Ordinance of the City 12 Commission of Coral Gables, Florida providing a 13 Development Agreement -- excuse me -- pursuant 14 to Zoning Code Article 14, "Process," Section 15 14-214 (sic), "Development Agreements," for a 16 proposed mixed-use development referred to as 17 "Ponce Park Residences" related to the 18 construction of a project consisting of a mix 19 of uses including commercial and residential, 20 on the property legally described as Lots 8 21 through 21, less the West 1/2 of Lot 8, Block 22 29, Crafts Section, together with that portion 23 of the 20-foot platted alley lying east of Lots 24 11 and 19, of said Block 29, together with that 25 portion of University Drive that runs north of</p>	<p style="text-align: right;">Page 58</p> <p>1 the Malaga Avenue right-of-way and west of the 2 Ponce de Leon Boulevard right-of-way, Coral 3 Gables, Florida; providing for a repealer 4 provision, severability clause and providing 5 for an effective date.</p> <p>6 Item E-6, an Ordinance of the City 7 Commission of Coral Gables, Florida approving 8 receipt of Transfer of Development Rights 9 pursuant to Zoning Code Article 14, "Process," 10 Section 14-204.6, "Review and approval of use 11 of TDRs on receiver sites," for the receipt and 12 use of TDRs for a Mixed-Use project referred to 13 as "Ponce Park Residences" on the property 14 legally described as Lots 8 through 21, less 15 the West 1/2 of Lot 8, Block 29, Crafts 16 Section, together with that portion of the 17 20-foot platted alley lying east of Lots 11 and 18 19, of said Block 29, together with that 19 portion of University Drive that runs north of 20 the Malaga Avenue right-of-way and west of the 21 Ponce de Leon Boulevard right-of-way, Coral 22 Gables, Florida; including required conditions; 23 providing for a repealer provision, 24 severability clause, and providing for an 25 effective date.</p>
<p style="text-align: right;">Page 59</p> <p>1 Item E-7, a Resolution of the City 2 Commission of Coral Gables, Florida providing 3 for a Mixed-Use Site Plan and Conditional Use 4 Review pursuant to Zoning Code Article 14, 5 "Process" Section 14-203, "Conditional Uses," 6 for a proposed Mixed-Use project referred to as 7 "Ponce Park Residences" on the property legally 8 described as Lots 8 through 21, less the West 9 1/2 of Lot 8, Block 29, Crafts Section, 10 together with that portion of the 20-foot 11 platted alley lying east of Lots 11 and 19, of 12 said Block 29, together with that portion of 13 University Drive that runs north of the Malaga 14 Avenue right-of-way and west of the Ponce de 15 Leon Boulevard right-of-way; Coral Gables, 16 Florida; including required conditions, 17 providing for a repealer provision, 18 severability clause, and providing for an 19 effective date.</p> <p>20 Item E-8, a Resolution of the City 21 Commission of Coral Gables, Florida providing 22 for the Final Plat entitled "Ponce Park 23 Residences" pursuant to Zoning Code Article 14, 24 "Process," Section 14-210, 25 "Platting/Subdivision," using a -- excuse me,</p>	<p style="text-align: right;">Page 60</p> <p>1 being a re-plat of 56,095 square feet (1.287 2 acres) into two tracts of land on the property 3 legally described as Lots 8 through 21, less 4 the West 1/2 of Lot 8, Block 29, Crafts 5 Section, together with that portion of the 6 20-foot platted alley lying east of Lots 11 and 7 19, of said Block 29, together with that 8 portion of University Drive that runs north of 9 the Malaga Avenue right-of-way and west of the 10 Ponce de Leon Boulevard right-of-way, Coral 11 Gables, Florida; including required conditions; 12 providing for a repealer provision, 13 severability clause, and providing for an 14 effective date.</p> <p>15 Items E-2 through 8, public hearing. 16 CHAIRMAN AIZENSTAT: Thank you. 17 Mr. Coller, just one comment. On Item 18 E-5 -- 19 MR. COLLER: Did I miss something? 20 CHAIRMAN AIZENSTAT: I think you read, for 21 Section -- instead of saying Section 14-217, if 22 I'm not mistaken, I heard Section 14-214. I 23 just want to clarify that the correct section 24 is 14-217, for the record. 25 MR. COLLER: Yes. Absolutely. Thank you</p>

<p style="text-align: right;">Page 61</p> <p>1 for following that.</p> <p>2 CHAIRMAN AIZENSTAT: Thank you, sir.</p> <p>3 Mr. Trias.</p> <p>4 MR. TRIAS: Mr. Chairman, this is a rather</p> <p>5 complicated request. The Applicant has a</p> <p>6 presentation ready for you. I suggest that he</p> <p>7 presents and then I'll be able to answer any</p> <p>8 questions.</p> <p>9 CHAIRMAN AIZENSTAT: Understood. Thank</p> <p>10 you.</p> <p>11 Is the Applicant on, please?</p> <p>12 MR. DE YURRE: The Applicant is on.</p> <p>13 Would you like me to proceed?</p> <p>14 CHAIRMAN AIZENSTAT: Yes, please.</p> <p>15 MR. DE YURRE: Okay. Thank you very much</p> <p>16 and good evening. I want to thank you all for</p> <p>17 taking your time out --</p> <p>18 CHAIRMAN AIZENSTAT: Would you state your</p> <p>19 name and address for the record, please?</p> <p>20 MR. DE YURRE: Absolutely. Anthony De</p> <p>21 Yurre, 1450 Brickell Avenue, Suite 2300. I'm</p> <p>22 also --</p> <p>23 THE SECRETARY: Excuse me, can you speak</p> <p>24 louder, please, Mr. De Yurre?</p> <p>25 MS. DE YURRE: Sure. Let me try to bring</p>	<p style="text-align: right;">Page 62</p> <p>1 the microphone closer to me. How does that</p> <p>2 sound now?</p> <p>3 CHAIRMAN AIZENSTAT: Perfect. Thank you.</p> <p>4 DE YURRE: Great. Thank you very much.</p> <p>5 For the record, I'm a Gables resident my</p> <p>6 entire life. I couldn't imagine myself living</p> <p>7 anywhere else. My children go to school in the</p> <p>8 Gables. I went to school in the Gables myself.</p> <p>9 My children are in the neighborhood of this</p> <p>10 project. I spend a lot of time in the</p> <p>11 neighborhood of this project, and I am very</p> <p>12 happy to speak to you all today about it.</p> <p>13 MR. COLLER: Just for the record, and I</p> <p>14 apologize for interrupting, but you're the</p> <p>15 counsel of record for the Applicant, correct?</p> <p>16 MR. DE YURRE: Yes, Mr. Coller. Good</p> <p>17 evening. I'm the counsel of record for the</p> <p>18 Applicant. That is correct.</p> <p>19 MR. COLLER: Okay. I just want to make</p> <p>20 sure we had that on the record. Thank you so</p> <p>21 much. I appreciate it.</p> <p>22 MR. DE YURRE: Absolutely, Mr. Coller.</p> <p>23 Thank you very much for clarifying that.</p> <p>24 If I could please, before I get into the</p> <p>25 particulars of the application, as I was</p>
<p style="text-align: right;">Page 63</p> <p>1 saying, I just wanted to thank everyone for</p> <p>2 making it out this evening and I wanted to</p> <p>3 allow Mr. Morris a couple of minutes just to</p> <p>4 address the Board, and let me see if I can give</p> <p>5 him a shot at unmuting there. I believe, Alan,</p> <p>6 that you can speak and have --</p> <p>7 MR. MORRIS: Yes. Yes. Thank you.</p> <p>8 I am grateful to have the opportunity to be</p> <p>9 here this evening.</p> <p>10 CHAIRMAN AIZENSTAT: Sorry, Mr. Morris.</p> <p>11 MR. MORRIS: Yes.</p> <p>12 CHAIRMAN AIZENSTAT: Could you state your</p> <p>13 name and address, for the record, please?</p> <p>14 MR. MORRIS: Yes. Allen Morris, at 3700</p> <p>15 Granada Boulevard, and our offices are at</p> <p>16 Alhambra Towers, at 121 Alhambra Plaza.</p> <p>17 CHAIRMAN AIZENSTAT: Thank you. If you</p> <p>18 would raise your right hand so we can swear you</p> <p>19 in, sir.</p> <p>20 MR. MORRIS: Sure.</p> <p>21 (Thereupon, the participant was sworn.)</p> <p>22 CHAIRMAN AIZENSTAT: Thank you. Please,</p> <p>23 proceed.</p> <p>24 MR. MORRIS: Thank you.</p> <p>25 I was just saying that I am very grateful</p>	<p style="text-align: right;">Page 64</p> <p>1 to be here before the ladies and gentlemen of</p> <p>2 our Planning & Zoning Board and appreciate the</p> <p>3 opportunity to propose a beautiful addition to</p> <p>4 our beautiful Coral Gables.</p> <p>5 Our company headquarters is here in Coral</p> <p>6 Gables, and because of the City's allowing us</p> <p>7 to build Alhambra Towers, we created something</p> <p>8 for the City which is now on the City's</p> <p>9 website, the City's credit materials and as the</p> <p>10 only building that I know in Miami that has won</p> <p>11 ten awards. Our family has been engaged and</p> <p>12 committed residents of Coral Gables for over 74</p> <p>13 years and four generations. I was born in</p> <p>14 Coral Gables. I've grown up in Coral Gables.</p> <p>15 I've raised my children here. And during</p> <p>16 COVID, I brought my grandchild home from the</p> <p>17 hospital here.</p> <p>18 I care deeply about my own town and we are</p> <p>19 making major investments and want to continue</p> <p>20 to make major investments in Coral Gables of</p> <p>21 the highest quality. We also make a long-term</p> <p>22 commitment to Coral Gables in what we're</p> <p>23 proposing here, as we did with Alhambra Towers.</p> <p>24 We're not building buildings to flip them. We</p> <p>25 are long-term owners, operators and managers of</p>

<p style="text-align: right;">Page 65</p> <p>1 those buildings, to maintain the quality in</p> <p>2 Coral Gables.</p> <p>3 We are excited about the major public</p> <p>4 benefits, too, that we are bringing to all of</p> <p>5 the residents of Coral Gables. First is, I</p> <p>6 believe this architecture is going to be</p> <p>7 inspiring, like Alhambra Towers, and will be</p> <p>8 inspiring to people. Secondly, I believe it's</p> <p>9 going to solve a big public safety problem in</p> <p>10 Coral Gables. Thirdly, I believe it will solve</p> <p>11 a big traffic problem in Coral Gables. And,</p> <p>12 Fourthly, I believe it will be a beautiful --</p> <p>13 be creating a beautiful public park for all of</p> <p>14 the residents of Coral Gables, as well, and I'm</p> <p>15 excited to unveil it to you and answer your</p> <p>16 questions today.</p> <p>17 CHAIRMAN AIZENSTAT: Thank you, sir.</p> <p>18 MR. DE YURRE: Thank you very much, Allen,</p> <p>19 for taking some time to speak with us this</p> <p>20 evening.</p> <p>21 I'm going to try my best here with the</p> <p>22 technology and share with you my screen -- it</p> <p>23 looks good -- and just to clarify that the</p> <p>24 project site that we're discussing right now is</p> <p>25 on Ponce de Leon Boulevard between Catalonia</p>	<p style="text-align: right;">Page 66</p> <p>1 and Malaga, and as Mr. Collier read into the</p> <p>2 record, there were a number of different items</p> <p>3 that are tied to this project, and each one of</p> <p>4 these items has been followed through in</p> <p>5 accordance with the Zoning Code, because the</p> <p>6 Zoning Code has a specific path, the goal of</p> <p>7 which is to accomplish the objectives and</p> <p>8 policies of the Comprehensive Plan, which is to</p> <p>9 create high quality architecture, high quality</p> <p>10 products, mixed-use environment and increase</p> <p>11 the pedestrian activity within the City. The</p> <p>12 Code allows, in fact, encourages instances to</p> <p>13 uniquely create these types of projects and</p> <p>14 opportunities such as this.</p> <p>15 And of interesting note, as Allen stated,</p> <p>16 is 121 Alhambra. 121 was one such instance</p> <p>17 where, in that case, there was also a vacation</p> <p>18 completed that allowed for open space and the</p> <p>19 development of that highly awarded project in</p> <p>20 Downtown Coral Gables, and as he said, a</p> <p>21 project that he still owns to this day, which</p> <p>22 is a testament and evidence to the Morris</p> <p>23 Company's dedication. They are not here to</p> <p>24 build, to profit and leave. They are here to</p> <p>25 continue to be part of this community and to</p>
<p style="text-align: right;">Page 67</p> <p>1 continue to keep Coral Gables the place that we</p> <p>2 know it to be, a vibrant place that we all love</p> <p>3 to live, work and play in.</p> <p>4 As I said, there are a number of requests,</p> <p>5 but all of these requests are pursuant to the</p> <p>6 process of the Code. There was no deviation or</p> <p>7 variance or waiver of -- process and that is</p> <p>8 why we arrived at a high quality project and</p> <p>9 why we received the recommendation of Staff for</p> <p>10 the particular project.</p> <p>11 And with that background, I will present to</p> <p>12 you a number of slides and just give as much</p> <p>13 context as possible for purposes of the</p> <p>14 conversation for this particular project. So,</p> <p>15 you know, I'd like to give you just an anecdote</p> <p>16 of what does Royal Castle, Chevron Gas Station,</p> <p>17 the Kwik Stop and a gentleman by the name of</p> <p>18 Thomas Springer, who is a former City Engineer</p> <p>19 for the City of Coral Gables, have in common.</p> <p>20 Well, what they all have in common is this</p> <p>21 particular parcel of land.</p> <p>22 This piece of parcel of land was</p> <p>23 originally, once upon a time -- many of you'll</p> <p>24 remember Royal Castle. Once upon a time,</p> <p>25 this was a Chevron Gas Station. Once upon a</p>	<p style="text-align: right;">Page 68</p> <p>1 time, it was a Kwik Stop, and I will admittedly</p> <p>2 tell you that I used to buy firecrackers here</p> <p>3 and do things with them that my grandmother</p> <p>4 would get very upset with me about. So this</p> <p>5 lot has been many uses, none of which are</p> <p>6 typically Coral Gables. It has essentially</p> <p>7 been a forgotten corner throughout the decades</p> <p>8 of what has been a vibrant area for Coral</p> <p>9 Gables and it is a forgotten corner still to</p> <p>10 this day.</p> <p>11 And then that brings me to the City</p> <p>12 Engineer, Thomas Springer. City Engineer</p> <p>13 Thomas Springer happened to develop a plan for</p> <p>14 the beautification of Ponce de Leon Boulevard,</p> <p>15 which funny enough, included the creation of a</p> <p>16 public park in the very space that we're</p> <p>17 proposing a park today with our project. So</p> <p>18 let's keep in mind the history of this site,</p> <p>19 what it has been and has not been a typical</p> <p>20 use. It has been a forgotten corner.</p> <p>21 The City has tried, ever since 2001 we have</p> <p>22 records for, to do something with this corner,</p> <p>23 to beautify this corner, to create a park, as</p> <p>24 we're proposing to do today, and it really</p> <p>25 took -- I think that honestly only someone like</p>

<p style="text-align: right;">Page 69</p> <p>1 Allen would be willing to do this, to invest</p> <p>2 the level that he is and the high quality of</p> <p>3 the project, and to create the public benefit</p> <p>4 of the park space, and also, you know, we are</p> <p>5 not agnostic to the fact there's a of</p> <p>6 components to these requests, and so by the</p> <p>7 same token, we acknowledge that City Staff</p> <p>8 would only recommend for this type of request,</p> <p>9 and the amount of different pieces involved, a</p> <p>10 project of this level of quality and a product</p> <p>11 of this level of operational solution, as well,</p> <p>12 for the City.</p> <p>13 And so, again, let me reference the site.</p> <p>14 As many of you are familiar with this area, you</p> <p>15 have across the street, obviously, several</p> <p>16 million square feet being developed by The</p> <p>17 Plaza, and we'll get into the context of the</p> <p>18 area later on in the presentation, but needless</p> <p>19 to say, this is probably going to be an area</p> <p>20 that doesn't look like what you see here in</p> <p>21 this Site Plan, but if you drive past it today,</p> <p>22 obviously you see the construction that's going</p> <p>23 on there.</p> <p>24 We ran into a bit of a problem in this</p> <p>25 site, and that's, what do we do with a site</p>	<p style="text-align: right;">Page 70</p> <p>1 that has been many things for the City of Coral</p> <p>2 Gables, none of them typical uses? How do we</p> <p>3 make this best work for the City? We came</p> <p>4 along with a public records request to find out</p> <p>5 what the City had tried to do with this site</p> <p>6 historically, what the successes and failures</p> <p>7 were of this particular site. We wanted to</p> <p>8 learn from the City, learn from prior</p> <p>9 opportunities, learn from prior instances of</p> <p>10 potential development of this site and what the</p> <p>11 input was in regards to it.</p> <p>12 What we found was the following, a history</p> <p>13 of dozens and dozens of traffic accidents at</p> <p>14 this corner. Going back about just over a</p> <p>15 decade, we have approximately fifty traffic</p> <p>16 accidents. You can see, I just grabbed a small</p> <p>17 sampling of them that I'll display to you here,</p> <p>18 because my application is hundreds and hundreds</p> <p>19 of pages of police reports that show how the</p> <p>20 current short cut lane that's there, which is</p> <p>21 rarely ever respected, it doesn't have a stop</p> <p>22 sign, has contributed to a number of traffic</p> <p>23 incidents in this area.</p> <p>24 If you look at this particular police</p> <p>25 report, you'll see both vehicles bound on</p>
<p style="text-align: right;">Page 71</p> <p>1 Malaga Avenue, vehicle swung wide to the left,</p> <p>2 turned into the driveway and then driver to</p> <p>3 assume Vehicle 1 was going to stop making the</p> <p>4 left turn. That's straight out of the short</p> <p>5 cut lane. I have many, many different reports</p> <p>6 like this.</p> <p>7 Here's another one. There's a T-bone</p> <p>8 situation. Why? Because there's also</p> <p>9 confusion in regard to the short cut lanes</p> <p>10 there. Here you have another situation, again,</p> <p>11 traveling west on University Drive. Vehicle 2</p> <p>12 collides into Vehicle 1. Again, confusion over</p> <p>13 the activity in front of what we know today as</p> <p>14 Vicky Bakery, where there is a large swath of</p> <p>15 right-of-way, no one stops at the stop sign.</p> <p>16 Even if you did stop at the stop sign, you</p> <p>17 couldn't see where the traffic is, and people</p> <p>18 tend to take large sweeping turns and then have</p> <p>19 traffic conflict with the folks, again, coming</p> <p>20 out of the short cut lane. Here's another one.</p> <p>21 This is, again, the short cut lane, and another</p> <p>22 accident. Here, again, another example of an</p> <p>23 accident by Vicky Bakery. So we have, again,</p> <p>24 dozens and dozens of these examples.</p> <p>25 We've had many conversations with Public</p>	<p style="text-align: right;">Page 72</p> <p>1 Works about these issues on what we can create</p> <p>2 with the site, how do we solve this problem.</p> <p>3 In light of the fact The Plaza is across the</p> <p>4 street and The Plaza's main garage is going to</p> <p>5 empty out into Malaga Avenue and cause a</p> <p>6 significant amount of queuing, I think, as we</p> <p>7 can all expect.</p> <p>8 So, lo and behold, as part of that, we also</p> <p>9 discovered this: This is the proposed park</p> <p>10 that was created by, as I referenced, the City</p> <p>11 Engineer, Thomas Springer, in 2001, in the</p> <p>12 hopes of alleviating some of these issues and</p> <p>13 beautifying Ponce de Leon to take it to a</p> <p>14 regular 90-degree turn, as are the rest of the</p> <p>15 streets along the avenue, which is a hundred</p> <p>16 foot wide right-of-way with a landscaped</p> <p>17 median. And the idea was to utilize this park</p> <p>18 to create a win-win for the City, to do</p> <p>19 beautification, and at the same time solve the</p> <p>20 issue that have caused, as I demonstrated, a</p> <p>21 number of traffic accidents and incidents over</p> <p>22 the years.</p> <p>23 If you're familiar with this area and you</p> <p>24 know it, it is something that on a daily</p> <p>25 occurrence you can sit there at Vicky Bakery</p>

<p style="text-align: right;">Page 73</p> <p>1 having a coffee, as I often do after dropping 2 off my children in a school that is just a 3 block down the road, and you will see what I am 4 talking about.</p> <p>5 Lastly -- you know, well, before I get to 6 the last point, so we're talking about the 7 traffic, we're talking about the opportunity 8 for beautification, which would be the win-win, 9 and then, you know, from other projects we've 10 done at the City, we understand what is needed 11 here, given the fact that we have The Plaza 12 across the street.</p> <p>13 So we originally envisioned a portion of 14 this a project being office, about 15 approximately 41,000 square feet of the 16 building to be office, but to be frank with 17 you, there's a lot of office across the street 18 and office causes the traffic, office causes 19 people to come into town, office causes people 20 to go out of town during rush hour, as does 21 commercial, but when you do residential, you 22 don't have to have as much parking, because 23 there's less of an intense use. You don't have 24 to have the added traffic to the area, because 25 the people that we have found, once we did our</p>	<p style="text-align: right;">Page 74</p> <p>1 market studies, that want to live in this 2 building, they want that live, work, play 3 environment, which is the absolute goal of the 4 Comp Plan, which the path to achieve is through 5 the Zoning Code, which we have done through 6 many months, over a year plus, and dozens of 7 meetings with the City.</p> <p>8 If you look at Recommendation Number 8, 9 this is pursuant to the Downtown Coral Gables 10 Retail Strategy, which was created by the 11 consultancy firm Downtown Works, the City spent 12 many, many months creating this strategy and 13 has never been more required and needed for the 14 vibrancy of this particular neighborhood and 15 the City, than now due to COVID. We have a 16 beautiful streetscape, we have a beautiful 17 area, but we have nobody there, because the 18 offices that we have are millions and millions 19 of square feet, more square footage of office 20 than Brickell. We do not have high quality 21 residences and there's nowhere for folks to 22 live in the vicinity of those residences.</p> <p>23 And so what occurs is, it's very difficult 24 to have the work, live, play environment. If 25 you look at Recommendation Number 8, to</p>
<p style="text-align: right;">Page 75</p> <p>1 encourage more residential in the Downtown. 2 And so with that background, we looked at the 3 challenge of this particular property, the 4 history of it. Again, it being a Kwik Stop, it 5 being a gas station, it being a burger joint, 6 and we were very lucky and fortunate to come 7 across the solution to those issues, as Mr. 8 Springer proposed, to rid the area of the short 9 cut lane that has caused the traffic problems 10 and the accidents, but also, at the same time, 11 provide the contemplated park for the area that 12 was never realized.</p> <p>13 With that background, I'm going to get into 14 the project proper. And so, again, as I said, 15 there are a number of different pieces of the 16 request to make this happen. This does not 17 come around every day. In fact, the last time 18 that this project and this particular proposal 19 was done in the City was 121 Alhambra Towers, 20 and 121 Alhambra Towers today graces a lot of 21 the marketing materials for the City's own 22 examples of Mediterranean design and art and 23 quality of what is aspired to be developed in 24 the City of Coral Gables, and it was made 25 possible by the creation of a vacation of a</p>	<p style="text-align: right;">Page 76</p> <p>1 right-of-way that was also problematic for the 2 City, on Alhambra, and thus allowed for the 3 development of that project.</p> <p>4 Now, that project is significantly larger 5 than what we are proposing here today, but the 6 same pieces and mechanisms need to be adhered 7 to, in terms of the request. Again, there are 8 a number of requests. We're not agnostic to 9 them, but I want to make clear, there was never 10 a deviation, a variance or a waiver of the 11 process to arrive at this particular point, 12 which is why the project that you will see is 13 of the quality that it is and why it received 14 the recommendation it did from the City, and we 15 will go into the timeline and background of it, 16 to give you a better sense of what exactly the 17 process was, in terms of time and efforts that 18 have gone into it.</p> <p>19 So this project time line starts back on 20 August 27th of 2019, but the reality is, we had 21 been working with our architect, Oppenheim, and 22 the entire scenario that I just outlined for 23 you, in regards to the traffic, in regards to 24 the park solution for quite some time before 25 that.</p>

<p style="text-align: right;">Page 77</p> <p>1 And so the first official action we took</p> <p>2 with this project was the public hearing for</p> <p>3 the TDR filing approval. Because there is a</p> <p>4 TDR involved in this particular project, we</p> <p>5 needed to go first to the approval of the</p> <p>6 Commission in regards to the TDR component, and</p> <p>7 we received that approval, again, at a public</p> <p>8 hearing, properly noticed public hearing, on</p> <p>9 August 27th, 2019.</p> <p>10 After that hearing, we proceeded to go</p> <p>11 through over a half dozen meetings with the</p> <p>12 City to make sure that the Development Review</p> <p>13 Committee got a product that received input</p> <p>14 from Planning, Public Works and Historical</p> <p>15 Resources, and not just a couple of people in</p> <p>16 these departments, but everyone from the top of</p> <p>17 the department on down to the individual that</p> <p>18 has a hands-on need and understand -- need to</p> <p>19 be involved in the project and understanding of</p> <p>20 the particular request that was being made, and</p> <p>21 these go through almost bi-weekly or bi-monthly</p> <p>22 meetings with Public Works, multiple meetings</p> <p>23 with Historical Resources, multiple meetings</p> <p>24 with the Planning Department, and I'm going to</p> <p>25 get into the different evolutions and how that</p>	<p style="text-align: right;">Page 78</p> <p>1 impacted the actual project.</p> <p>2 Ultimately we got to a Development Review</p> <p>3 Committee meeting on July 31st, 2020. The</p> <p>4 product that went in that meeting on July 31st</p> <p>5 was a significantly modified and improved</p> <p>6 product. And, again, the Development Review</p> <p>7 Committee meeting was also held open and</p> <p>8 noticed to the public.</p> <p>9 After that meeting, we received comment</p> <p>10 from every single department, as well as folks</p> <p>11 in attendance, in regards to the particular</p> <p>12 product. And at that time, we went and started</p> <p>13 working with every single department's comments</p> <p>14 to, again, better the product, before it went</p> <p>15 to the next step. One of the comments we</p> <p>16 received was, we want to make sure that the</p> <p>17 developer makes a commitment to the City and</p> <p>18 that he will stick to not only his work, we</p> <p>19 need to stick to the letter of an agreement,</p> <p>20 and so we agreed to enter into a Development</p> <p>21 Agreement and negotiate it with the City of</p> <p>22 Coral Gables, to ensure that all of the items</p> <p>23 that we were proffering in the project would be</p> <p>24 adhered to. In other words, the City was</p> <p>25 concerned that a developer would come, make</p>
<p style="text-align: right;">Page 79</p> <p>1 certain concessions today, and then come back</p> <p>2 and try to make changes, irrespective of the</p> <p>3 agreements they had reached, creating a</p> <p>4 re-trade of the project Mr. Morris, not one to</p> <p>5 obviously practice business in that fashion, a</p> <p>6 Gables resident, as we all understand him to</p> <p>7 be, was happy to enter into a Development</p> <p>8 Agreement with the City of Coral Gables and to</p> <p>9 negotiate that agreement at obviously a</p> <p>10 substantial cost to do so, but it was for the</p> <p>11 betterment of the project and for the security</p> <p>12 of the residents, that whatever we agree to</p> <p>13 with the City and contemplate into this</p> <p>14 project, that we did not deviate from, whether</p> <p>15 it's height, whether it's unit count, whether</p> <p>16 it's the public benefit that we are offering,</p> <p>17 which I'll get into, that there will be no</p> <p>18 deviation from that.</p> <p>19 And so on October 8th, 2020, in conjunction</p> <p>20 with obviously the City Attorney and Staff, we</p> <p>21 engaged into the negotiation of a development</p> <p>22 agreement to ensure that there would be no</p> <p>23 re-trade ultimately on this project and that</p> <p>24 the developer, Mr. Morris, would stick to not</p> <p>25 only his work, but the letter of the law in the</p>	<p style="text-align: right;">Page 80</p> <p>1 agreement. An initial draft and many drafts</p> <p>2 since also included the negotiation of a</p> <p>3 significant public benefit package, that, in</p> <p>4 all, totals, as it stands today, approximately</p> <p>5 four million dollars in dollars to the City,</p> <p>6 some of it in just cash, for beautification,</p> <p>7 some of it in actual development and</p> <p>8 improvement of the park, which we will, by the</p> <p>9 way, donate to the City, which we will, by the</p> <p>10 way, maintain and insure in perpetuity at our</p> <p>11 cost. That is a significant component of the</p> <p>12 Development Agreement we will get into later on</p> <p>13 in the presentation.</p> <p>14 And thus we engaged on three different</p> <p>15 meetings with the Board of Architects. The</p> <p>16 Board of Architects played a significant role</p> <p>17 in the development of this project in meetings</p> <p>18 on October 2nd, October 9th and November 19.</p> <p>19 Again, all of those meetings open to the</p> <p>20 public. We engaged in significant discussion,</p> <p>21 significant modification of the project. The</p> <p>22 addition of many details and many high quality</p> <p>23 items to the project and enhancement, in</p> <p>24 general, also, to the park area.</p> <p>25 What we realized in that process is, we</p>

<p style="text-align: right;">Page 81</p> <p>1 were developing a project with a park that was 2 going to be dedicated to the City, and 3 ultimately the decision was made, at that time, 4 to hand the keys over to the City, so to speak, 5 and allow the Board of Architects to design and 6 the City Staff to design and the City to design 7 that park and hand them over the budget that we 8 had created for building that park out for the 9 City. We handed them our architect, who is 10 highly expert in these particular urban open 11 space landscapes, and if you want to 12 understand, in terms of our aspirational goals, 13 1111 Lincoln Road Mall, if any of you have been 14 to that particular project, it is probably the 15 most awarded urban space in all of South 16 Florida, with phenomenal specimen trees and 17 water features and it's become an incredible 18 place, making an opportunity that we have to 19 replicate in the City of Coral Gables. 20 After embarking on those three meetings, 21 the City traffic study was delivered in 22 November of 2020. To understand, this is the 23 new process as of approximately a year ago. We 24 do not conduct traffic studies any longer, the 25 private developer. The City is the one that</p>	<p style="text-align: right;">Page 82</p> <p>1 contracts the consultant. The City is the one 2 that directs the consultant. And so the 3 consultant creates that traffic study directly 4 with the City, independent of our particular 5 traffic consultant, and it's done, again, 6 directly with the City. We pay for it as the 7 developer, so a dollar doesn't come out of the 8 citizens' pockets, but at the end of the day, 9 the residents can rest assured that it is not a 10 process that's influenced by the developer and 11 who pays the particular consultant. It's done 12 exclusively at the City's direction, and thus 13 the traffic study is complete and unadulterated 14 by any private party. 15 Ultimately, then, on November 24th, we 16 submitted our Planning & Zoning Board 17 application, and of that date, we've worked 18 with Planning & Zoning in regards to the 19 recommendation that was received. During that 20 period of time, as this has gone on, we've also 21 continued to negotiate our public benefits 22 package with the Development Agreement in 23 parallel. We also submitted to the Historic 24 Preservation Board on December 18th our 25 package. We did our Community Outreach Meeting</p>
<p style="text-align: right;">Page 83</p> <p>1 on November 24th, 2020. 2 And in that particular meeting, again, of 3 course, it was noticed to the public and we had 4 the opportunity to have a large number of 5 individuals from the area speak and provide 6 input on the project, in particular, 7 Mr. Sebastian Ohanian commented, in particular 8 Ms. Janet Martinez, in particular Ms. Maria 9 Menendez, in particular Ms. Rosi Borroto, in 10 particular Ms. Maru Sosa, Mr. Ajit Asrani, as 11 well as Mr. Steven Davis, all spoke in regards 12 to the project, and I answered out -- I, 13 myself, is the one who made the presentation at 14 the meeting. I made myself available to them, 15 at their pleasure, providing all of my contact 16 information. I answered all of their questions 17 fully, and I very much want to thank them for 18 the input that they provided to us. 19 Interestingly enough, it was also at a 20 point in time where we were getting into very 21 detailed components of the public benefits 22 package with the City for the Development 23 Agreement, and a lot of the comments that were 24 made by the individuals that I just referenced 25 were taken into account, in terms of the public</p>	<p style="text-align: right;">Page 84</p> <p>1 benefit negotiation, and subsequently discussed 2 with City Staff, as well. And so I've seen 3 some of these folks on the Zoom meeting today, 4 and so, again, I look forward to having a 5 dialog with you, again today, just as we did at 6 the Outreach Meeting and continuing to speak 7 with you on this item. So thank you for 8 your -- as a fellow resident, thank you for 9 your continued input on this item. 10 And thus we had our -- we have an 11 embarrassing typo, I apologize -- January 8, 12 2021, not the year 20,2001, Staff reviewed our 13 application and meeting and began to prepare 14 their recommendation on the item, which, again, 15 was for approval of the various items of the 16 project, tied to the quality of the project, 17 and, really, tied to the fact that they felt 18 comfortable that we would have to deliver on 19 that quality through the Development Agreement. 20 Ultimately, the Development Agreement was 21 submitted to the City in final draft on January 22 22nd. It was at least the sixth version that I 23 was able to track between ourselves, and 24 negotiated with the City Manager, who made 25 significant requests of us. As you can</p>

<p style="text-align: right;">Page 85</p> <p>1 imagine, there are a number of beautification 2 projects the City would like to embark on, but 3 COVID has impacted negatively the City's 4 coffers and their ability to be able to achieve 5 some of their aspirational goals, and we were 6 happy to be able to provide to them some help 7 in this regard, and we'll detail it in a public 8 benefits package that we provide to the City. 9 Ultimately, the Staff report was published and 10 recommendation for approval was provided to the 11 project. 12 Now, let's talk about what that means in 13 the real world in regards to this project, and 14 you will see when we get into the design of it, 15 our project went through a significant 16 evolution over that year and a half period of 17 time, dozens of meetings, half a dozen meetings 18 that were open to the public for input and 19 communication, and so, ultimately the final 20 product was not easy to arrive at, required a 21 lot of work, and we will get into the design 22 and the quality of the project in detail, in 23 terms of the imagery, but in terms of the 24 actual evolution, encroachments were removed 25 from the entire product, so that there would be</p>	<p style="text-align: right;">Page 86</p> <p>1 no components of the project in the ultimate 2 right-of-way. 3 This project follows the original property 4 line of the private parcel versus the 5 right-of-way that will be vacated. In fact, it 6 is such that the numbers work out that the City 7 gets an extra 500 square feet of our land, that 8 was originally our private property, more 9 than -- and a dedication of a public park, that 10 is actually vacated of unimproved right-of-way, 11 which is obviously in disrepair today. 12 The setbacks at the ground floor were 13 increased the west side of the property, they 14 were increased on the northeast of the 15 property, on the ground floor, and they were 16 increased in along the entire arcade or 17 colonnade, which is the face of the project, 18 along the park. And so conceptually the City 19 asked us to push the project in and allow for 20 additional park space and larger arcades and 21 colonnades to accommodate additional open space 22 for the public. 23 Additional setbacks were made at 45 feet in 24 the project. They were increased at the fifth 25 level of the project, and you can call it the</p>
<p style="text-align: right;">Page 87</p> <p>1 fifth floor of the project, by almost 20 feet, 2 at 45 feet, and, then, at the ninth level or at 3 89 feet, the upper floors were all 4 significantly reduced to what is a slender 5 floor plate of 80 feet. It is the narrowest 6 floor plate that you can achieve, a simple 7 hallway and a unit on either side, left and 8 right, of that hallway, to achieve the most 9 slender scaled back and tapered floor plate 10 possible on those upper floors. 11 Next, I mentioned the office earlier. We 12 removed all 41,000 square feet of office from 13 the project for a less intense residential use. 14 There are a number of reasons this occurred, 15 but the conversations about traffic were part 16 of that. There's going to be enough traffic 17 with the office across the street. The 18 conversations were, we don't want traffic in 19 the neighborhood, we want traffic solutions, 20 and so ultimately we decided to take these 21 41,000 square feet out, which allowed for 22 additional benefits. We were able to reduce 23 the height of the building by a number of 24 levels. We were able to taper the upper floors 25 to a 80-foot wide footprint, and we were also</p>	<p style="text-align: right;">Page 88</p> <p>1 able to reduce the number of parking spaces 2 that are in the garage from 284 to 265. Again, 3 also reducing -- all of these items allowed us 4 to push the building in, reduce the height. 5 The height of the upper floors, reduce it to an 6 80-foot wide floor plate, so that it becomes 7 aesthetically as high quality as possible, in 8 terms of massing. There are multiple levels of 9 the tapering to the 80-foot floor plate on the 10 upper floors, and then the traffic, ultimately, 11 again, confirmed by the City's traffic study 12 and their traffic consultant, actually improves 13 the traffic that's in the area, which I'll get 14 into next, due to the fact that The Plaza will 15 be queuing their entire garage in the south 16 into this corner. 17 In regards to the evolution of the 18 building's design and futures, the project now 19 features an actual natural stone facade on the 20 entire podium of the building. The first 45 21 feet will be layered in a natural stone facade. 22 If you're familiar with typical builds in Coral 23 Gables, it looks like a fake styrofoam 24 Mediterranean. It takes a lot of maintenance 25 for those, because they fall off, they're stuck</p>

<p style="text-align: right;">Page 89</p> <p>1 on with a form of glue, and they're very</p> <p>2 problematic. The architects and the Board can</p> <p>3 all attest to the level of quality and expense</p> <p>4 that is required to do that natural stone</p> <p>5 facade of the podium, but one that we</p> <p>6 recognized, the number of requests were making,</p> <p>7 again, had to be met with an equal level of</p> <p>8 quality for the project and these, again, are</p> <p>9 requests made by the Board of Architects, made</p> <p>10 by Staff, and we were able to comply with, in</p> <p>11 addition to the public benefit that we'll get</p> <p>12 into next.</p> <p>13 We did an entire redesign of this project.</p> <p>14 We were met initially by architects in the</p> <p>15 comments that the Mediterranean re-design</p> <p>16 needed a new skin, that it needed a cleaner</p> <p>17 look, less busy look, and after many, many</p> <p>18 months of going back and forth, and, again, as</p> <p>19 I said, three different Board of Architects</p> <p>20 meetings, we did a full Mediterranean redesign</p> <p>21 of the entire exterior skin of the building.</p> <p>22 Again, the architects will tell you this is not</p> <p>23 done painlessly or at no expense. This was</p> <p>24 done because, after this conversations and</p> <p>25 quality input, we realized that the project was</p>	<p style="text-align: right;">Page 90</p> <p>1 only going to get better as a result of it and</p> <p>2 so we went through the significant cost and</p> <p>3 exercise of doing it, which you will see the</p> <p>4 final renderings of.</p> <p>5 We also increased the volume of the entry</p> <p>6 features of the pedestrian mid block paseo.</p> <p>7 Originally we had a paseo in this project which</p> <p>8 was just a driveway along the westerly portion</p> <p>9 of this building. Through input with the City</p> <p>10 and the Board of Architects and those in the</p> <p>11 public that have attended the meetings that</p> <p>12 were open to the public, it was very clear that</p> <p>13 the folks did not want and the Staff and the</p> <p>14 design did not want -- they asked us not to</p> <p>15 mirror it, that the one was not for traffic to</p> <p>16 go through the building, but to create a</p> <p>17 pedestrian space, and so we shifted the entire</p> <p>18 pedestrian paseo, which is a much more</p> <p>19 economical on the entire end of the building,</p> <p>20 to do a pedestrian paseo through the center of</p> <p>21 the entire footprint of the building, that goes</p> <p>22 from Catalonia Avenue, right into the middle of</p> <p>23 the park.</p> <p>24 Obviously, it changes the entire structural</p> <p>25 dynamic of the building. We also increased the</p>
<p style="text-align: right;">Page 91</p> <p>1 height and volume of it. We increased the</p> <p>2 height and volume of the entry future to</p> <p>3 extenuate it, on both Catalonia and the park,</p> <p>4 and also included a significant amount of other</p> <p>5 architectural features throughout the colonnade</p> <p>6 and lined it entirely with retail. We have</p> <p>7 also increased the arcade volume to match the</p> <p>8 Mediterranean design and feature of the Hotel</p> <p>9 Colonnade. It is much less expensive to build</p> <p>10 a bear bones arcade, that will probably be half</p> <p>11 the width and half the height, but given a</p> <p>12 post-COVID world, where there is a significant</p> <p>13 demand to take advantage of outdoor space, to</p> <p>14 create opportunities to be outdoor in a</p> <p>15 sheltered environment, and to also increase the</p> <p>16 size of the open space for the public benefit</p> <p>17 in the community, we agreed to increment the</p> <p>18 sizing of the Hotel Colonnade, and also it's</p> <p>19 the same area that's the annex in the Biltmore</p> <p>20 Hotel. It's approximately a ratio of two to</p> <p>21 three, with a 20-foot wide arcade, with a</p> <p>22 30-foot height, and you'll see that in the</p> <p>23 renderings.</p> <p>24 As I said earlier, we lowered the height of</p> <p>25 the building from 190 feet six inches. We also</p>	<p style="text-align: right;">Page 92</p> <p>1 had an architectural parapet that went to 223</p> <p>2 feet. We lowered this all. Again, the project</p> <p>3 is now 179 feet, merely with some smaller wall</p> <p>4 elements to hide the mechanical components that</p> <p>5 are on the rooftop. So, as opposed to a</p> <p>6 building that is 179 feet and feels like it's</p> <p>7 much larger, we stayed true to that height,</p> <p>8 with the exception of the requirements to mask</p> <p>9 the mechanical components on the rooftop.</p> <p>10 For purposes of the context, and we'll get</p> <p>11 into it later, there are obviously many taller</p> <p>12 buildings a stone's throw away from us,</p> <p>13 including The Regions Tower, that is beyond 190</p> <p>14 feet six inches, as well as the four towers on</p> <p>15 The Plaza that are all much taller than our</p> <p>16 building, and, also, not only that, there are</p> <p>17 footprints that go to that height that require</p> <p>18 the high commercial area of a massing that is</p> <p>19 much more significant than ours. I think it</p> <p>20 should be mentioned that the component of our</p> <p>21 project that really needs -- the request for</p> <p>22 the high commercial, is, again, that 80-foot</p> <p>23 wide floor plate. We're not talking about our</p> <p>24 podium, without tapering, going up to the upper</p> <p>25 floor heights, as is the case with the Regions.</p>

<p style="text-align: right;">Page 93</p> <p>1 And all four towers in Plaza, they pretty much 2 go up with -- you know, with -- let's just, 3 relatively speaking, less tapering than we do, 4 and they're much closer to the street than our 5 project is. It wasn't by accident that only 6 the northeast corner of our project pushes off 7 above Ponce. 8 Also, the western facade of the building 9 was redesigned to include full balconies along 10 that entire facade with glass. We had a mix of 11 glazing, but the glazing was probably, I would 12 estimate, approximately 30 percent to 40 13 percent of that westerly wall, and the request 14 was made of us, again, to replace that with -- 15 by removing the walls, and the discussion was 16 to introduce the balconies and glazing along a 17 hundred percent of that westerly portion of the 18 building, which we did. 19 Lastly, in terms of park design and 20 features, the City's autonomous a hundred 21 percent, and I can't be clearer about this. 22 This is the City's park. We're building it for 23 the City. The City has a hundred percent 24 autonomy on the ultimate design of and feature 25 selection for the park space. There is a</p>	<p style="text-align: right;">Page 94</p> <p>1 budget that I'm going to get into in the next 2 slide. It's the City's to spend as they 3 choose, between putting in more grass, putting 4 in more hardscape, putting in more water 5 features, less water features, more benches, 6 more canopy, less canopy, and tie it into the 7 rest of the area and right-of-way, as is 8 contemplated with the beautification of the 9 entire area. 10 The next slide is a real important one, and 11 this really is tied into the Development 12 Agreement. You can't just have a high quality 13 project. You have to have a high quality 14 project that ultimately delivers on a public 15 benefit for the community, and that's the 16 win-win we were able to deliver here. If you 17 recall, in Mr. Springer's design, if you recall 18 the issues the traffic, the Development 19 Agreement captures all of this. And so, 20 ultimately, for a project that is right now at 21 171 units, you know, to make a proffer of four 22 million dollars is a significant proffer. 23 Let me just, before I go on, just put on 24 the record that given some feedback, as well, 25 in regards to communications with Staff, we've</p>
<p style="text-align: right;">Page 95</p> <p>1 worked with them after they put the 2 recommendation out to ensure that we comply -- 3 we continue to comply with the requirements of 4 the process, the path and the Code to comply 5 with the objectives of the Comprehensive Plan, 6 and we also have agreed to reduce the amount of 7 the units in the building, as requested, to the 8 Comp Plan, to ultimately arrive at a project of 9 161 units. 10 And so we are going to make a reduction of 11 171 to 161 units in the project. What this 12 will translate to are, obviously, larger units, 13 less residents, but, again, this was in 14 significant discussions and details with the 15 City before this meeting today, and instead of 16 trying to, you know, play horse trading, we 17 wanted to get that out there at the forefront 18 immediately with the public, that the project 19 is being reduced to the 161 units. 20 And so for a 161-unit project, which is 21 proffering four million dollars in the form of 22 almost a two and a half million dollar 23 contribution for the park and right-of-way 24 improvements, meaning the park and the curb 25 cuts will be seamless, our park design will be</p>	<p style="text-align: right;">Page 96</p> <p>1 taken out from the arcade out onto the streets, 2 a million dollar contribution we'd be making to 3 the City that is earmarked specifically in the 4 Development Agreement only for Fred B. Harnett 5 Park, which is colloquially known as Ponce 6 Circle Park, the City must spend those dollars 7 on the park beautification. Again, the City's 8 coffers have been impacted by loss of parking 9 revenue and other revenue sources due to COVID, 10 and so that was part of the negotiation and 11 proffer that was made. 12 As I stated, the parking fund is going to 13 receive some dollars, as well, and, then, as I 14 stated, we're going to maintain this park -- 15 this property into the future, we'll be 16 insuring it, we will be maintaining a Class A 17 level, as required by the maintenance 18 requirements of the Development Agreement, and 19 an estimated due to cost of inflation ten-year 20 period for maintenance and capital expenditures 21 and upkeep for this park, including insurance, 22 it's estimated at approximately \$500,000 for 23 this area. 24 So, again, what that boils down to is a 25 significant monetary proffer. This is not</p>

<p style="text-align: right;">Page 97</p> <p>1 because the developer had to, it's because the 2 developer wanted to. The developer wants to do 3 a high quality project. Allen wants -- 4 Mr. Morris wants to do a product that gives 5 back to the City. And that, at the end of the 6 day, is the whole goal behind this, which was, 7 if it wasn't for the City Engineer, I don't 8 know if we would have come up with this 9 particular product to ultimately arrive at, in 10 terms of total open space, approximate 11 three-quarters of an acre, and you're going to 12 get to see what that looks like in real life. 13 But he's not a corporate raider. He's not from 14 out of town. He's not coming in here to take 15 advantage of the community. He's coming in 16 here as an investment. This is obviously a 17 project that he would only make these 18 investments in, and in the community, because 19 it's going to be a long-term hold for his 20 family, and so, ultimately, that's the vision 21 that they have. 22 Again, this is not an out of town 23 developer. This is someone that's been here 24 for generations, headquartered here, and is 25 willing to make the investment in the</p>	<p style="text-align: right;">Page 98</p> <p>1 community. 2 As I stated, in total open space, including 3 the arcade, colonnades, parks, rights-of-ways, 4 you're looking at about three-quarters of an 5 acre that will be open to the public. The 6 short cut right-of-way, which is currently, 7 obviously, in a state of need of repair, paving 8 and curb cutting, is going to be approximately 9 13,552 square feet, which is more than what is 10 vacated. What's vacated is approximately 11 13,000 square feet. So, ultimately, the 12 component that becomes vacated for the project 13 and dedicated back to the City, the City 14 actually gets a little over 500 square feet 15 from our private property right now, but as I 16 said, we're not just beautifying that area, 17 we're beautifying the entire three-quarters of 18 an acre area, which is all open to the public. 19 It's about 14,000 square feet of additional 20 right-of-way improvements. Again, this area, 21 it's best days have been as a Kwik Mart or 22 7-Eleven. It's worst days have been as a gas 23 station and as a Royal Castle. So there's a 24 significant amount of work that has to be done, 25 in terms of infrastructure and right-of-way</p>
<p style="text-align: right;">Page 99</p> <p>1 improvements, to bring it to the level of 2 quality that's expected of this use and is 3 required of the conversation we're having today 4 and the different asks that we're making. 5 Total public area improvements are 6 approximately 29,000 square feet. And, lastly, 7 and this is important to understand, the City 8 is going to have ownership in fee simple of 9 this park area. Currently the City does not 10 own this area. Currently the City does not own 11 this right-of-way. The ownerships is a 12 reversionary interest held by the neighboring 13 property owner, with is the Allen Morris 14 Company, and so there is no deed that's 15 required from the City to vacate. The City 16 merely vacates their trust holding of it, and 17 it automatically falls to the adjacent property 18 owner, which is the Allen Morris Company. 19 This piece of property, again, which the 20 City does not own, would be then dedicated in 21 fee simple title to the City. And why does 22 this make a difference? Because it goes on the 23 City's inventory as open space. It is now 24 owned wholly by the City and beautified by the 25 City, but maintained at our client's cost and</p>	<p style="text-align: right;">Page 100</p> <p>1 100 percent by us, and it also meets the goals 2 of the Comprehensive Plan, which are obviously 3 at the heart of the discussions for this Board 4 today; did we follow the path, did we get the 5 recommendation by following the path and did we 6 achieve the goals of the Comprehensive Plan and 7 get that recommendation, and one of those goals 8 is obviously -- well, the main goal is to 9 increase high quality development mixed-use 10 opportunities and pedestrian environment, as 11 well as open space and park area. 12 And so now the City owns this, they can 13 beautify it and do as they please with it. If 14 the City wanted to make a park out of this, 15 because we're the owners of the reversionary 16 interest over this, they would have had to have 17 a discussion with us as the neighboring 18 property owner. We're happy to be able to 19 accomplish this through this mechanism, which 20 is also how the precedent was created through 21 121 Alhambra for that high quality project. 22 Additionally, and it goes without saying, 23 there's a certain amount of development rights 24 that come along with the vacation, which also 25 includes property taxes that will be paid into</p>

<p style="text-align: right;">Page 101</p> <p>1 the residents, and I hope the residents are not 2 agnostic to the fact that every dollar that's 3 paid by taxes in the Commercial District, is a 4 dollar that they get to save. Coral Gables is 5 the lowest full service municipality in 6 Miami-Dade County. I believe that's still the 7 case. Mr. Collier can verify that for us, as we 8 were both heavily engaged in trying to deal 9 with the High Pines scenario, and many folks 10 down there were pleasantly surprised to know 11 that the City of Coral Gables has such a high 12 quality Police Department and Fire Department 13 and other professional services in-house, and, 14 really, it's made possible by the investment in 15 the Commercial District, which we're happy to 16 do in the project.</p> <p>17 Ultimately, we talked about the public 18 safety component, with the accidents and the 19 traffic. By reconfiguring -- and, also, even 20 the alleyway that's never used is now becoming 21 a pedestrian oriented mid block paseo.</p> <p>22 With that, I'm going to get into the 23 presentation proper. Obviously, that was a lot 24 of material to go through, and I thank you for 25 your patience. So allow me to get into the</p>	<p style="text-align: right;">Page 102</p> <p>1 particulars of the project. These are the 2 requests, as they stand, and which were 3 recommended by Staff, after the year and a half 4 of discussion. And as you can see from this 5 particular image, a significant tapering that 6 is accomplished in the property. The first 7 tapering at the podium is at 45 feet. The next 8 tapering is at 89 feet. And then the upper 9 floors are, again, the minimum floor plate 10 possible for a hallway and two efficient units 11 at 80 feet wide.</p> <p>12 And, really, at the heart of this request 13 is the vacation and the Land Use change. We 14 currently have Commercial Zoning. We currently 15 have the correct number, in terms of what we 16 need for the uses that we want, with, 17 obviously, the Mixed-Use Site Plan. The 18 tentative plat is created at the request of 19 Public Works. So there's a clear delineation 20 between the property that the City owns and the 21 property that is privately owned. We talked 22 about the Development Agreement. It is to 23 protect the City, to ensure that the developer 24 complies with the requests that are being made 25 of him, and the City is not re-traded. The</p>
<p style="text-align: right;">Page 103</p> <p>1 TDRs have gone through the initial steps -- 2 excuse me -- at the public hearing at the 3 Commission, and we're following, again, the 4 process today, in regards to those TDRs and the 5 site. A portion of those TDRs were going to be 6 used to convert -- to add those ten extra 7 units. Those TDRs will now not be utilized for 8 the project, and instead we will have to bank 9 those for the future.</p> <p>10 But, ultimately, really, this project is 11 about the park that's being created in exchange 12 for the dedication to the City of the park for 13 the vacation of that component of the 14 right-of-way, the public benefit in creation of 15 that park, and then the reason why you need the 16 small Comprehensive Land Use change is strictly 17 because of the height, and we'll get into the 18 character of the area, again, but obviously the 19 request was, if you're going to get a 20 recommendation for the height, it has to be of 21 a certain quality, it has to taper back and it 22 has to be within the context of the 23 neighborhood. And, so, again, as we stated, 24 we've reduced the height of the building. 25 We've brought it under the height of five other</p>	<p style="text-align: right;">Page 104</p> <p>1 towers that are within a stone's throw of this 2 building. The Land Use change really is only 3 going to apply to that small 80-foot wide 4 portion of the tower, as you see. You'll get a 5 better sense of what that looks like from the 6 pedestrian engagement at the ground floor here, 7 and so that's part of the reason why -- or one 8 of the principal reasons the recommendation was 9 received for that.</p> <p>10 This is what the footprint looks like of 11 the entire open space area. This is the design 12 as it currently stands. Again, the City is a 13 hundred percent in the driver's seat. We are 14 providing our architect and they're providing a 15 hundred percent direction. The City has 2.4 16 million dollars to play with to improve this 17 entire area on the north, to the east, on the 18 center, with the planters, and lining this 19 entire property. These are not going to be 20 cheap, in any stretch of the imagination or in 21 any way, shape or form. It will receive the 22 same treatment that we have for our arcade and 23 the paseo, which you can see now goes between 24 the park, directly to Catalonia. 25 This is the level of canopy that you'll be</p>

<p style="text-align: right;">Page 105</p> <p>1 seeing there, which is currently being designed</p> <p>2 with the City, with significant specimen trees,</p> <p>3 significant Banyans, some of these trees mature</p> <p>4 as soon as they are planted, and you're going</p> <p>5 to see some of the imaginary, to get a sense of</p> <p>6 obviously the expense of the product. We</p> <p>7 didn't want to come in here and just do</p> <p>8 something inexpensive. It's really carte</p> <p>9 blanche and a blank check up to that budget for</p> <p>10 the City.</p> <p>11 As you can see, this is the building</p> <p>12 footprint in this area here, and this area, as</p> <p>13 well. This is the arcade that's 30 feet high</p> <p>14 and 20 feet deep, open. And from this point</p> <p>15 out is the public park, and then the</p> <p>16 surrounding right-of-way around the park.</p> <p>17 This is a bird's-eye rendering of the area,</p> <p>18 and this is a -- if you look down here, this is</p> <p>19 a landscaped part, that will ultimately also be</p> <p>20 landscaped in conjunction with the City, which</p> <p>21 provides a specific traffic solution for the</p> <p>22 area. If you're familiar with it now, it's a</p> <p>23 large right-of-way where no one stops at the</p> <p>24 stop sign and people just go into University,</p> <p>25 and that is one of the main points of conflict</p>	<p style="text-align: right;">Page 106</p> <p>1 that causes the accidents we were describing</p> <p>2 earlier.</p> <p>3 This is a better idea, in terms of square</p> <p>4 footages, so you can see what we're talking</p> <p>5 about, in terms of the area. This is the sweep</p> <p>6 of the arcade, the sweep of the footprint of</p> <p>7 the building, and you will see it follows the</p> <p>8 sweep that exists there today, again, for the</p> <p>9 total of approximately 31,000 square feet of</p> <p>10 open air area, that will be enjoyed by the</p> <p>11 public, which is approximately three-quarters</p> <p>12 of an acre. What does that mean in real life?</p> <p>13 Everybody is familiar with Merrick Park in</p> <p>14 front of City Hall. Every year Santa Clause</p> <p>15 goes there. Unfortunately, this year, it was a</p> <p>16 little different, but we figured it out. I've</p> <p>17 been going there as a child, since I can</p> <p>18 remember, with my OshKosh B'gosh overalls, and</p> <p>19 some of the fondest memories I've had in my</p> <p>20 life were in that park.</p> <p>21 What we're proposing to do for the City is</p> <p>22 larger than the footprint of Merrick Park</p> <p>23 across from City Hall. That number was pulled</p> <p>24 from the public records of the County in</p> <p>25 regards to that area, and so I think this just</p>
<p style="text-align: right;">Page 107</p> <p>1 gives you a sense of an area that everybody's</p> <p>2 been to before, and a sense of what this will</p> <p>3 look like. This is not a small proffer that</p> <p>4 the client -- Allen is doing and there is a</p> <p>5 large dollar amount of investment that's going</p> <p>6 in there. We are bringing the neighborhood's</p> <p>7 canopy into this project. People from the</p> <p>8 residences will likely go here and it will</p> <p>9 probably be a draw for the residents in the</p> <p>10 area, because we are going to bring the</p> <p>11 neighborhood canopy here. A lot of people here</p> <p>12 don't have the benefit of a swale, and so we're</p> <p>13 creating an open air area that has a</p> <p>14 significant canopy for them.</p> <p>15 This gives you a sense of what we're</p> <p>16 talking about in real life, the renderings that</p> <p>17 I just showed you an overhead of. Again, you</p> <p>18 see the large arches, you see the -- this is</p> <p>19 one of the mature Banyan trees that is proposed</p> <p>20 to be installed at the side, a significant</p> <p>21 mature cape. Again, the amount of hardscape</p> <p>22 versus greenscape and the amount of coverage,</p> <p>23 this is a hundred percent at the City's</p> <p>24 discretion. We are providing our architect and</p> <p>25 the budget for it.</p>	<p style="text-align: right;">Page 108</p> <p>1 As you can see, this is not a small arcade</p> <p>2 and it will be seamless open air space for the</p> <p>3 public. This is the entry feature to the</p> <p>4 pedestrian paseo, that will connect to</p> <p>5 Catalonia. This has been accentuated and a</p> <p>6 number of significant architectural details</p> <p>7 have been included, due to the level of debate</p> <p>8 and discussion with the Board of Architects in</p> <p>9 the three different BOA meetings.</p> <p>10 This is onlooking the park. This typically</p> <p>11 would have been the short cut lane coming out</p> <p>12 of this area, right along where you see this</p> <p>13 pathway, where the pedestrians are. We will be</p> <p>14 lining the entire perimeter of the property in</p> <p>15 Live Oaks, approximately almost two dozens Live</p> <p>16 Oaks will be lining the entire periphery of the</p> <p>17 property.</p> <p>18 And, then, this is an important corner to</p> <p>19 understand, where there was a lot of debate</p> <p>20 about, make sure that this connects to the rest</p> <p>21 of the area that the City is beautifying in</p> <p>22 regards to this project. And so we opened it</p> <p>23 up on this end. We created an opportunity for</p> <p>24 the pedestrians to come in from across the</p> <p>25 street, and allowed us an opportunity to engage</p>

<p style="text-align: right;">Page 109</p> <p>1 with the area as a whole.</p> <p>2 Now, what does that mean? That means this,</p> <p>3 this is the entire open space and green area</p> <p>4 for everything connecting Ponce Circle Park to</p> <p>5 our project, and I want to pause there a second</p> <p>6 and describe, all of those dotted lines</p> <p>7 represent opportunities for pedestrian pass</p> <p>8 that were developed with the City and Staff.</p> <p>9 Let me add that, white areas, as well, are also</p> <p>10 open space areas here, but, again, that's not</p> <p>11 my project. Our project is here, across the</p> <p>12 street, but it was important for us to connect,</p> <p>13 so that we are not isolated.</p> <p>14 It seems to be a little frozen. Give me a</p> <p>15 second.</p> <p>16 And so what does all of that mean, in</p> <p>17 context with the request that we're making?</p> <p>18 Those are what the realities are going to be in</p> <p>19 regards to the project and why the level of</p> <p>20 high quality and recommendation was received in</p> <p>21 regards to it. Now, what you have on the left</p> <p>22 is the Zoning Map and what you have on the</p> <p>23 right is the Land Use Map. And so you can</p> <p>24 tell, from the Zoning perspective, this entire</p> <p>25 area is zoned Commercial. What you have across</p>	<p style="text-align: right;">Page 110</p> <p>1 the street is The Plaza, and so I think it's</p> <p>2 pretty self explanatory, that's the Commercial</p> <p>3 Zoning, and there really doesn't have to be any</p> <p>4 modification of that in regards to our</p> <p>5 application.</p> <p>6 The changes in regard to Land Use, and,</p> <p>7 again, it deals with the height of the</p> <p>8 building. Now, visualize the fact that that</p> <p>9 Land Use change is really required for the</p> <p>10 upper floors, which were an 80-foot footprint,</p> <p>11 and that it's not something that's applicable</p> <p>12 to the entire project, across the scale of the</p> <p>13 entire project. Our project, in that footprint</p> <p>14 and those setbacks, are part and parcel exhibit</p> <p>15 to the Developer Agreement. So we can't just</p> <p>16 go and re-trade and tell you today that the</p> <p>17 reality is, we only need height in this</p> <p>18 particular footprint, it's going to be thin,</p> <p>19 it's going to be tapered back, and then go</p> <p>20 build something different. That wouldn't be</p> <p>21 our intention, but the City obviously is</p> <p>22 looking out for the residents, including</p> <p>23 myself, and so we're happy to proffer that in</p> <p>24 terms of the Development Agreement.</p> <p>25 What you have here is a property that's</p>
<p style="text-align: right;">Page 111</p> <p>1 south of us, all of the dark red is the High</p> <p>2 Commercial. The property to the south of us is</p> <p>3 High Commercial. Obviously, the property to</p> <p>4 the east of us is, to be perfectly technical</p> <p>5 and so that Mr. Collier doesn't have to correct</p> <p>6 me, the property across the street is</p> <p>7 designated with a PAD. They have the benefits</p> <p>8 of the same height of Commercial High, but I</p> <p>9 don't recall if it was actually changed in the</p> <p>10 Land Use Map at the City, but the practical</p> <p>11 implication is the same. They've gone to four</p> <p>12 different towers, that are taller than what we</p> <p>13 propose, on a much larger footprint, and</p> <p>14 they're all at least 190 feet. There are</p> <p>15 obviously architectural features that go, some</p> <p>16 of the towers, 230 feet, but that's what's</p> <p>17 going on immediately across the street.</p> <p>18 Immediately to the north of that, also</p> <p>19 Commercial High Rise. Immediately to the</p> <p>20 north -- excuse me, a block to the north of us,</p> <p>21 is the Commercial High Rise. That is the</p> <p>22 Regions Tower, that also sits out to 190 plus,</p> <p>23 190 foot six inch plus area. And so, again,</p> <p>24 when you take into account the property to the</p> <p>25 south of us, to the east of us, and many</p>	<p style="text-align: right;">Page 112</p> <p>1 properties to the north of us, the majority of</p> <p>2 the properties -- and if you go a block north</p> <p>3 and a block south, where it tapers off from the</p> <p>4 park, the majority of the parcels and projects</p> <p>5 that are surrounding Ponce Circle Park and to</p> <p>6 the south are all Commercial Zoning. It wasn't</p> <p>7 an accident. It's because that park was a</p> <p>8 focal point since George Merrick developed the</p> <p>9 City, and that's why it's called the Crafts</p> <p>10 Section, because it was originally developed as</p> <p>11 a crafts area, a commercial craft area for</p> <p>12 artists and other commercial opportunities, and</p> <p>13 thus the Zoning has remained that way around</p> <p>14 the park, and thus why the Land Use around the</p> <p>15 park -- the predominant Land Use around the</p> <p>16 park is also Commercial High, again, to the</p> <p>17 south, to the east and to the north of us.</p> <p>18 And the reality is, the only pink that you</p> <p>19 see that faces Ponce, okay, in other words, the</p> <p>20 outlier, is our property. What we are asking</p> <p>21 for is not out of context. What is there today</p> <p>22 is less like what's there than if the change is</p> <p>23 made. But, again, community input, input from</p> <p>24 Staff, it's only an 80-foot wide footprint that</p> <p>25 we're talking about, that will go into those</p>

<p style="text-align: right;">Page 113</p> <p>1 upper floor areas. It will taper back at 89 2 feet. The building will top off at a true 179 3 feet. The only thing on the rooftop would be 4 to hide mechanical and elevator. We have five 5 different towers a stone's throw away from us. 6 And I understand the angst of The Plaza. 7 We are not The Plaza. We are 161 units, with 8 an 80-foot floor plate, that goes to 179 feet. 9 We are not office. This is a much less intense 10 use. We are not millions of square feet. We 11 are not four different towers, with significant 12 massing, with much less tapering, that sits 13 across the street or that sits to the north of 14 us with Regions. 15 What we're asking here is, again, look at 16 the context of what's there, in the Zoning Code 17 that's there, look at the context of what's 18 there in the Land Use Map. What is out of 19 context is, the only pink on Ponce is our 20 property, and we are surrounded by five 21 buildings that are significantly more massive 22 than ours and that are much taller than ours. 23 We are not first to market. If the case was 24 different, we would not be making this request, 25 we would not have this recommendation and we</p>	<p style="text-align: right;">Page 114</p> <p>1 would probably be having a different 2 conversation here. 3 But taking into account, even the property 4 to the south of us is Commercial High. There 5 is no restriction in regards to tapering. All 6 of the things that we've done were proffered in 7 negotiation and in creating a higher quality 8 project, understanding that we are making a 9 significant request, and the counterpart 10 request from the City was significant, as well, 11 but we -- I'm sure we'll come back to this map 12 in the future, but I needed to reference it in 13 some level of detail, so that we understand 14 what the baseline context is for both, Zoning 15 and Land Use. 16 Again, recall the site and where we are, 17 and these are the footprints of the buildings 18 that we're talking about. Keep in mind our 19 project is going to have an 80-foot upper floor 20 plate area, while across the street, these are 21 the floor plates that are going up to at least 22 190 feet and then beyond. Again, some are in 23 the 220s. Mr. Ramon Trias can correct me if 24 I'm wrong, because there are so many different 25 iterations of it. And I get it, the project</p>
<p style="text-align: right;">Page 115</p> <p>1 across the street is under construction, and 2 so, you know, it's probably not the most 3 pleasant phase of that process, but I want to 4 make it clear that this is what's in the 5 neighborhood today. There are this many towers 6 that are taller than ours. These massings are 7 much more significant than ours. They're 8 going, not only to 190, but above and beyond 9 that. 10 Our footprint above 89 feet is an 80-foot 11 floor plate, to 179 feet, and to make the 12 tapering very clear, we created this rendering 13 with the taperings over it. The red outlined 14 is the podium footprint, which then tapers back 15 at 45 feet. The orange outline is the second 16 level, that tapers back then at 89 feet, to the 17 orange 80-foot wide floor plate on our project, 18 that goes from the 89 feet to the 179. It is a 19 significantly stepped back floor plate and area 20 that goes beyond that 89 feet, and keep that in 21 context with what you're seeing here, that's 22 going higher, bigger and larger than our 23 project. 24 What that also allowed us to do, the 25 height, it cannot go without saying, is to</p>	<p style="text-align: right;">Page 116</p> <p>1 create a larger park area. The City asked 2 us -- as I showed you in the evolution of this 3 project, the City asked us to make many 4 different evolution, iterations of the project, 5 that pushed the arcade back, that pushed the 6 building in from the west, that pushed the 7 building back off of Ponce in the northeast, as 8 a result of that, yes, we created a much larger 9 open air space, a much larger arcade. Again, 10 that's how we got to an area that is similar in 11 size, as we discussed, to the Merrick Park 12 across the street from City Hall. 13 Just for purposes of reference, there it is 14 again, and the way we were able to do that was 15 to go to a very high level of architecture, 16 with a slim 80-foot floor plate above the 89 17 feet, and so I would put it to, in particular, 18 the architects on the Board, to judge it on its 19 merits, the quality of the project, 20 commensurate with the proffer that's being 21 made, with the public benefit that's being 22 made, the other Members of the Board, that are 23 obviously very well versed in many of these 24 issues. We have, in terms of space between our 25 project and the buildings across the street, a</p>

<p style="text-align: right;">Page 117</p> <p>1 four lane hundred foot right-of-way that's 2 landscaped. Our project is purposefully placed 3 here, behind the original sweep of the property 4 line. The entire building is pushed back in 5 this area approximately 30 feet from the 6 right-of-way. The entire building is pushed 7 back. This is an entirely a Commercial block 8 here. This is entirely Commercial block to our 9 north. So that we have as much open air area 10 in this space as possible to invite the 11 pedestrians in to this space. 12 Now, this is available to go through. 13 Again, the particulars of the unit count and 14 the density, we're going to go down -- if you 15 see it here, I'll focus in on it, the reason 16 why there was a difference here in 171 units is 17 because the density -- we were allowed by the 18 TDRs to convert these TDRs from floor area to 19 units, and we converted them to ten units. 20 We've had subsequent conversations about the 21 Comprehensive Plan with the Planning Director, 22 with Staff, with the City Attorney, in terms of 23 research, and we have come to the conclusion 24 of, the input and proffer, which will be to 25 reduce it ten units, but we will not use that</p>	<p style="text-align: right;">Page 118</p> <p>1 square footage for the project. We're not 2 going to increase the square footage of the 3 project. We're going to leave it the same. In 4 other words, we used 10,000 square feet of TDRs 5 to convert them to ten units. We are not going 6 to convert them back to square footage. We're 7 just going to bank those, you know, potentially 8 for a future project that we can come to the 9 City of Coral Gables for. 10 Again, with the vacation, our total floor 11 area -- building site, excuse me, is going to 12 be 56,000 square feet. We have had subsequent 13 discussions, and, you know, it will be the 14 policy of the Commission, the recommendation of 15 the Board, to recommend the project, obviously 16 it's predicated on the vacation and then 17 dedication of ownership to the City of the 18 park, that the floor area would be 4.0 and that 19 the recommendation would apply to that vacated 20 area. 21 There are a number of other details here, 22 that, you know, may be of interest, that, 23 again, I reference here and I keep as needed 24 for purposes of discussion, so that we don't 25 lose focus on the particulars, if needed, and I</p>
<p style="text-align: right;">Page 119</p> <p>1 just want to power through the last slides here 2 for reference. 3 Again, let's not lose focus of the win-win, 4 that was the City's own idea -- the City's 5 Engineer's own idea, but never came to 6 fruition, because of, obviously, the cost and 7 expense of doing something here. The developer 8 is bearing that cost and expense. Again, we've 9 talked about the numbers. It's going to total 10 out to about four million dollars. This will 11 create an operational traffic solution in this 12 area. I have provided the evidence of the 13 accidents, and this will also -- and you could 14 hear comment from all manner of traffic study 15 experts for the City on this, this will allow 16 this intersection that faces The Plaza to get 17 away from a single phase. If you know this 18 area now, you know that Ponce goes north and 19 south on one light, and then Malaga goes east 20 west -- goes west on one light and then goes 21 east on another light. What does that mean? 22 That means that it's going to take twice as 23 long for the traffic to empty out of The Plaza 24 and is going to queue and spill and create a 25 tremendous problem in this area.</p>	<p style="text-align: right;">Page 120</p> <p>1 They're also going to cross Ponce de Leon 2 Boulevard and hit the stop sign at the corner 3 of the short cut lane, and that will queue 4 again and block the box on Ponce and Malaga. 5 Why was this left over? Why is this vestige? 6 Why is this forgotten corner still there, when 7 all of this effort went into The Plaza? Well, 8 honestly, I can come up with a number of 9 different reasons, but the one we kept coming 10 back to is the difficulty of dealing with the 11 short cut lane, which is what this engineer, 12 Mr. Springer, came up with, you know, 13 approximately 20 years ago in 2001. 14 And so in doing so, we actually improve 15 operationally the level of service in this 16 area, because all we're doing is 160 units. 17 There is no longer 40,000 square feet of 18 office, people in rush hour coming in, people 19 in rush hour leaving. These will be residents. 20 They will be part of the community. We did 21 that, because the feedback in the marketing is, 22 people want to live where they work. People 23 are downsizing of units that are in Downtown -- 24 that are in the Single-Family area, but they 25 want to be in walking distance of their house.</p>

<p style="text-align: right;">Page 121</p> <p>1 Nobody is moving to this building to go commute</p> <p>2 to Downtown Miami or Brickell. They're living</p> <p>3 in this building because they want to live in</p> <p>4 the overabundance of office space that Coral</p> <p>5 Gables has, and this will allow them that</p> <p>6 opportunity to do so.</p> <p>7 I have the tentative plat available to</p> <p>8 review, which I have zoomed in on. As you will</p> <p>9 see, this breaks up in Track A, which is the</p> <p>10 building track, and then Track B to the</p> <p>11 southeast, that is the park dedication proper.</p> <p>12 Obviously, that spills out into the</p> <p>13 right-of-way that surrounds the park area.</p> <p>14 This was done at the request of Public Works,</p> <p>15 to ensure that everything was done according to</p> <p>16 the path and process of the City.</p> <p>17 Again, I'm going to reiterate, there was no</p> <p>18 wavering, no deviation, no variance from the</p> <p>19 process to arrive at this high quality project.</p> <p>20 The City insisted on doing two separate tracks,</p> <p>21 to ensure that we adhere to our part of the</p> <p>22 parcel and the City there, and this allowed for</p> <p>23 the Development Agreement that we will comply</p> <p>24 with by contract with the City.</p> <p>25 This is just an additional slide to remind</p>	<p style="text-align: right;">Page 122</p> <p>1 us of that right-of-way vacation, which will be</p> <p>2 at 3,145, and then the public park area ends up</p> <p>3 being 500 square feet of our building site, and</p> <p>4 you can see the comparison of before and after.</p> <p>5 The curb changes, because we give the City, as</p> <p>6 you'll notice, on the northeast, a portion of</p> <p>7 our property area, so that we were able to pull</p> <p>8 the building back and increase site lines at</p> <p>9 the request of Public Works.</p> <p>10 This is an elevation of the building, as</p> <p>11 compared to the ratio to the Biltmore Hotel.</p> <p>12 Obviously, the Biltmore is a much larger</p> <p>13 building, in term of size, but in terms of</p> <p>14 scale, we followed the same scale elements that</p> <p>15 the Biltmore did. And so you can see, again,</p> <p>16 here, the height and the full elevation of the</p> <p>17 building and how it is, again, an 80-foot wide</p> <p>18 floor plate at the upper floors. We taper back</p> <p>19 at 45 feet. We taper back again significantly</p> <p>20 at 89 feet, then to the 80-foot floor plate.</p> <p>21 And as you can see on the rooftop, the only</p> <p>22 thing up there is to hide the mechanical.</p> <p>23 We're not bringing in significant parapets or</p> <p>24 large architectural features that would take</p> <p>25 the building, you know, into those stratosphere</p>
<p style="text-align: right;">Page 123</p> <p>1 heights that you're seeing, you know, within</p> <p>2 the immediate vicinity of us.</p> <p>3 This is what the inspiration for the</p> <p>4 building was. It's not by accident. Our</p> <p>5 architects at Oppenheim wanted to create --</p> <p>6 take the most classic architecture,</p> <p>7 Mediterranean, of the City, the architectural</p> <p>8 components that are in the Code, and then mold</p> <p>9 those into the fabric of the project. So you</p> <p>10 have the rotunda, you have the double height</p> <p>11 arcade that follows City Hall, that follows the</p> <p>12 Hotel Colonnade, and we also have vaulted and</p> <p>13 coffered arcades that you can see the detail</p> <p>14 right now.</p> <p>15 This entire podium that you see, the 45</p> <p>16 feet, is your natural stone base. This is the</p> <p>17 area that we are talking about, where we're</p> <p>18 making significant investments and</p> <p>19 beautification. This is not going to be foam.</p> <p>20 This is not just around the window facade.</p> <p>21 This is around the entire facade of the</p> <p>22 building. It will transition into the caufers</p> <p>23 on the underside, which will be a groin vault</p> <p>24 ceiling with significant uplighting. You can</p> <p>25 tell the scale, 20 feet by 30 feet, again, in</p>	<p style="text-align: right;">Page 124</p> <p>1 proportion with the Hotel Colonnade.</p> <p>2 These are some of the design changes that</p> <p>3 we made to the property. If you look here,</p> <p>4 this used to be the west facade, with much less</p> <p>5 glazing. We pushed it back and set it back,</p> <p>6 and now the living area is set back probably</p> <p>7 approximately 25 feet from the property line,</p> <p>8 the ground floor is set back another seven and</p> <p>9 a half feet, and then the balcony areas to the</p> <p>10 living areas are set back approximately</p> <p>11 seventeen or eighteen feet, but you can see the</p> <p>12 significant difference in the quality of the</p> <p>13 architecture.</p> <p>14 And then I'll direct you to this area along</p> <p>15 the roof of the building in the revised design.</p> <p>16 That is no longer in this project. You can</p> <p>17 tell the difference in the height, as well.</p> <p>18 That is all cut off. And so this 179-foot</p> <p>19 height that you see here is a true 179-foot</p> <p>20 height to the building, plus whatever</p> <p>21 mechanical that we have to do by Code to hide</p> <p>22 the mechanical features on the rooftop of the</p> <p>23 building. Those are some of the significant</p> <p>24 product designs that we went through with three</p> <p>25 different BOAs and half a dozen iterations.</p>

<p style="text-align: right;">Page 125</p> <p>1 You know, again, many of these meetings were</p> <p>2 open up to the public and comment. Comment was</p> <p>3 made. These changes were made as a response to</p> <p>4 a lot of that comment, and you see the product</p> <p>5 that is before you today.</p> <p>6 Again, this will give you more of an idea</p> <p>7 of what that rooftop looked like before. It</p> <p>8 was a 23-foot piece of height that went beyond</p> <p>9 the upper floor, now reduced to this area,</p> <p>10 which, again, is just meant to hide the</p> <p>11 mechanical that we have in the elevator area on</p> <p>12 the roof.</p> <p>13 These are slides that are available that we</p> <p>14 can go back to at any time we'd like, but this</p> <p>15 gives you an idea of the wrapping of the</p> <p>16 natural facade around the column and then the</p> <p>17 growing vaults and the uplighting that will be</p> <p>18 featured within that area of the arcade.</p> <p>19 These are historical examples of</p> <p>20 Mediterranean architecture that are, again,</p> <p>21 here. We have the Hotel Colonnade, the Annex</p> <p>22 at the Biltmore, that had similar scale, in</p> <p>23 terms of 28 to 30-foot height and then 20-foot</p> <p>24 depth.</p> <p>25 We paid custom aluminum louver mullions for</p>	<p style="text-align: right;">Page 126</p> <p>1 our garage. These were designed, with the</p> <p>2 Board of Architects, to lessen garage</p> <p>3 interference, light pollution, et cetera, so</p> <p>4 that the light does not shine up, that the</p> <p>5 light shines directly, without refracting up</p> <p>6 into the distance and into other buildings in</p> <p>7 the area.</p> <p>8 This is the design sheet that was</p> <p>9 specifically requested. Again, this is a</p> <p>10 contoured balcony that will be designed to</p> <p>11 replicate the contour balconies at City Hall.</p> <p>12 This is the level of detail that we went into.</p> <p>13 We did a specific sheet just for the balconies,</p> <p>14 so that we were ensured the level of quality of</p> <p>15 architecture that was required for this ask.</p> <p>16 This is the ground floor. The black areas</p> <p>17 are the open space areas of the paseo. You can</p> <p>18 see the ground floor footprint with lobbies and</p> <p>19 the small amount of retail that we will</p> <p>20 activate the ground floor area with. This is</p> <p>21 our garage podium level. Again, this is the</p> <p>22 arcade out here at the outmost portion.</p> <p>23 These are the first levels of units. This,</p> <p>24 again, is tapered back at the 45-foot mark.</p> <p>25 You can see what the setback is like, with the</p>
<p style="text-align: right;">Page 127</p> <p>1 white area around it, and we have storage in</p> <p>2 the middle of the units. And then -- sorry, I</p> <p>3 went backwards -- here we have the footprint</p> <p>4 for the 80-foot floor plate, that, again, is</p> <p>5 significantly set back. And here you can see a</p> <p>6 single hallway, double load floor plate and</p> <p>7 footprint going beyond the 89 feet. This is</p> <p>8 it, folks. This is all we're talking about,</p> <p>9 compared to the massing and the context that's</p> <p>10 already there. We did this not by accident,</p> <p>11 but with a lot of work with Oppenheim, the</p> <p>12 City's architects, the BOA, that if we were</p> <p>13 going to go into this area, even though it was</p> <p>14 understood that we were in the pink area, to be</p> <p>15 colloquial with it, the only pink in the area,</p> <p>16 surrounded by, even to the south, dark red,</p> <p>17 High Commercial, across the street, with four</p> <p>18 towers that were taller, with significant</p> <p>19 massings going past 200 feet, as well as the</p> <p>20 Regions Tower, we were still requested to</p> <p>21 slender down this footprint as efficiently as</p> <p>22 possible, and that's what we accomplished with</p> <p>23 this 80-foot wide facade.</p> <p>24 This is our rooftop, which is our amenity</p> <p>25 deck. Again, you see the mechanical areas here</p>	<p style="text-align: right;">Page 128</p> <p>1 in gray, which we are hiding, as required by</p> <p>2 Code, and we will have a pool feature up at</p> <p>3 this height.</p> <p>4 These are the elevations, so there's no</p> <p>5 confusion. We wanted to be very clear about</p> <p>6 every single height that's here. We wanted to</p> <p>7 be as transparent as possible. Here you have</p> <p>8 the 45-foot height area, where the arcade and</p> <p>9 the podium pull back at, at this corner, on the</p> <p>10 southeast side are our loading areas and that's</p> <p>11 why you don't see anything below it. It just</p> <p>12 ramps up. But you can obviously see our</p> <p>13 arcade. Then you have, at the 89 foot area,</p> <p>14 where it goes down to the 80-foot floor plate</p> <p>15 for the upper floors of residential units, and</p> <p>16 then you have our 179-foot of residential area.</p> <p>17 I'm happy to pull up any of these slides,</p> <p>18 but I wanted to provide as much detail as</p> <p>19 possible for discussion, so that there wouldn't</p> <p>20 be any conception whatsoever that we are not</p> <p>21 following the path, that we are not being</p> <p>22 transparent, because there are a number of</p> <p>23 requests here, and I understand the Code is the</p> <p>24 path. We are achieving the goal. We got our</p> <p>25 recommendation, but we want to be a hundred</p>

<p style="text-align: right;">Page 129</p> <p>1 percent clear with the elected officials and</p> <p>2 the community in regards to what we're doing</p> <p>3 and the path we followed.</p> <p>4 Again, this is an important angle. It's</p> <p>5 from the pedestrian engagement at the ground</p> <p>6 floor. You will see the amount of tapering</p> <p>7 that goes on. You will see that only the</p> <p>8 northeast point even comes close to Ponce.</p> <p>9 Again, this is a four-lane a hundred foot</p> <p>10 right-of-way with a landscaped median. We</p> <p>11 don't even come within 30 feet, I believe, of</p> <p>12 the street, with just our northeast corner.</p> <p>13 Then we taper back at 45 feet. We taper back</p> <p>14 again at 89 feet, and that is the only area</p> <p>15 above that is close to the High Commercial.</p> <p>16 I wanted to give a perspective from the</p> <p>17 upper floors. This is the pedestrian area.</p> <p>18 This is what you see when you're on the ground</p> <p>19 floor across the street. The folks on the</p> <p>20 Board are familiar with the impact that</p> <p>21 pedestrians have, and so it's minimized</p> <p>22 significantly when you taper back</p> <p>23 significantly.</p> <p>24 We wanted to give you a bird's-eye view of</p> <p>25 what this looks like from this angle, as well,</p>	<p style="text-align: right;">Page 130</p> <p>1 because, again, this is Ponce de Leon Avenue.</p> <p>2 We wanted to show how far set back this</p> <p>3 building is and how pushed back this building</p> <p>4 is from Ponce, in particular, because the</p> <p>5 development is across the street. Again, a</p> <p>6 four-lane road, landscaped median, and 30 feet</p> <p>7 just to even our point that we have here with</p> <p>8 the open air area and the park.</p> <p>9 You can see very minimal activity in the</p> <p>10 rooftop, just to deal with the mechanical that</p> <p>11 we have up there.</p> <p>12 Again, this is our Site Plan, so that we</p> <p>13 don't lose reference of it. These are our step</p> <p>14 backs. The podium at the height of 45 feet.</p> <p>15 The upper floors at 89 feet, in the orange.</p> <p>16 And then the 80-foot floor plate at the upper</p> <p>17 yellow area.</p> <p>18 I don't want -- I would be remised not to</p> <p>19 show you some of the quality pictures of what</p> <p>20 we were proposing today. This is what it is</p> <p>21 all about. This is why the building was pushed</p> <p>22 back. This is why we spent the time we did on</p> <p>23 creating those upper level floors, creating</p> <p>24 that slender area, so that we could push the</p> <p>25 entire building back, so that we could push it</p>
<p style="text-align: right;">Page 131</p> <p>1 back off the street, so we could create this</p> <p>2 three-quarter area of open space that includes</p> <p>3 the public park that the City will own in</p> <p>4 perpetuity, that we will dedicate to the City,</p> <p>5 that we will maintain and insure in perpetuity.</p> <p>6 The City has two and a half million dollars</p> <p>7 approximately to invest in this area. It is at</p> <p>8 their discretion, to do it as they like. We</p> <p>9 are investing a million dollars earmarked</p> <p>10 specifically in the Development Agreement for</p> <p>11 Ponce Circle Park to the north of us. We are</p> <p>12 investing an additional three to four hundred</p> <p>13 thousand dollars in the Parking Fund, and</p> <p>14 obviously the maintenance of this has a</p> <p>15 significant cost into the future. You're</p> <p>16 talking about a four million dollar public</p> <p>17 proffer that was made in this Development</p> <p>18 Agreement for a 161 unit building now. It's</p> <p>19 not even 171. It's 161.</p> <p>20 You have millions of square feet across the</p> <p>21 street. That is the traffic. This is not The</p> <p>22 Plaza 2.0. This is a 171 -- 161 unit building,</p> <p>23 excuse me, that creates a significant public</p> <p>24 benefit and proffer to the City and the</p> <p>25 residents. Let's be transparent about what the</p>	<p style="text-align: right;">Page 132</p> <p>1 ask is. The context is, as we discussed, these</p> <p>2 are the buildings that are across the street.</p> <p>3 We are not making that level of ask. We are</p> <p>4 bringing to the table a much higher</p> <p>5 reciprocity, in terms of proffer and engagement</p> <p>6 with the City.</p> <p>7 This is another angle, again, from the</p> <p>8 south. This is the context of what the area is</p> <p>9 with the massing. This is the context of the</p> <p>10 Zoning being there today. We're the only pink</p> <p>11 in a sea of red and dark red, which is across</p> <p>12 the street from us, okay. I don't want to</p> <p>13 ignore it. The traffic is there because of the</p> <p>14 project across the street. We are going to</p> <p>15 provide an operational traffic solution that</p> <p>16 does not exist today. That cannot happen</p> <p>17 without creating this private park, okay. We</p> <p>18 are making the investment and the 161 units are</p> <p>19 people that will be part of this community.</p> <p>20 We have addressed the comments that were</p> <p>21 provided to us along the half a dozen</p> <p>22 opportunities for public comment in reduction</p> <p>23 of height, in reduction of unit count, in</p> <p>24 pushing the building back and increasing the</p> <p>25 park space and figuring out operational traffic</p>

<p style="text-align: right;">Page 133</p> <p>1 solutions, not a traffic study that can be this</p> <p>2 number to one person, another number to the</p> <p>3 other person, actual operational solutions for</p> <p>4 this area, along with the investment in it.</p> <p>5 We've handed this over to the City, and we look</p> <p>6 forward to hopefully having the neighborhood</p> <p>7 canopy being brought into this area for the</p> <p>8 residents, and we thank you for the time.</p> <p>9 I know that that was a lot of information,</p> <p>10 and I hope that I was as thorough as I could</p> <p>11 possibly be, as transparent as I could possibly</p> <p>12 be with this project. I'm not hiding anything</p> <p>13 from anybody. This is a path. It was an ask</p> <p>14 that was recommended as following the path and</p> <p>15 the goals for the Comprehensive Plan. It is</p> <p>16 one that is in context with the area and we</p> <p>17 thank the City for their time today, and I turn</p> <p>18 it over for the next phase of the presentation</p> <p>19 or discussion.</p> <p>20 CHAIRMAN AIZENSTAT: Thank you, Mr. De</p> <p>21 Yurre.</p> <p>22 MR. BEHAR: Mr. Chair, before we continue,</p> <p>23 it's almost nine o'clock. Unfortunately Mr. De</p> <p>24 Yurre took almost two hours in that</p> <p>25 presentation. It's very well put together, but</p>	<p style="text-align: right;">Page 134</p> <p>1 we have a time limit here of nine o'clock,</p> <p>2 unless we choose to extend it.</p> <p>3 There's going to be a lot of, you know,</p> <p>4 public input and presentation. I don't know if</p> <p>5 really -- I don't feel like -- this could take</p> <p>6 a couple of more hours.</p> <p>7 CHAIRMAN AIZENSTAT: Well, we would have to</p> <p>8 give the same amount of time as Mr. De Yurre</p> <p>9 took for his presentation to opposing counsel.</p> <p>10 So what I was going to do, Robert, was, ask</p> <p>11 if there was -- since we stop at nine o'clock,</p> <p>12 I was going to ask, before we would continue,</p> <p>13 because we are at about 8:53, if there is a</p> <p>14 motion to extend the time at this point?</p> <p>15 MR. TORRE: Is Staff presenting, as well?</p> <p>16 MR. TRIAS: No. No, sir. I think the</p> <p>17 presentation was sufficient.</p> <p>18 MR. BEHAR: But, you know, we have to give</p> <p>19 equal time to the opposing counsel, which would</p> <p>20 be another two hours. It will be almost eleven</p> <p>21 o'clock. And then we have us.</p> <p>22 MR. TRIAS: Mr. Chairman, one of the</p> <p>23 important things about this meeting is to allow</p> <p>24 public comment, also.</p> <p>25 CHAIRMAN AIZENSTAT: Understood.</p>
<p style="text-align: right;">Page 135</p> <p>1 MR. BEHAR: Yeah. You know, we need to do</p> <p>2 that, and what I'm saying is, unless we stay</p> <p>3 here past midnight tonight, we're not going to</p> <p>4 let the public speak, as well. So, I mean,</p> <p>5 this is --</p> <p>6 CHAIRMAN AIZENSTAT: I mean, there's two</p> <p>7 options -- yes, sir.</p> <p>8 MR. REVUELTA: In most cities that I</p> <p>9 present, the applicant make presentation and a</p> <p>10 very clear record, but I'm always given a time</p> <p>11 limit in Miami Beach, the City of Miami, for my</p> <p>12 presentations. I cannot just -- I was</p> <p>13 wondering, since I'm new, does the City have a</p> <p>14 policy of limiting the amount of time for the</p> <p>15 presenters? And when the public speaks, I</p> <p>16 think you mentioned we give two or three</p> <p>17 minutes?</p> <p>18 CHAIRMAN AIZENSTAT: That I know of, no.</p> <p>19 Mr. Trias, do you --</p> <p>20 MR. TRIAS: No. No, sir. No.</p> <p>21 MR. REVUELTA: So the City has a policy</p> <p>22 that whatever time --</p> <p>23 MR. TRIAS: Not at this point, but clearly</p> <p>24 at the discretion of the Chair and the Board,</p> <p>25 you can control the meeting and set some</p>	<p style="text-align: right;">Page 136</p> <p>1 parameters.</p> <p>2 CHAIRMAN AIZENSTAT: There was a lot on the</p> <p>3 agenda.</p> <p>4 MR. COLLIER: Can I --</p> <p>5 CHAIRMAN AIZENSTAT: Yes, sir, Mr. Collier.</p> <p>6 MR. COLLIER: I just want to weigh in on a</p> <p>7 couple of things. In part, these various items</p> <p>8 are quasi-judicial and we have to give people a</p> <p>9 reasonable period of time, objectors, not just</p> <p>10 opposing counsel, because I don't know if the</p> <p>11 opposing counsel actually represents all of the</p> <p>12 objectors. There are other objectors. And we</p> <p>13 have to give them a reasonable period of time,</p> <p>14 as well.</p> <p>15 Now, we can't -- since we allowed the</p> <p>16 Applicant to have his two hours, we have to</p> <p>17 give a reasonable period of time. Now, the one</p> <p>18 thing we can ask the objectors is to not repeat</p> <p>19 what somebody else says. They can just simply,</p> <p>20 if they don't have anything more they want to</p> <p>21 say, they can say, well, I agree with so and</p> <p>22 so, but we do have to give them the time. And</p> <p>23 so we may -- so you have to consider, we're</p> <p>24 close to nine o'clock. It's been the tradition</p> <p>25 of the Board, either that or typically you'll</p>

<p style="text-align: right;">Page 137</p> <p>1 give a short extension. So it's up to the</p> <p>2 Board on how you want to proceed.</p> <p>3 CHAIRMAN AIZENSTAT: Yes, Mr. Withers.</p> <p>4 MR. WITHERS: Yeah. You know, is Staff not</p> <p>5 going to present anything at all, because</p> <p>6 there's a lot of technical stuff? I mean, that</p> <p>7 was a great presentation, as far as, you know,</p> <p>8 beautiful slides and pictures and renderings</p> <p>9 and stuff, but the basic FAR --</p> <p>10 CHAIRMAN AIZENSTAT: Mr. Withers, if I may,</p> <p>11 just because of the time, is there a motion</p> <p>12 just to extend this for 15 minutes?</p> <p>13 MR. BEHAR: I'll make a motion to extend 15</p> <p>14 minutes.</p> <p>15 MR. WITHERS: Okay. Thank you.</p> <p>16 CHAIRMAN AIZENSTAT: There's a motion. Is</p> <p>17 there a second?</p> <p>18 MR. WITHERS: I'll second.</p> <p>19 CHAIRMAN AIZENSTAT: We have a second. All</p> <p>20 in favor?</p> <p>21 (The Board Members voted aye.)</p> <p>22 CHAIRMAN AIZENSTAT: Okay. Everybody is in</p> <p>23 favor.</p> <p>24 Please, Mr. Withers.</p> <p>25 MR. WITHERS: So, I mean, there was so much</p>	<p style="text-align: right;">Page 138</p> <p>1 volume there, and it was a nice presentation,</p> <p>2 but, I mean, as far as -- you know, I'm still</p> <p>3 confused over how much square footage the City</p> <p>4 gave as far as right-of-ways and setbacks and</p> <p>5 alley vacations and street vacations and how</p> <p>6 big the park is and what the FAR should be and</p> <p>7 what the private FAR versus the added FAR for</p> <p>8 the TDRs. I mean, just massive information</p> <p>9 that I don't know -- I mean, there's either</p> <p>10 going to be a lot of questions that I have,</p> <p>11 that might even take two hours itself, unless</p> <p>12 the City itself comes up with some kind of</p> <p>13 presentation for me. I don't know how the rest</p> <p>14 of you --</p> <p>15 MR. TRIAS: Mr. Withers, there's a</p> <p>16 PowerPoint that we prepared that has been</p> <p>17 attached to the materials. I can do that</p> <p>18 PowerPoint, certainly. I can answer questions.</p> <p>19 But my concern is that it's nine o'clock --</p> <p>20 MR. WITHERS: I'm not talking about</p> <p>21 tonight. I'm sorry, I'm not talking about now.</p> <p>22 I'm just talking about, moving forward and</p> <p>23 planning what we do next.</p> <p>24 MR. TRIAS: Sure. It is up to you. My</p> <p>25 priority is to let the citizens speak.</p>
<p style="text-align: right;">Page 139</p> <p>1 MR. WITHERS: I agree.</p> <p>2 MR. BEHAR: Absolutely. They need to</p> <p>3 speak, as many as there are, you know, to</p> <p>4 speak, and, unfortunately, I don't think we're</p> <p>5 going to get it done tonight, unless we are</p> <p>6 planning to be here until eleven o'clock.</p> <p>7 MR. MURAI: We cannot get it done tonight.</p> <p>8 It's impossible.</p> <p>9 MR. BEHAR: No.</p> <p>10 MR. TORRE: It's actually a disservice to</p> <p>11 both, the proposer and to the folks in the</p> <p>12 audience to let this go, because we're not</p> <p>13 going to do it the right way and we're going to</p> <p>14 be basically trying to just go through.</p> <p>15 Ideally, this starts earlier. Starting at 6:00</p> <p>16 is not, you know, the best way, I think. If we</p> <p>17 were to do this again, I would suggest we start</p> <p>18 earlier. I'm not sure if the Board is open to</p> <p>19 that, but I can see this taking three or four</p> <p>20 hours when we reconvene again.</p> <p>21 MR. TRIAS: We certainly could continue</p> <p>22 this to another day, with better hours, if</p> <p>23 that's a choice of the Board.</p> <p>24 MR. TORRE: And to continue with</p> <p>25 Mr. Withers' --</p>	<p style="text-align: right;">Page 140</p> <p>1 MR. BEHAR: I agree with Venny.</p> <p>2 MR. TORRE: There's a lot of questions we</p> <p>3 need to have answered, educating ourselves as</p> <p>4 to FAR and what's allowed and what's not</p> <p>5 allowed and setbacks and things like that, just</p> <p>6 so we can be clear about what is expected here.</p> <p>7 MR. REVUELTA: In many cities, big projects</p> <p>8 like this are called for a time certain Special</p> <p>9 Meeting and only for that meeting, because when</p> <p>10 you have multiple issues or multiple</p> <p>11 applicants, there's just no way --</p> <p>12 MR. TORRE: And then also to be fair to the</p> <p>13 folks in the audience, it's nine o'clock. Some</p> <p>14 may want to go to sleep and not stay up until</p> <p>15 eleven o'clock.</p> <p>16 MR. BEHAR: I agree, and I think -- my</p> <p>17 preference would be to postpone this to another</p> <p>18 day.</p> <p>19 CHAIRMAN AIZENSTAT: A continuance? Mr.</p> <p>20 Coller.</p> <p>21 MR. REVUELTA: As a special item, special</p> <p>22 night.</p> <p>23 MR. COLLER: Well, first of all, I wanted</p> <p>24 to let everybody know in the audience, because</p> <p>25 there are lot of people that are on this, that</p>

<p style="text-align: right;">Page 141</p> <p>1 the notice we're going to give you is the</p> <p>2 notice tonight of the next meeting. So please</p> <p>3 have your calendars ready for whatever the</p> <p>4 Board does.</p> <p>5 If we're going to continue this to the next</p> <p>6 scheduled meeting, you can set an earlier time</p> <p>7 or you can continue it to a date certain, if</p> <p>8 there's a date that we can do it. I know we've</p> <p>9 had issues when we're trying to do it on a</p> <p>10 different day than our regular days. So I'm</p> <p>11 going to rely on Staff to try to figure out</p> <p>12 what would be the best date.</p> <p>13 MR. TRIAS: Mr. Chairman, what would be the</p> <p>14 preference of the Board?</p> <p>15 MR. BEHAR: My preference would be to the</p> <p>16 next meeting. I personally would be willing to</p> <p>17 come in, in a Special Meeting, a special date,</p> <p>18 starting, like Venny says, maybe at four</p> <p>19 o'clock, to give us a little bit more time, but</p> <p>20 I do feel -- I do think is important that this</p> <p>21 is not the night that the residents are going</p> <p>22 to know about that date. I think that it's</p> <p>23 fair and proper for them to be notified of the</p> <p>24 date that we're going to do that, because it is</p> <p>25 nine o'clock and people are tired and it's not</p>	<p style="text-align: right;">Page 142</p> <p>1 fair for them, okay, we're going to do it</p> <p>2 another time. I want the public to have the</p> <p>3 opportunity to speak.</p> <p>4 MR. TRIAS: If I could suggest something.</p> <p>5 Perhaps we could do a Special Meeting next</p> <p>6 week, next Wednesday or something, if the</p> <p>7 Chambers are available, we can check, and so</p> <p>8 on. Is that a reasonable --</p> <p>9 MR. MURAI: I think it is. Next week --</p> <p>10 MR. COLLIER: Here's the problem, Ramon.</p> <p>11 MR. DE YURRE: Mr. Collier, can I be</p> <p>12 recognized a second?</p> <p>13 MR. COLLIER: Hold on for just a second, if</p> <p>14 you would.</p> <p>15 CHAIRMAN AIZENSTAT: One second, please.</p> <p>16 Go ahead, Mr. Collier.</p> <p>17 MR. COLLIER: So here's the problem. If you</p> <p>18 make it next week and you don't announce now, I</p> <p>19 don't know if you can get the -- and if you</p> <p>20 want to do a Special Notice, it's going to be</p> <p>21 tough to give the time to do that.</p> <p>22 I think you could --</p> <p>23 MR. TRIAS: Let me -- two weeks. I was</p> <p>24 going to propose also to move the March meeting</p> <p>25 to the first week of March, for other reasons,</p>
<p style="text-align: right;">Page 143</p> <p>1 not for this project. So that would be March</p> <p>2 3rd, I believe, if you are available. Yes, for</p> <p>3 the March meeting.</p> <p>4 My opinion is that a Special Meeting is</p> <p>5 going to be needed for this project, and if we</p> <p>6 need to do it in two weeks, because of notice,</p> <p>7 we can certainly do that, or even in three</p> <p>8 weeks. We can do it the 17th or even the 24th</p> <p>9 of February, roughly.</p> <p>10 MR. REVUELTA: What is the legal time table</p> <p>11 for proper notice, because there are a certain</p> <p>12 amount of days that you have to properly --</p> <p>13 MR. TRIAS: Mr. Collier, could you tell us</p> <p>14 how we should notice the next meeting?</p> <p>15 MR. COLLIER: Well, we can do it -- the</p> <p>16 easiest way is, because it's been advertised</p> <p>17 properly tonight, if it's announced tonight,</p> <p>18 that's the notice. So if you want to do</p> <p>19 additional notice, I believe, as I recall,</p> <p>20 Ramon, in the Code, it's now ten days plus</p> <p>21 three days mailing, for a total of thirteen</p> <p>22 days.</p> <p>23 So you'd have to ascertain if the building</p> <p>24 was available, and give a total of thirteen</p> <p>25 days' notice.</p>	<p style="text-align: right;">Page 144</p> <p>1 MR. BEHAR: Mr. Trias --</p> <p>2 MR. TRIAS: Yes, sir.</p> <p>3 MR. BEHAR: -- you say that you're</p> <p>4 proposing to move up the March meeting to March</p> <p>5 3rd.</p> <p>6 MR. TRIAS: Yes, sir.</p> <p>7 MR. BEHAR: Okay. If the Chamber is</p> <p>8 available then --</p> <p>9 MR. TRIAS: It is. We checked.</p> <p>10 MR. BEHAR: -- I recommend that we do move</p> <p>11 this item to March 3rd, we start at 4:00 p.m.</p> <p>12 This will be the first item on the agenda.</p> <p>13 Well, unless there's something that will</p> <p>14 follow --</p> <p>15 MR. TRIAS: Then there will be a second</p> <p>16 item, but not as lengthy as this one.</p> <p>17 MR. BEHAR: Okay. So we'll start at 4:00</p> <p>18 p.m. on March 3rd and you give enough time to</p> <p>19 properly send out notices. To me, that would</p> <p>20 be my recommendation, and I would be -- that</p> <p>21 would be a motion that I'm prepared to make.</p> <p>22 MR. COLLIER: Mr. Chair, because I sort of</p> <p>23 interrupted counsel of record for the</p> <p>24 Applicant, if he could speak to -- I think you</p> <p>25 should give him an opportunity to speak to that</p>

<p style="text-align: right;">Page 145</p> <p>1 date.</p> <p>2 CHAIRMAN AIZENSTAT: Mr. De Yurre.</p> <p>3 MR. DE YURRE: Yes, sir.</p> <p>4 Look, we are not going to change following</p> <p>5 the proper process at this point in time --</p> <p>6 CHAIRMAN AIZENSTAT: If you could speak a</p> <p>7 little closer to your microphone please.</p> <p>8 MR. DE YURRE: Sorry. Can you hear me</p> <p>9 better now?</p> <p>10 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>11 MR. YURRE: Okay. You know, the comment</p> <p>12 remarks is, we're not going to deviate from the</p> <p>13 proper process at this point in time, and that</p> <p>14 we encourage a Special Set meeting to allow the</p> <p>15 residents to speak on the project. We've had a</p> <p>16 lot of good input thus far and --</p> <p>17 CHAIRMAN AIZENSTAT: Are you available,</p> <p>18 then, on March 3rd, sir?</p> <p>19 MR. DE YURRE: Yes, sir.</p> <p>20 CHAIRMAN AIZENSTAT: Thank you.</p> <p>21 MR. WITHERS: My only concern is the 4:00</p> <p>22 p.m. start time. You know, that's when people</p> <p>23 are leaving work and driving and if we really</p> <p>24 want residents' input, is 4:00 p.m. the best</p> <p>25 time? I mean, maybe we have to move it back to</p>	<p style="text-align: right;">Page 146</p> <p>1 5:30 or something like that.</p> <p>2 MR. BEHAR: Chip, that's a very good point.</p> <p>3 You're absolutely right.</p> <p>4 MR. TRIAS: Mr. Withers, we do have another</p> <p>5 item that could be heard at 4:00 and then maybe</p> <p>6 this one at 5:00.</p> <p>7 CHAIRMAN AIZENSTAT: You mean, time</p> <p>8 certain?</p> <p>9 MR. TRIAS: Yeah.</p> <p>10 CHAIRMAN AIZENSTAT: Okay.</p> <p>11 MR. WITHERS: Okay. Like time certain at</p> <p>12 5:30 or six o'clock or something.</p> <p>13 MR. TRIAS: I think that's a good idea,</p> <p>14 sir.</p> <p>15 CHAIRMAN AIZENSTAT: Would your other item</p> <p>16 require more than one hour if we start the</p> <p>17 meeting at 5:00 and do you have --</p> <p>18 MR. TRIAS: I would hope not, sir.</p> <p>19 CHAIRMAN AIZENSTAT: And that way you'll</p> <p>20 have to notice the first item, and then we'll</p> <p>21 have a time certain at six o'clock.</p> <p>22 MR. BEHAR: Is that item a City item, what</p> <p>23 you're bringing or --</p> <p>24 MR. TRIAS: Yes. I anticipate an item</p> <p>25 related to the Crafts Section that you already</p>
<p style="text-align: right;">Page 147</p> <p>1 reviewed. I think it's a very reasonable</p> <p>2 request.</p> <p>3 MR. REVUELTA: Is that the reason you were</p> <p>4 bringing up that meeting on the 3rd, moving it</p> <p>5 up?</p> <p>6 MR. TRIAS: Yes.</p> <p>7 CHAIRMAN AIZENSTAT: Mr. Coller, are you</p> <p>8 there?</p> <p>9 MR. COLLER: I'm here.</p> <p>10 CHAIRMAN AIZENSTAT: A question for you, so</p> <p>11 if we notice a brand new item to be heard first</p> <p>12 on the 3rd, do we have to also -- would that</p> <p>13 give sufficient time for a continuance with</p> <p>14 this item for a time certain at 6:00?</p> <p>15 MR. COLLER: Yeah. I think you could do</p> <p>16 that and you could indicate, in the notice,</p> <p>17 since we're going to be doing a separate</p> <p>18 notice, that this is going to be noticed for</p> <p>19 6:00 p.m., if that's your desire to do that.</p> <p>20 CHAIRMAN AIZENSTAT: It is. I think -- at</p> <p>21 least for myself and the sentiment that I have</p> <p>22 from the Board is to do a time certain, because</p> <p>23 we want to make sure the people know the time</p> <p>24 it starts, to move forward and give the people</p> <p>25 that are objecting or the floor to City</p>	<p style="text-align: right;">Page 148</p> <p>1 residents to be able to speak on this item.</p> <p>2 MR. COLLER: Okay. Just a little</p> <p>3 cautionary tale, if you finish the first item</p> <p>4 at 5:30, you're going to have to wait until six</p> <p>5 o'clock.</p> <p>6 CHAIRMAN AIZENSTAT: Understood. We'll</p> <p>7 take a recess.</p> <p>8 MR. BEHAR: We'll take a break.</p> <p>9 CHAIRMAN AIZENSTAT: We'll take a break. I</p> <p>10 think it's more important to have a</p> <p>11 time certain so people know that this is when</p> <p>12 it starts.</p> <p>13 MR. TORRE: Is it 5:00 or 5:30?</p> <p>14 MR. TRIAS: So the way I understand it is,</p> <p>15 the 3rd, starts at 4:00, with a time --</p> <p>16 CHAIRMAN AIZENSTAT: Robert, was your</p> <p>17 motion to start on March 3rd at 5:00 p.m. for</p> <p>18 the new item?</p> <p>19 MR. TRIAS: I would advice to start at</p> <p>20 4:00, just to have sufficient time.</p> <p>21 MR. BEHAR: I'm okay with that. I'm okay</p> <p>22 with that. We can start with that item at 4:00</p> <p>23 p.m., and then if we have to take a little</p> <p>24 longer break, we take a break. How long do you</p> <p>25 think that item -- you know, any idea?</p>

<p style="text-align: right;">Page 149</p> <p>1 MR. TRIAS: Obviously, I can't predict, but</p> <p>2 my experience is that generally the items take</p> <p>3 whatever time.</p> <p>4 CHAIRMAN AIZENSTAT: Can I take a poll from</p> <p>5 the Board Members, does anybody have an</p> <p>6 objection of starting at four o'clock on that</p> <p>7 day?</p> <p>8 MR. REVUELTA: It's a little bit early for</p> <p>9 me, but I'll figure it out.</p> <p>10 CHAIRMAN AIZENSTAT: You'll figure it out.</p> <p>11 Okay. Rene? Maria?</p> <p>12 MS. VELEZ: I'm fine. Four o'clock is</p> <p>13 fine.</p> <p>14 MR. MURAI: I'm fine, too.</p> <p>15 MS. VELEZ: I have a comment. I would</p> <p>16 like, once we start -- once we resume on this</p> <p>17 particular project and this particular item, I</p> <p>18 would like to hear from Staff. I did look at</p> <p>19 the PowerPoint presentation that was included</p> <p>20 in the agenda and has been posted on the City</p> <p>21 website. I would like to see all of those</p> <p>22 different items that are in there, and the</p> <p>23 explanation from the Staff. So that would be</p> <p>24 my only addition to the commentary at this</p> <p>25 point.</p>	<p style="text-align: right;">Page 150</p> <p>1 CHAIRMAN AIZENSTAT: Agreed. And we can</p> <p>2 start -- since the Applicant has already made</p> <p>3 his presentation, what we'll do is, we'll start</p> <p>4 with Staff, to make a brief presentation, and</p> <p>5 we'll continue from there.</p> <p>6 MR. COLLER: I know I'm coming from</p> <p>7 above -- sorry.</p> <p>8 CHAIRMAN AIZENSTAT: What I was going to</p> <p>9 ask you, Mr. Coller, we first need to go ahead</p> <p>10 and have a motion for a continuance on this</p> <p>11 item. Am I correct or not?</p> <p>12 MR. COLLER: Well, you need a motion for a</p> <p>13 continuance to March 3rd. And are you planning</p> <p>14 to do a time certain for this at 6:00 p.m.?</p> <p>15 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>16 MR. COLLER: But you're going to have your</p> <p>17 meeting begin at 4:00 p.m. for the other item,</p> <p>18 correct?</p> <p>19 MR. BEHAR: Mr. Coller, if we were to put</p> <p>20 at 5:30 time certain for this project, and the</p> <p>21 rest of the Board, do you think that's going to</p> <p>22 be -- I know that four o'clock may be too</p> <p>23 early, but is 5:30 a reasonable time to allow</p> <p>24 the residents to be able to participate?</p> <p>25 MR. TRIAS: Mr. Chairman, one minor change.</p>
<p style="text-align: right;">Page 151</p> <p>1 The Chambers are available the 4th, March 4th,</p> <p>2 not the 3rd. My apologies.</p> <p>3 MR. BEHAR: I'm okay. That's a Thursday,</p> <p>4 correct?</p> <p>5 MR. TRIAS: Yes.</p> <p>6 MR. BEHAR: I'm okay with March 4th, if</p> <p>7 it's okay with everybody else.</p> <p>8 MR. TRIAS: Yes.</p> <p>9 MR. BEHAR: Okay.</p> <p>10 CHAIRMAN AIZENSTAT: Okay.</p> <p>11 MR. WITHERS: Mr. Chair?</p> <p>12 CHAIRMAN AIZENSTAT: Yes, sir.</p> <p>13 MR. WITHERS: Mr. Trias, how long do you</p> <p>14 think the Staff's presentation is going to</p> <p>15 take?</p> <p>16 MR. TRIAS: About 15 minutes, maybe 20.</p> <p>17 MR. WITHERS: Say 30, okay.</p> <p>18 MR. TRIAS: Yeah.</p> <p>19 MR. WITHERS: And then is it the intent to</p> <p>20 then have questions for Staff after that,</p> <p>21 Mr. Chair, or are you going to wait to the --</p> <p>22 because if we have questions after that, the</p> <p>23 public debate might not even be happening until</p> <p>24 6:30 or 7:00.</p> <p>25 CHAIRMAN AIZENSTAT: I think my suggestion</p>	<p style="text-align: right;">Page 152</p> <p>1 would be, let's go ahead and do the</p> <p>2 presentation first, and we'll see -- I'm sure</p> <p>3 we'll have some questions that we would like to</p> <p>4 ask Mr. Trias at that time.</p> <p>5 MR. TRIAS: I mean, I really believe that</p> <p>6 it's very important to listen to the neighbors</p> <p>7 and the citizens and that should be our</p> <p>8 priority. I'm always available to answer</p> <p>9 questions throughout the duration of the</p> <p>10 meeting at any time, so feel free to ask that.</p> <p>11 I do have the presentation. I provided it</p> <p>12 in the attachments, because it's summarizes the</p> <p>13 topic fairly well, but I'll try to be brief,</p> <p>14 but I'll try to also be very factual about the</p> <p>15 different aspects of the project, so it's very</p> <p>16 clear.</p> <p>17 MR. BEHAR: Mr. Chairman, I'm going to make</p> <p>18 a motion to extend for another 15 minutes.</p> <p>19 MR. MURAI: No, I'm against it.</p> <p>20 MR. WITHERS: I'll second that.</p> <p>21 CHAIRMAN AIZENSTAT: Everybody in favor,</p> <p>22 say, aye.</p> <p>23 MR. MURAI: I'm against.</p> <p>24 (All other Board Members voted aye.)</p> <p>25 MR. WITHERS: So the reason I ask that --</p>

<p style="text-align: right;">Page 153</p> <p>1 CHAIRMAN AIZENSTAT: Rene is against, but 2 it passes for an extension. 3 MR. WITHERS: I'm sorry, I didn't mean to 4 walk on you there. So if we do start at 5 5:30 -- 6 CHAIRMAN AIZENSTAT: Yes, sir. 7 MR. WITHERS: -- then by the time Staff 8 presents, it's a quarter of 6:00, by the time 9 we discuss it -- it could be 6:30 before the 10 public gets to give input anyways, is that what 11 I would understand? That works. 12 MR. COLLIER: Just so everybody is aware, 13 the meeting -- the time certain for this 14 hearing is going to be at 5:30. Whether people 15 join late or not, it's really their choice, but 16 everybody is on notice that it's starting at 17 5:30. 18 CHAIRMAN AIZENSTAT: Correct. And what 19 language should the motion be, so that the 20 Applicant does not lose its position? 21 MR. COLLIER: I think the motion should be 22 to continue this hearing to March 4th at 5:30 23 p.m. -- 24 CHAIRMAN AIZENSTAT: Time certain. 25 MR. COLLIER: -- time certain, understanding</p>	<p style="text-align: right;">Page 154</p> <p>1 that there's going to be an item ahead of that, 2 that will starting at 4:00. So, actually, our 3 meeting will be starting at 4:00, if I 4 understand this correct, but this item is going 5 to be called for a time certain at 5:30. That 6 should be the motion. 7 CHAIRMAN AIZENSTAT: That is correct. 8 MR. BEHAR: That is my motion. 9 CHAIRMAN AIZENSTAT: That's Robert's 10 motion. Is there a second? 11 MR. TORRE: I'll second it. 12 CHAIRMAN AIZENSTAT: Venny seconds. Any 13 discussion? 14 MR. REVUELTA: I have the same question 15 that I had before. 16 CHAIRMAN AIZENSTAT: Yes, sir. 17 MR. REVUELTA: Is the opposing attorney 18 also to get two hours, because I heard there 19 was an opposing attorney? 20 CHAIRMAN AIZENSTAT: Mr. Collier. 21 MR. COLLIER: No, there's no set rule, but 22 typically when an Applicant presents his 23 application, you need to give the objectors, 24 whether they are attorneys or whether they are 25 lay people, you need to give them time to</p>
<p style="text-align: right;">Page 155</p> <p>1 present. So it's not a hard fast rule that 2 they have two hours, and then if they run out 3 of time, they're going to start reading from 4 the phone book. The concept is, you have to 5 give them the time to complete. 6 So the attorney -- there is an attorney 7 that represents, I understand, a couple 8 residents and he'll have the time to speak, but 9 the other objectors are going to have time to 10 speak, too, that are not represented by 11 counsel. 12 CHAIRMAN AIZENSTAT: Understood. 13 MR. COLLIER: And the time line should be, 14 we don't want to cut anybody short, and that's 15 the point. 16 CHAIRMAN AIZENSTAT: Thank you. Rene, you 17 have a question? 18 MR. MURAI: No. 19 CHAIRMAN AIZENSTAT: Well, we have a 20 motion. We have a second. Let's take a vote, 21 please, Jill. 22 THE SECRETARY: Maria Velez? 23 MS. VELEZ: Yes. 24 THE SECRETARY: Chip Withers? 25 MR. WITHERS: Yes.</p>	<p style="text-align: right;">Page 156</p> <p>1 THE SECRETARY: Robert Behar? 2 MR. BEHAR: Yes. 3 THE SECRETARY: Rene Murai? 4 CHAIRMAN AIZENSTAT: Rene? 5 THE SECRETARY: Rene Murai? 6 CHAIRMAN AIZENSTAT: Is he on? 7 MR. COLLIER: We can show him -- 8 MR. MURAI: I have been muted. 9 MR. COLLIER: Oh, he's been muted, he says. 10 MR. BEHAR: Your vote? 11 CHAIRMAN AIZENSTAT: Your vote, Rene? 12 THE SECRETARY: Mr. Murai, yes or no, please? 13 MR. MURAI: Yes. 14 THE SECRETARY: Luis Revuelta? 15 MR. REVUELTA: Yes. 16 MR. MURAI: Yes. 17 THE SECRETARY: Venny Torre? 18 MR. TORRE: Yes, for me. 19 THE SECRETARY: Eibi Aizenstat? 20 CHAIRMAN AIZENSTAT: Yes. 21 I want to thank everybody for coming 22 tonight. I also want to wish everybody a happy 23 New Year under these trying times. This is 24 actually the first meeting that we have of 25 2021, and I should have started by wishing</p>

<p style="text-align: right;">Page 157</p> <p>1 everybody the same. Hope to see everybody 2 again on March 4th. Thank you and have a good 3 night. 4 (Thereupon, the meeting was concluded at 5 9:20 p.m.) 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p style="text-align: right;">Page 158</p> <p>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 17th day of February, 2021. 17 18 19 SIGNATURE ON FILE 20 _____ 21 NIEVES SANCHEZ 22 23 24 25</p>