

<p style="text-align: right;">Page 1</p> <p>1 CITY OF CORAL GABLES 2 LOCAL PLANNING AGENCY (LPA)/ 3 PLANNING AND ZONING BOARD MEETING 4 VERBATIM TRANSCRIPT 5 CORAL GABLES CITY HALL 6 405 BILTMORE WAY, COMMISSION CHAMBERS 7 CORAL GABLES, FLORIDA 8 WEDNESDAY, FEBRUARY 1, 2017, COMMENCING AT 6:06 P.M.</p> <p>9 Board Members Present: 10 Jeffrey Flanagan, Chairman 11 Maria A. Menendez, Vice Chairperson 12 Marshall Bellin 13 Robert Behar 14 Frank Rodriguez 15 Julio Grabiell 16 Alberto Perez</p> <p>17 City Staff and Consultants: 18 Ramon Trias, Planning Director 19 Charles Wu, Assistant Director Development Services 20 Craig Collier, Special Counsel 21 Scot Bolyard, Principal Planner 22 Jill Menendez, Administrative Assistant, Secretary</p>	<p style="text-align: right;">Page 3</p> <p>1 (The following proceedings were held.) 2 CHAIRMAN FLANAGAN: Good evening, ladies 3 and gentlemen. We'll start the meeting of the 4 Planning and Zoning Board for our February 5 meeting. 6 Charles, good evening. If you could read 7 in the introductory statements, please. 8 MR. WU: First we need a roll call. 9 THE SECRETARY: Robert Behar? 10 MR. BEHAR: Here. 11 THE SECRETARY: Marshall Bellin? 12 MR. BELLIN: Here. 13 THE SECRETARY: Julio Grabiell? 14 MR. GRABIEL: Here. 15 THE SECRETARY: Maria Menendez? 16 MS. MENENDEZ: Here. 17 THE SECRETARY: Alberto Perez? 18 MR. PEREZ: Here. 19 THE SECRETARY: Frank Rodriguez? 20 MR. RODRIGUEZ: Here. 21 THE SECRETARY: Jeff Flanagan? 22 CHAIRMAN FLANAGAN: Here. 23 MR. WU: Good evening. The Board is 24 comprised of seven members. Four members of 25 the Board shall constitute a quorum and the</p>
<p style="text-align: right;">Page 2</p> <p>1 Public Speakers: 2 Mario Garcia-Serra, Esq., 3 on behalf of University of St. Augustine and 4 Alliance Starlight, LLC and FIPRO 5 Vivian Sanchez, President St. Augustine University 6 Hamed Rodriguez, Architect 7 Gabriel Somarriba 8 Oscar Herrera 9 Sam Mozes</p>	<p style="text-align: right;">Page 4</p> <p>1 affirmative vote of four members of the Board 2 present shall be necessary for the adoption of 3 any motion. A tie vote shall result in the 4 request moving forward for Commission's 5 consideration without a recommendation, if the 6 applicant does not request a continuance. 7 Lobbyist Registration and Disclosure. Any 8 person who acts as a lobbyist pursuant to the 9 City of Coral Gables Ordinance 2006-11 must 10 register with the City Clerk prior to engaging 11 in lobbying activities or presentation before 12 City Staff, Boards, Committees and/or the City 13 Commission. A copy of the ordinance is 14 provided in the Office of the City Clerk. 15 Failure to register and provide proof of 16 registration shall prohibit your ability to 17 present to the Board. 18 And if the Chair would like to call the 19 meeting tonight. 20 CHAIRMAN FLANAGAN: I call the meeting to 21 order of the February 1st, 2017 Planning and 22 Zoning Board. The time is 6:06. 23 MR. WU: Notice Regarding Ex Parte 24 Communication. Please be advised that this 25 Board is a quasi-judicial board and the items</p>

<p style="text-align: right;">Page 5</p> <p>1 on the agenda are quasi-judicial in nature,  2 which requires Board Members to disclose all ex  3 party communications and site visits.  4 May the record show if there are any ex  5 parte communication for tonight's meeting of  6 anything on the agenda.  7 MR. BEHAR: No.  8 MR. WU: Let the record show there's been  9 none.  10 Swearing In. Anyone who speaks today must  11 complete the roster on the podium. We ask that  12 you print clearly, so the official records of  13 your name and address will be correct.  14 Now, with the exception of attorneys, all  15 persons who wish to speak on any items on the  16 agenda before us tonight, please rise to be  17 sworn in by the Clerk. And any item on  18 tonight's agenda, if you do not plan on  19 speaking, but you think you might speak, this  20 is the time to rise and be sworn in. Any of --  21 not planning -- okay.  22 THE SECRETARY: Yes, you signed up.  23 UNIDENTIFIED MALE VOICE: I'm not going to  24 talk.  25 (Thereupon, the participants were sworn.)</p>	<p style="text-align: right;">Page 7</p> <p>1 MR. PEREZ: Yes.  2 THE SECRETARY: Frank Rodriguez?  3 MR. RODRIGUEZ: Yes.  4 THE SECRETARY: Robert Behar?  5 MR. BEHAR: Yes.  6 THE SECRETARY: Jeff Flanagan?  7 CHAIRMAN FLANAGAN: Yes.  8 All right. We have three items on the  9 agenda tonight. For those that are here, can I  10 -- a show of hands, who is here on what I will  11 just call the school item at the Douglas  12 Entrance? Okay.  13 Then who's here on the Ponce corridor  14 items? Okay.  15 We have two there.  16 We'll just stick with the agenda in the  17 order that it's at, since we have members of  18 the public here on all items.  19 MR. BEHAR: Since there's only two, do you  20 want to do the school, move it up and --  21 CHAIRMAN FLANAGAN: Well, that's what I was  22 thinking, but we have people here on all items.  23 So I was just wondering. Maybe we'll just  24 stick with that, unless somebody wants to -- if  25 somebody wants to move to change the order,</p>
<p style="text-align: right;">Page 6</p> <p>1 MR. WU: In deference to those present, we  2 ask that all cell phones, pagers and other  3 electronic devices be turned off at this time.  4 Now we will proceed with the agenda.  5 CHAIRMAN FLANAGAN: Thank you, Charles.  6 The second item on the agenda is the  7 approval of the minutes of our December 14th,  8 meeting.  9 MR. BEHAR: I'll make a motion for  10 approval.  11 MR. RODRIGUEZ: Second.  12 CHAIRMAN FLANAGAN: We have a motion and a  13 second. Anybody have any comments or changes  14 to them?  15 Hearing none, Jill, if you'll call the  16 roll, please.  17 THE SECRETARY: Marshall Bellin?  18 MR. BELLIN: Here. Oh.  19 THE SECRETARY: Julio Grabiell?  20 MR. GRABIEL: Here.  21 MR. BEHAR: "Yes."  22 MR. GRABIEL: Oh, yes.  23 THE SECRETARY: Maria Menendez?  24 MS. MENENDEZ: Yes.  25 THE SECRETARY: Alberto Perez?</p>	<p style="text-align: right;">Page 8</p> <p>1 that's fine.  2 MR. BEHAR: I mean, I would move to change  3 the order and put the school up-front.  4 CHAIRMAN FLANAGAN: Okay.  5 MR. BEHAR: And that hopefully goes by  6 fast.  7 CHAIRMAN FLANAGAN: Anybody else?  8 MR. BELLIN: I'd like to know how many  9 people are here for each item.  10 CHAIRMAN FLANAGAN: That's what I just  11 raised -- we just raised our hands for that.  12 The bulk of the people on our right are for the  13 school item, for the last one, and then there's  14 a few on the Ponce corridor issues.  15 MR. BEHAR: Only two for the Ponce corridor  16 and the rest is the school.  17 MR. BELLIN: Okay. Then I think the school  18 ought to go first.  19 CHAIRMAN FLANAGAN: Okay.  20 MR. BELLIN: Okay.  21 MS. MENENDEZ: The only thing I can say,  22 what if there are some people, realizing that  23 the school is the last item, is not here yet,  24 as far as the public that might come to speak  25 in favor or against? I guess, since we always</p>

<p style="text-align: right;">Page 9</p> <p>1 publicize that it's at 6:00 -- but that would 2 be my own concern.</p> <p>3 CHAIRMAN FLANAGAN: I think that would be, 4 it's at 6:00 and you have to be here for the 5 whole thing, because we do take items out of 6 order at times.</p> <p>7 MS. MENENDEZ: Okay.</p> <p>8 CHAIRMAN FLANAGAN: Julio, what do you 9 think?</p> <p>10 MR. GRABIEL: I agree. Let's do the 11 school.</p> <p>12 CHAIRMAN FLANAGAN: Okay. All right. We've 13 got a consensus to go with Item Number 7 first. 14 So we'll change the order of the agenda. We'll 15 take the school item, Number 7, and I'll read 16 it into the record.</p> <p>17 It's a Resolution of the City Commission of 18 Coral Gables, Florida granting Conditional Use 19 approval pursuant to Zoning Code Article 3, 20 "Development Review," Division 4, "Conditional 21 Uses," and Article 4, "Zoning Districts," 22 Division 3, "Nonresidential Districts," Section 23 4-301, entitled "Commercial Limited District," 24 for an educational facility of greater than 25 fifty (50) student seats within a Commercial</p>	<p style="text-align: right;">Page 11</p> <p>1 enrollment of 390 students. Students and staff 2 would utilize the parking garage in the 3 adjacent building.</p> <p>4 The property has an existing Land Use 5 designation of Commercial Use High-Rise 6 intensity and a Zoning designation of 7 Commercial Limited, which is the reason why the 8 application is before you today.</p> <p>9 The request for Conditional Use with Site 10 Plan review is required as an educational 11 facility with more than 50-student seats as a 12 permitted Conditional Use for properties that 13 are zoned Commercial Limited, and it requires 14 public hearing review before the Planning and 15 Zoning Board and approval by the City 16 Commission.</p> <p>17 The University's proposal is for a total 18 student enrollment of 390 students, with 19 200-student stations. The application has been 20 reviewed by the Development Review Committee 21 and the Board of Architects. A neighborhood 22 meeting was held by the Applicant in November 23 of last year, and is before you today for 24 review and recommendation prior to proceeding 25 to the City Commission.</p>
<p style="text-align: right;">Page 10</p> <p>1 Limited (CL) zoned district for the property 2 legally described as Blocks 1, 2 and 4, Douglas 3 Entrance, known as 800 Douglas Road, Coral 4 Gables, Florida; including required conditions 5 and providing for an effective date.</p> <p>6 Hi, Scot.</p> <p>7 MR. BOLYARD: Good evening, Mr. Chair, 8 Madam Vice Chair, Members of the Board. For 9 the record, Scot Bolyard, Principal Planner 10 with the City of Coral Gables.</p> <p>11 Aaron, if you could please bring up the 12 PowerPoint.</p> <p>13 This item is an application for Conditional 14 Use for Site PLAN review for the Annex Building 15 at Douglas Entrance, located at 800 Douglas 16 Road, in order to allow the University of St. 17 Augustine to operate an educational facility 18 with more than 50-student seats.</p> <p>19 This site is located on the southwest 20 corner of Eighth Street and Douglas Road. The 21 proposed change of use is for the two-story 22 building located on the corner of Southwest 23 Eighth Street and Galiano Street. The Annex 24 Building contains just over 53,000 square feet 25 and would serve the University's proposed</p>	<p style="text-align: right;">Page 12</p> <p>1 Public notification of the application 2 includes letters that were mailed to the 3 property owners prior to the neighborhood 4 meeting and this meeting. The property was 5 posted. We posted the application and Staff 6 report online, and there was a newspaper 7 advertisement.</p> <p>8 Staff has determined that the application 9 has satisfied the Zoning Code standards for 10 Conditional Use review and is recommending 11 approval, subject to conditions. Those 12 conditions include limiting the maximum student 13 enrollment to 390 students, as proposed, and 14 requiring that prior to the issuance of a TCO, 15 the Applicant shall complete the proposed 16 landscape and pedestrian improvements, improve 17 the public transportation stops for the Coral 18 Gables trolley and the Miami-Dade Metro bus, 19 and install lighting in the rights of way, 20 where permitted by FDOT, pursuant to Public 21 Works requirements.</p> <p>22 This concludes Staff's presentation.</p> <p>23 Thank you.</p> <p>24 CHAIRMAN FLANAGAN: Thank you. 25 Does the Applicant have a presentation?</p>

<p style="text-align: right;">Page 13</p> <p>1 MR. GARCIA-SERRA: Yes, we do.</p> <p>2 Good evening, Mr. Chair, Members of the</p> <p>3 Board. Mario Garcia-Serra, with offices at 600</p> <p>4 Brickell Avenue, here this evening representing</p> <p>5 Banyan Street/Gap, LLC, the owner of the</p> <p>6 Douglas Entrance Office Complex located at 800</p> <p>7 Douglas Road.</p> <p>8 And I'm joined today by Zack Gruber, of</p> <p>9 Banyan Street, the property owner, Vivian</p> <p>10 Sanchez, the president of the University of St.</p> <p>11 Augustine, and Dr. Gabriel Somarriba, the Miami</p> <p>12 Campus Director for the University of St.</p> <p>13 Augustine. I'm also joined by John Fullerton</p> <p>14 and Hammed Rodriguez, our project architects,</p> <p>15 as well as Sara Fiol of David Plummer and</p> <p>16 Associates, our traffic consultant.</p> <p>17 The building which is the subject of the</p> <p>18 application today is the Annex Building, which</p> <p>19 is located on the corner of Eighth Street and</p> <p>20 Galiano, as indicated on this aerial</p> <p>21 photograph. I'm sure many of you have passed</p> <p>22 by it many times over the years.</p> <p>23 The building has some interesting history,</p> <p>24 in that it was originally built as a branch</p> <p>25 office of the Federal Reserve Bank, and later</p>	<p style="text-align: right;">Page 15</p> <p>1 Gables have their offices. Here's another view</p> <p>2 from their Calabria entrance.</p> <p>3 And then we have the Annex Building, which</p> <p>4 is the subject of the application today. A</p> <p>5 short, squat building, looking, more or less,</p> <p>6 like a bunker, perhaps intentionally because of</p> <p>7 its original purpose for use by the Federal</p> <p>8 Government, but it is not a building that's</p> <p>9 really reflective of the rest of the property,</p> <p>10 nor is it reflective of what we aspire to in</p> <p>11 architecture and function here in Coral Gables.</p> <p>12 The courtyard to its east is unfortunately</p> <p>13 right now being used as a parking lot.</p> <p>14 Literally cars drive in there and park right</p> <p>15 now in a space that really should be used as a</p> <p>16 sort of common area space and activated somehow</p> <p>17 for pedestrians and people to enjoy.</p> <p>18 And so what are we doing to try to</p> <p>19 re-incorporate this building better into the</p> <p>20 rest of the Douglas Entrance and make it more</p> <p>21 reflective to what we aspire to here in Coral</p> <p>22 Gables? We're doing two things. We're</p> <p>23 introducing a new use, and that new use is the</p> <p>24 University of St. Augustine. It is one of the</p> <p>25 most prominent graduate level schools in the</p>
<p style="text-align: right;">Page 14</p> <p>1 was utilized as an office for several Spanish</p> <p>2 language radio stations. However, from a</p> <p>3 functional and aesthetic perspective, it has</p> <p>4 been something of a forgotten part of Douglas</p> <p>5 Entrance.</p> <p>6 And what I mean by this is best</p> <p>7 illustrated, I think, by photos. As you look</p> <p>8 at the aerial photography, you'll see that the</p> <p>9 property is sort of isolated from the rest of</p> <p>10 the Douglas Entrance project physically. And</p> <p>11 then you go to this image, and you start</p> <p>12 looking at the other buildings that make up</p> <p>13 part of the complex, the Puerta del Sol</p> <p>14 historic building, of course, one of the grand</p> <p>15 buildings of the original construction of Coral</p> <p>16 Gables, one of the principal entrances into the</p> <p>17 City from the City of Miami, which, of course,</p> <p>18 has been successfully preserved and adapted for</p> <p>19 reuse and the site of offices and many social</p> <p>20 events.</p> <p>21 The new office towers that were built in</p> <p>22 the 1980s, among the most prominent office</p> <p>23 towers in Coral Gables, Class A office, a place</p> <p>24 where some of the largest multi-national</p> <p>25 corporations that are headquartered in Coral</p>	<p style="text-align: right;">Page 16</p> <p>1 health sciences. So you go there for your</p> <p>2 Master's degree or your Doctorate degree in</p> <p>3 fields such as physical therapy, occupational</p> <p>4 therapy, nursing, geriatrics, those sort of</p> <p>5 professions.</p> <p>6 The average student -- the University will</p> <p>7 provide more details, but the average student</p> <p>8 is an older student. The average age is around</p> <p>9 26. I don't want the impression to be that</p> <p>10 we're creating some sort of an undergraduate</p> <p>11 campus environment here, where there's going to</p> <p>12 be frat parties or anything like that. Quite</p> <p>13 the opposite. These students are in the middle</p> <p>14 of their careers and wanting to advance their</p> <p>15 careers with higher levels of degrees, and</p> <p>16 many, over half, come from outside of Miami to</p> <p>17 pursue their degree here.</p> <p>18 And you'll see, by their acceptance rates</p> <p>19 and so forth, they are close to an Ivy League</p> <p>20 caliber sort of school for these sorts of</p> <p>21 fields.</p> <p>22 So aside from introducing that new use,</p> <p>23 we're also introducing some physical</p> <p>24 improvements to the property, to improve the</p> <p>25 facade and improve the common areas around the</p>

<p style="text-align: right;">Page 17</p> <p>1 property. Since the educational facility is  2 going to be of more than 50-student stations,  3 we're proposing 200-student stations, we  4 require a Conditional Use approval as part of  5 the proposed use.  6 So Ms. Sanchez, the president of the  7 University of St. Augustine, will be talking to  8 you about the University itself and what it  9 does, and then our project architect will be  10 talking to you about our proposed improvements.  11 So we'll start off with Ms. Sanchez.  12 MS. SANCHEZ: Good evening, Mr. Chair,  13 Members of the Board. Thank you very much for  14 having us. I'm joined here, obviously, by  15 other members of the University of St.  16 Augustine, and also with our student  17 representative that's here. So anybody -- any  18 questions you might have, we may be able to  19 answer for you.  20 CHAIRMAN FLANAGAN: I'm sorry, we need your  21 name and address, for the record.  22 MS. SANCHEZ: Yeah.  23 Yes. So that's another interesting part.  24 I'm a long-time resident of Coral Gables. 2515  25 Indian Mount Trail, which actually puts me in</p>	<p style="text-align: right;">Page 19</p> <p>1 already started our first two intakes.  2 We are the only institution in the country  3 that has this footprint and really this level  4 of recognition and reputation. Because of this  5 presence and because we've been doing this for  6 40 years, we have 6,000 alumni scattered  7 throughout the nation.  8 And, again, I think one of the most  9 interesting parts also of our heritage is the  10 maximum level of accreditations that we've been  11 able to ascertain. We have both, the highest  12 amount of institutional accreditations as  13 programmatic accreditation, which puts us at the  14 same level of accreditation as Duke,  15 Northwestern or even New York University.  16 So, again, we're very proud of our  17 heritage. We're proud of our accomplishment,  18 of our students and our accreditations, but  19 also of our rankings. We are the Number One  20 largest Doctoral in physical therapy program in  21 the country, which allows us to set public  22 policy.  23 Because of the magnitude of our students  24 and our facility and the research that we do,  25 we actually are a part of the public discourse</p>
<p style="text-align: right;">Page 18</p> <p>1 the center of a very interesting educational  2 hub. For all of you who know Indian Mound, on  3 that side, at the end of the block, to the  4 left, you see St. Theresa Catholic School, and  5 on the right you see St. Philip. So,  6 ironically, that's where I sit.  7 With that said, we thought that it would be  8 beneficial to understand the University of St.  9 Augustine and what the school does, its  10 purpose. And the way I've laid this out is  11 really with the interest of viewing it as both,  12 as the president of the institution, but also a  13 resident of Coral Gables.  14 So as was already mentioned, the University  15 of St. Augustine is a nationally recognized  16 graduate program in health sciences, and we  17 have a very long heritage. We were founded  18 approximately forty years ago, only to serve  19 Doctoral and Master's programs, specific in the  20 area of rehabilitative sciences. And with that  21 intention, we started in St. Augustine,  22 Florida, henceforth our name, moved into  23 California then, in San Marcos, California,  24 then moved into Austin, Texas and now would  25 like to move into Miami, Florida, where we have</p>	<p style="text-align: right;">Page 20</p> <p>1 about public policy in rehabilitative care.  2 We're the Number Three program in Master's of  3 Occupational Therapy in the country.  4 We also have a very rigorous academic  5 program, as you would expect. Our acceptance  6 rate is only 27 percent. To give you a little  7 bit of a context for that, as you know, the  8 University of Miami sits at about 38 percent in  9 its acceptance rate. And ours really sits at  10 that level, because we want to make sure that  11 we have a certain standard in order to become  12 really practicing professionals and maintain  13 the brand and the heritage of the institution.  14 With that said, because of our magnitude  15 and our reputation, we have over 5,300 clinical  16 sites in 47 states around the country. So our  17 placement rate for clinicals is no problem at  18 all, and I know that's sometimes a matter of  19 concern for other universities. We actually  20 not only have sufficient clinicals at 100  21 percent placement, we offer our students  22 diverse clinical experiences, because we want  23 them to deal with pediatrics, with autism, at  24 the same time as geriatric issues, in large  25 hospitals, as much as smaller settings. So</p>

<p style="text-align: right;">Page 21</p> <p>1 we're very excited about that.</p> <p>2 I know sometimes people also ask about the</p> <p>3 cost of education. So one statistic I did want</p> <p>4 to give you that we're very proud of is what we</p> <p>5 call the cohort default rate. The cohort</p> <p>6 default rate means how many students default on</p> <p>7 their debt. And as you know, that's a big</p> <p>8 topic of discussion. For us, our cohort</p> <p>9 default rate is point two percent, which</p> <p>10 literally means one student.</p> <p>11 If you actually look at the national</p> <p>12 average of cohort default rate, it's at 11.3</p> <p>13 percent. So we feel very good about the fact</p> <p>14 of the kind of institution, but also the kinds</p> <p>15 of professionals we're graduating, that allows</p> <p>16 them to get these kinds of positions, advancing</p> <p>17 their careers, and, therefore, really can live</p> <p>18 up to their expectations.</p> <p>19 So the next thing is, what are the students</p> <p>20 that you're going to see coming onto the</p> <p>21 campus, because one thing is the institution,</p> <p>22 the other thing is, what do we attract at the</p> <p>23 intuition.</p> <p>24 As was mentioned already, we do have an</p> <p>25 older student. And we have an older student,</p>	<p style="text-align: right;">Page 23</p> <p>1 outside the United States. They're mostly</p> <p>2 references, because we have such a broad</p> <p>3 network and reputation. Our students that are</p> <p>4 here right now come from Massachusetts, New</p> <p>5 York, Ohio, Louisiana, Georgia. And so it</p> <p>6 really is a nice eclectic group, which is what</p> <p>7 we're trying to create.</p> <p>8 What we've put here is a couple of</p> <p>9 highlights of the kinds of students and what</p> <p>10 they do just for fun, because that way it</p> <p>11 allows us to really visualize it. We do</p> <p>12 have -- it varies, everything from, as you see</p> <p>13 the first one, Dr. Valencia, who just graduated</p> <p>14 in 2012. All three of these are graduates from</p> <p>15 2012. Dr. Valencia is the Director of Training</p> <p>16 and Conditioning for the New York Knicks.</p> <p>17 Prior to that, he was with -- in Pittsburgh</p> <p>18 with the Pirates. So, again, we have a very</p> <p>19 strong athletic training background. A lot of</p> <p>20 our students come from athletic training, even</p> <p>21 have passed the Boards in athletic training,</p> <p>22 then come to get their Doctorate in physical</p> <p>23 therapy. So that is actually the trend of our</p> <p>24 student that's here with us today.</p> <p>25 We also have, for example, Dr. Larson, also</p>
<p style="text-align: right;">Page 22</p> <p>1 because we're already health sciences</p> <p>2 professionals. We require all of our students</p> <p>3 to have already experience within health</p> <p>4 sciences. I'm sure the student that's here</p> <p>5 isn't appreciating I'm calling her an older</p> <p>6 student, but, again, the average age is 26</p> <p>7 years. Many already have Master's programs by</p> <p>8 the time they get to us. The GPA levels are</p> <p>9 3.3, and the GREs exceed 300. So, again, a</p> <p>10 strong reputation.</p> <p>11 And so what does that mean? Our graduation</p> <p>12 rates equal 94 percent, and our licensure pass</p> <p>13 rates are 99 percent.</p> <p>14 So, again, we want to make sure that what</p> <p>15 we have is very strong practicing</p> <p>16 professionals. We put them through a very</p> <p>17 rigorous program and we make sure that they can</p> <p>18 pass the license and really become contributors</p> <p>19 to society.</p> <p>20 In terms of our Miami campus that you're</p> <p>21 probably interested in, we have had two intakes</p> <p>22 already. We had a September group that</p> <p>23 started, and we had a January group that</p> <p>24 started. The makeup of that group is, half of</p> <p>25 them are from Florida, but half come from</p>	<p style="text-align: right;">Page 24</p> <p>1 Class of 2012, who was a lieutenant, served in</p> <p>2 Iraq. Came back from Iraq, got her Doctoral</p> <p>3 degree, and now has opened her own business</p> <p>4 serving military families and military</p> <p>5 disabled.</p> <p>6 So with us, again, we're very proud of what</p> <p>7 our students do, but I think what's surprising</p> <p>8 is how much they've accomplished from having</p> <p>9 just graduated in 2012, because they come to us</p> <p>10 already with a different profile.</p> <p>11 As was mentioned, Dr. Somarriba is here</p> <p>12 with us today, joining us today, and the reason</p> <p>13 we'll highlight him for a moment, not just</p> <p>14 because he's here, he did graduate from the</p> <p>15 institution, became a faculty member at the</p> <p>16 University of Miami, served at Children's</p> <p>17 Hospital for a long time, in terms of</p> <p>18 pediatrics clinicals. He is a renowned</p> <p>19 publisher of over forty articles recently in</p> <p>20 renown journals, but he will serve and is</p> <p>21 serving as the Miami Campus Director. So he</p> <p>22 will be the person that will be leading the</p> <p>23 charge for you here.</p> <p>24 So that's a little bit of an idea of the</p> <p>25 profile of our students and who you would be</p>

<p style="text-align: right;">Page 25</p> <p>1 seeing around this campus and what it consists 2 of. 3 The final thing I think is, why does this 4 benefit Coral Gables, and I think that there's 5 an element about the University of St. 6 Augustine that we're very proud of, and 7 hopefully is weaving in through some of the 8 discourse that I have right now, is our true 9 sense of community responsibility. And to show 10 our community responsibility, we have become a 11 benefits corp. For many of you that do not 12 know what that means, it basically means that 13 we are certified by an independent non-profit 14 to exist for the benefit of society, which 15 means that we have certain environmental 16 standards, we have certain work-life standards, 17 we have certain employee standards in certain 18 areas, and so we are a Certified B Corporation, 19 and things that we do is, for example, our 20 green initiative. We actually incentivize our 21 staff and our students basically not to drive 22 to campus, but actually take public 23 transportation, carpool, do whatever they need 24 to do, which, again, is one of the very 25 interesting things that we have around the</p>	<p style="text-align: right;">Page 27</p> <p>1 we've done, because we really have embraced our 2 sense of community responsibility, and that's 3 exactly what we're wanting to do here, what 4 we're wanting to do for Miami, what we're 5 wanting to do for Coral Gables. 6 So, again, as the president of the 7 University of St. Augustine, I'm very proud of 8 our heritage. I'm very proud of our 9 accomplishment and of our alumnus and our 10 faculty, and we're hoping to bring that, also, 11 and give opportunities based in Miami and based 12 in Coral Gables. 13 And I have to admit, as a resident of Coral 14 Gables, I'm exited to see the City thrive with 15 what the university could bring. So I thank 16 you very much for the time, and I'll be here, 17 along with our faculty and students, to answer 18 any questions. 19 CHAIRMAN FLANAGAN: Thank you. 20 MS. SANCHEZ: You're welcome. 21 MR. RODRIGUEZ: Mr. Chairman, I have a 22 question of Craig. In an overabundance of 23 caution -- you know, I don't think this is a 24 conflict at all, but, again, in an 25 overabundance of caution, I want to disclose,</p>
<p style="text-align: right;">Page 26</p> <p>1 campus now, because, you know, the trolley 2 comes in this area. We have the bus system. 3 We have the Metro system. So, for us, the 4 connectivity of that is important to go with 5 the culture. 6 The other thing is our curriculum. We only 7 ask our students to come to campus for 49 8 percent of their time of their curriculum, 9 because we want them actually to be in the 10 field. What makes our students so successful 11 is that they are practitioners in clinicals in 12 the community and practicing. If they're 13 sitting in a classroom, they can't do that. So 14 for our students, we really want them to be 15 successful. 16 I've given a couple of examples of our 17 community outreach. We're excited about that. 18 We have corporate relationships, including 19 things like Habitat for Humanity, where we help 20 them actually design homes for disabled adults. 21 We work in community centers. We do sessions 22 for the elderly in all areas. We do 23 assessments. We bring people to campus. We go 24 out to the community. 25 And, again, I'm very excited about what</p>	<p style="text-align: right;">Page 28</p> <p>1 my law firm is presently in negotiations to 2 move to Douglas Entrance. 3 Again, I don't consider it a problem, but I 4 figured, you know, I might as well get it all 5 out. 6 MR. COLLER: Your law firm is thinking 7 about moving into Douglas Entrance? 8 MR. RODRIGUEZ: Right. 9 MR. COLLER: I don't see that as a 10 conflict. If for some reason or another you 11 don't think you can be fair in this hearing, 12 then that would be an extra consideration, 13 outside of the standard conflict. 14 MR. RODRIGUEZ: No, I absolutely think I 15 can be fair. It has no bearing, I would think. 16 But, again, I just wanted to disclose it, just 17 to take a cautious approach. 18 Thank you. 19 MR. GARCIA-SERRA: Now I'll ask Hammed 20 Rodriguez, our project architect, to do a quick 21 walk through the plans and the proposed 22 improvements. 23 MR. RODRIGUEZ: Good evening, Mr. Chairman 24 and Members of the Board. My name is Hamed 25 Rodriguez, project architect, with offices at</p>

<p style="text-align: right;">Page 29</p> <p>1 3250 Mary Street, Coconut Grove, Florida.</p> <p>2 What you're seeing here in the top</p> <p>3 elevation. This elevation here is facing the</p> <p>4 north of the courtyard, which we'll see --</p> <p>5 which we're developing into a courtyard.</p> <p>6 The improvements we're doing is trying to</p> <p>7 align this smaller building more so like the</p> <p>8 newer tower buildings, emphasizing some more</p> <p>9 penetrations. Landscape is one of the big</p> <p>10 pushes that we're doing here. This would be</p> <p>11 the elevation along the front of Eighth Street,</p> <p>12 and there are windows that exist now and we are</p> <p>13 emphasizing a few more windows. Also, we're</p> <p>14 getting rid of this breeze that's very</p> <p>15 noticeable right now to this building, and it</p> <p>16 has nothing to do with the existing building.</p> <p>17 So we're trying to make the building a bit</p> <p>18 more cohesive with the existing buildings, and</p> <p>19 at the same time emphasize the landscape, add a</p> <p>20 bit more glass.</p> <p>21 This would be around the west corner here.</p> <p>22 So the same technique that we're doing for the</p> <p>23 top, to simplify the overhang, we're just</p> <p>24 bringing it down, and, again, adding a few more</p> <p>25 punched windows.</p>	<p style="text-align: right;">Page 31</p> <p>1 this area.</p> <p>2 On the second floor, this would be a</p> <p>3 library on this northeast corner, more</p> <p>4 classrooms here, some studio use, and large</p> <p>5 scale and individual smaller classroom use.</p> <p>6 This is the current condition of that space</p> <p>7 on the north side of the Annex Building, and it</p> <p>8 is used as a parking lot. And the idea here is</p> <p>9 to landscape it, to have a bit of a barrier</p> <p>10 from Eighth Street by landscape, but at the</p> <p>11 same time, make it feel like it is open to the</p> <p>12 sidewalk.</p> <p>13 And here is a concept rendering of what</p> <p>14 that space could be like. Again, emphasizing</p> <p>15 the trees -- we're not taking down mature</p> <p>16 trees -- and adding more artscape and landscape</p> <p>17 elements.</p> <p>18 Right here, this one is a little low, but</p> <p>19 this is a rendering of that same courtyard</p> <p>20 looking toward the northeast.</p> <p>21 Mario.</p> <p>22 MR. GARCIA-SERRA: Thank you, Hamed.</p> <p>23 Just a few closing remarks. One thing that</p> <p>24 I think we have to consider is, this is a</p> <p>25 proposed use. What's the alternative? And the</p>
<p style="text-align: right;">Page 30</p> <p>1 The floor plan, this would be the first</p> <p>2 floor, and they're also going to occupy a</p> <p>3 portion of the existing tower building here.</p> <p>4 So the majority of flow will actually be coming</p> <p>5 from the building or the pedestrian pathway</p> <p>6 between the parking garage and the Annex</p> <p>7 Building.</p> <p>8 So there will be entry points from here,</p> <p>9 some entry points from there, and some</p> <p>10 occasional entrance right off of the main</p> <p>11 entrance, off of the street.</p> <p>12 This here would be the courtyard that we</p> <p>13 would develop into a suitable place for</p> <p>14 gathering, having lunch, and right now it's</p> <p>15 sort of a pseudo strange space. It's almost a</p> <p>16 parking lot quality. So we're going to take</p> <p>17 advantage of this and turn it into a very</p> <p>18 pleasant environment. A few more of the</p> <p>19 openings will allow some light and some</p> <p>20 visibility.</p> <p>21 The floor plan of this area here is</p> <p>22 administration in this corner. Here is the</p> <p>23 existing entrance off of Eighth Street. This</p> <p>24 over here would be classroom environments, some</p> <p>25 lab use over here, and some student activity in</p>	<p style="text-align: right;">Page 32</p> <p>1 most obvious alternative, of course, is to</p> <p>2 continue leasing this building for office</p> <p>3 space, as it has been historically, at least</p> <p>4 for the last few decades, but continuing to</p> <p>5 lease this particular building for office space</p> <p>6 does not make sense.</p> <p>7 No matter how much money is invested into</p> <p>8 this building, it would not be competitive with</p> <p>9 the Class A office space and the quality of</p> <p>10 tenant space. The quality of tenant selection</p> <p>11 would just deteriorate over time.</p> <p>12 The University of St. Augustine is a very</p> <p>13 high quality institution, that would make a</p> <p>14 great corporate citizen and which will bring</p> <p>15 life, activity, and variety to the confines of</p> <p>16 Douglas Entrance.</p> <p>17 We feel that the Conditional Use criteria</p> <p>18 has been complied with, and your Staff is</p> <p>19 recommending approval. Their conditions of</p> <p>20 approval are acceptable to us, with one slight</p> <p>21 modification, that we've discussed with Staff</p> <p>22 already. In particular, it has to do with the</p> <p>23 very last condition, discussing the 390-student</p> <p>24 cap. We think it should read as follows, "The</p> <p>25 University shall have classes scheduled for a</p>



<p style="text-align: right;">Page 33</p> <p>1 maximum total of 390 students on campus at any 2 point in time." 3 And the reason for that is that the 4 University of St. Augustine does do a 5 considerable amount of online classes. They 6 also have a considerable number of students 7 that are engaged in residencies. So they are 8 enrolled, but they're actually somewhere else 9 pursuing their residency. So to use 10 enrollment, like we would sort of in a charter 11 school situation, wouldn't be the appropriate 12 word to use. We feel that it should be a 13 maximum of 390 students on campus at any time, 14 which is consistent with how the traffic study 15 was conducted, also. 16 At our neighborhood meeting, two neighbors 17 had complaints about overflow parking at 18 present, and we are working with them to create 19 residential parking zones in their area. We 20 have a neighbor, who submitted actually a 21 letter in support, which I'll read into the 22 record, and I'll submit to the clerk. 23 I'll try to be brief, since it's somewhat 24 long, but it's from Cristin Revilla. "I am 25 providing this letter in lieu of being able to</p>	<p style="text-align: right;">Page 35</p> <p>1 increased expansion of Giralda and the Mile, 2 this is the only area that has been left in the 3 dust. Thank you for your consideration to this 4 matter." 5 I won't say anything more but to add that 6 we ask that you follow your Staff's 7 recommendation and vote to recommend approval 8 of this project. I will, of course, reserve 9 time for rebuttal, if necessary. 10 CHAIRMAN FLANAGAN: Thank you. 11 MR. GARCIA-SERRA: Thank you. 12 MR. RODRIGUEZ: I have a question. 13 CHAIRMAN FLANAGAN: A question now or after 14 the public? 15 MR. RODRIGUEZ: All right. After the 16 public. I'll wait. 17 CHAIRMAN FLANAGAN: Okay. We'll open the 18 public hearing. 19 Jill, do we have cards? 20 THE SECRETARY: Yes. Sam Mozes. 21 MR. MOZES: Good evening. My name is Sam 22 Mozes. I've been practicing dentistry for 39 23 years on the same block, and we own 3737 24 Southwest Eighth Street, which is the northeast 25 corner of Eighth and Galiano, exactly across</p>
<p style="text-align: right;">Page 34</p> <p>1 speak at the public hearing taking place today, 2 February 1st, 2017, regarding the Zoning of St. 3 Augustine University of Health Sciences. 4 "My name is Cristin Revilla, and I own two 5 homes in the direct vicinity of the property, 6 at 126 Antiquera and 128 Antiquera. I'm the 7 owner of two properties that would be directly 8 affected by allowing a university to obtain 9 Zoning at Douglas Entrance. The main exit to 10 my street, Antiquera, is also the location of 11 the entrance to the Douglas Entrance Parking 12 Garage. 13 "That being said, I am in agreement and in 14 full support of the project, because I believe 15 this will add economic prosperity and an 16 overall light to this otherwise dark and 17 abandoned section of Coral Gables." 18 She goes on to explain the benefits of 19 private universities for neighborhoods, talks 20 considerably about the University of Miami, and 21 then concludes, "I invite all of you to take my 22 position and support the University, which 23 will, in turn, increase property values and 24 make this area as great as other areas of Coral 25 Gables have been for years now. With the</p>	<p style="text-align: right;">Page 36</p> <p>1 the street from the Douglas Entrance. We also 2 own 36 Oviedo, which is a residence. 3 When we saw the plans, and we understood 4 the nature of the tenant, we were delighted, 5 because it's a professional tenant, and Eighth 6 Street, between Douglas and Ponce, has been the 7 lagging baby of Coral Gables. So we're 8 delighted to see them having a tenant like 9 that. The facade improvement, the landscaping, 10 we feel is going to improve tremendously both, 11 the character and the aesthetic of our area. 12 So we strongly support it. 13 CHAIRMAN FLANAGAN: Thank you. 14 MR. MOZES: Thank you. 15 THE SECRETARY: Gabriel Somarriba. 16 MR. SOMARRIBA: Good evening, Mr. Chairman, 17 Members of the Board. Gabriel Somarriba, a 18 former student, current faculty member, and 19 Director of the Miami Campus. I speak in full 20 support of this project. 21 And I just want to mention or reiterate a 22 couple of points, as President Sanchez 23 mentioned, and they're related to our 24 curriculum and also professionalism. 25 So, first, our curriculum. Our curriculum</p>

<p style="text-align: right;">Page 37</p> <p>1     itself sort of parallels many of what medical  2     schools carry. When we look at the course work  3     that actually our students take on every term  4     itself, they mirror or they parallel in  5     intensity and quantity of load as do medical  6     schools. With that being said, our students  7     take an average of six to eight different  8     courses every term. Given that, our students  9     complete 131 credit hours in less than three  10    years. So when we typically think of an  11    undergraduate school, 120 credits, for the most  12    part, we think of four years to complete the  13    program. And our students surpass that, at a  14    graduate level, in under three years.  15    The next point I'd like to mention is just  16    professionalism. So one of our core values as  17    a university is professionalism. What that  18    means is, our students exemplify that both,  19    inside the school -- inside class and outside  20    of class.  21    So, in the classroom, with things such as  22    zero tolerance for tardiness -- our students  23    must attend every single lecture, every single  24    lab -- to the participation and volunteering  25    that they do in our community, and also being</p>	<p style="text-align: right;">Page 39</p> <p>1     CHAIRMAN FLANAGAN: Thank you.  2     All right. The public hearing is closed.  3     We'll open it up to questions and comments  4     from Board Members. Frank, I know you have  5     one.  6     MR. RODRIGUEZ: Yeah.  7     Mario, I have a question. Where are these  8     folks -- where are students going to park?  9     MR. GARCIA-SERRA: They're going to park  10    within the parking garage of Douglas Entrance.  11    The parking garage of Douglas Entrance is  12    fairly large. It's about 1,600 and some  13    spaces, and we redid the parking calculation.  14    You know, you back out the office space that  15    was previously parked. You put in the new  16    parking requirement for the school. And there  17    is still is an excess of about 40 some spaces  18    in the parking garage.  19    MR. RODRIGUEZ: Thank you.  20    MS. MENENDEZ: Is there a study on that,  21    because I looked for it and I didn't see it  22    here, a parking study?  23    MR. GARCIA-SERRA: A study, in particular,  24    no. What there is, there is a table -- let me  25    show you. It's hard to see, but that's</p>
<p style="text-align: right;">Page 38</p> <p>1     members of our professional organization, the  2     Florida Physical Therapy Association and  3     American Physical Therapy Association.  4     And the last point is really related to how  5     our students are viewed in the community. It  6     happens countless times where I receive phone  7     calls from our clinical partners, where our  8     students go participate in internships, where,  9     in addition to really the skills that they have  10    in physical therapy, one of the standout points  11    for them is how they are as individuals and how  12    they carry themselves and how they really will  13    exemplify the profession.  14    So thank you for your time.  15    CHAIRMAN FLANAGAN: Thank you.  16    No more cards?  17    Is there anybody in the audience that  18    didn't fill out a card that wishes to speak?  19    All right. Seeing none, we'll close the  20    public hearing.  21    Mario, I'm assuming you don't need any more  22    time? Or do you want to wrap up?  23    MR. GARCIA-SERRA: Indeed, since no  24    objections were expressed by the public,  25    there's nothing to rebutt. Thank you.</p>	<p style="text-align: right;">Page 40</p> <p>1     basically our parking table from our Zoning,  2     you know, data table from the plans.  3     MS. MENENDEZ: Well, did the City conduct a  4     parking study, because I didn't see it anywhere  5     in their information?  6     MR. GARCIA-SERRA: I think what they looked  7     to see is if we complied with the requirements  8     of parking. I don't think anything in excess  9     of that was done. In other words --  10    MS. MENENDEZ: But I didn't see any  11    statement regarding parking. Has the City  12    looked at parking? And this is more a question  13    towards the City. Have we analyzed the  14    parking, just to confirm what they're --  15    MR. TRIAS: Yes, we have. And keep in  16    mind, this is an existing building, with an  17    existing parking garage, and it's a change of  18    use.  19    So the way that this is reviewed is, we  20    look at the parking that is existing, and we  21    see what the difference is, based on the change  22    of use. So that's it.  23    I mean, there's no more extensive parking  24    study that is required, because the building is  25    there and the parking garage is there.</p>

<p style="text-align: right;">Page 41</p> <p>1 MS. MENENDEZ: No, I understand. But  2 there's other uses on the property that use the  3 garage.  4 MR. TRIAS: Yeah, all of that is reviewed  5 as part of the Zoning review.  6 MS. MENENDEZ: So are you basically saying  7 that they complied with the parking  8 requirements?  9 MR. TRIAS: Yes, as far as the review of  10 today.  11 Now, keep in mind, when you submit for a  12 building permit, that is reviewed in more  13 detail by the Zoning Staff, and sometimes there  14 are some changes through that process. So I'm  15 not going to say that that is completely  16 definitively resolved, because this is not the  17 time. The time would be at the end of the  18 process, through the building permit.  19 CHAIRMAN FLANAGAN: But, typically, when we  20 have these types of uses, when there's an  21 intense use, we look at parking, to make sure,  22 because you're then giving them an okay when  23 perhaps there's a parking issue.  24 MR. TRIAS: And as I said, we have looked  25 at parking and the Applicant has explained the</p>	<p style="text-align: right;">Page 43</p> <p>1 incentives for their students to use mass  2 transit, and at their existing campus in Doral,  3 which would be the one that's moving here to  4 Miami, I believe there's about almost a 50  5 percent -- 46 percent of the students are  6 taking advantage of that incentive and either  7 carpooling or using mass transit to attend the  8 school.  9 And the property itself is very  10 well-located for mass transit. As you can see  11 by this image, the pink line is the trolley  12 line. There is a stop of the Coral Gables  13 trolley right at the property that you see  14 there, and then four different Metro bus stops  15 right in the vicinity.  16 So we expect, you know, from what the  17 parking calculations indicate and from what our  18 traffic indicates, that there should be a  19 reduction in the number of trips going in and  20 the number of cars being parked --  21 MS. MENENDEZ: As compared to the offices  22 that were there?  23 MR. GARCIA-SERRA: Correct.  24 MS. MENENDEZ: As compared to the potential  25 that could go into that space?</p>
<p style="text-align: right;">Page 42</p> <p>1 parking issues. If you want to explain any  2 further --  3 MR. GARCIA-SERRA: Sure.  4 Ms. Menendez, one thing that might give  5 your more comfort is that a traffic study was  6 conducted --  7 MS. MENENDEZ: I saw it.  8 MR. GARCIA-SERRA: -- and it was reviewed  9 by the outside, you know, third party that the  10 City retains to review the traffic studies.  11 And, of course, if there's a car parking in the  12 garage, it has to be a trip that's coming in.  13 And when they ran the analysis of how many  14 trips would be generated compared to how many  15 trips were generated by office, this is a  16 summary of the a.m. and p.m. peaks, with the  17 yellow bars being office, and the red being the  18 university use.  19 So, as you can see, there is an almost  20 half -- you know, fifty percent reduction in  21 the number of trips that are being generated by  22 the university use. So there should be less  23 trips being generated, meaning less cars trying  24 to park in the parking garage, and, also, as I  25 mentioned during the presentation, they give</p>	<p style="text-align: right;">Page 44</p> <p>1 MR. GARCIA-SERRA: As compared to the  2 offices that were there, because it was  3 previously fully leased out, all 54,000 square  4 feet, for office.  5 MS. MENENDEZ: How many Staff people are  6 going to be working off of this site?  7 MR. GARCIA-SERRA: I would like to defer to  8 Ms. Sanchez on that.  9 MS. SANCHEZ: Yes. Hi.  10 MS. MENENDEZ: Hi.  11 MS. SANCHEZ: So in terms of staff, we will  12 be starting with about thirty staff members.  13 The thing you have to think about the way we  14 run our campuses, we have a home office, which  15 is in San Marcos, where we have the majority of  16 our staff. So we do more satellite support on  17 our campuses themselves. So you wouldn't find  18 that we would replicate what you would have at  19 a standalone institution, but rather you would  20 have -- financial aid is a good example. We  21 would have our financial aid directors and the  22 majority of the staff there, and we would have  23 our front person here.  24 So we really only start with about thirty  25 faculty and staff, when we would move in in</p>

<p style="text-align: right;">Page 45</p> <p>1 '18, and by the time we're in peak period, we  2 probably would go to four-five.  3 MS. MENENDEZ: Okay. Thank you.  4 MS. SANCHEZ: All right. Thank you.  5 I also want to make sure you feel  6 comfortable, too, and I want to go back to what  7 Dr. Somarriba said about parking, also, which  8 is something that -- our students must follow  9 our codes, and we have very strict parking  10 codes, and very strict access codes, and we do  11 cite our students in any situations that they  12 do not adhere to any of these codes for any  13 reason whatsoever, and as we were mentioning,  14 also, with our energy efficiency.  15 So I want to make sure that we understand  16 that it is our intent, also, to run this in the  17 professional way that has always been the  18 purpose.  19 MS. MENENDEZ: Thank you.  20 I have a question for Staff, my last question.  21 This change of use -- this change of use,  22 if the university, we suspect is going to  23 continue succeed and exceed, were to relocate,  24 does this change of use allow any other  25 educational institution to come in and take up</p>	<p style="text-align: right;">Page 47</p> <p>1 on site is probably an impossibility to review  2 and enforce.  3 I mean, was that a function of the square  4 footage of the building? Is it a function of  5 the parking garage and available spaces? And I  6 just tried to look at the applicant's LOI and I  7 think all it said was, for a school in excess  8 of 50. I didn't see any student station  9 numbers in there.  10 MR. TRIAS: Right. The issue is that  11 according to the applicant they have many  12 online students, and they felt that that  13 definition was too broad and it could include  14 those students, also, the 390 maximum students.  15 So they felt that it was better, from their  16 perspective, to say that actually physically  17 390 students at any given point.  18 I don't see any major issue in this  19 condition. I think it's a fairly reasonable  20 request, and there's enough -- certainly enough  21 parking and the traffic has been reviewed  22 efficiently. So I believe that's a very good  23 request.  24 MS. MENENDEZ: Could I just request for the  25 future that you -- when there's a parking</p>
<p style="text-align: right;">Page 46</p> <p>1 the space?  2 MR. TRIAS: It's a Conditional Use, so it  3 follows the Conditional Use requirement. So  4 any other --  5 MS. MENENDEZ: It would have to come back?  6 MR. TRIAS: Yes, any other applicant will  7 have to apply.  8 MS. MENENDEZ: Okay. All right. Thank  9 you.  10 CHAIRMAN FLANAGAN: Ramon, while you're  11 here, where did that -- the applicant wants to  12 change one of your conditions that limits it to  13 390 students.  14 MR. TRIAS: It's a wording type of change.  15 They feel more comfortable with a more precise  16 description of 390 students as being the  17 maximum number of students at any given point.  18 CHAIRMAN FLANAGAN: But I view that as  19 being a broader form than yours. Yours says  20 390 students. That's it.  21 MR. TRIAS: Right. It is. It is. It is  22 broader --  23 CHAIRMAN FLANAGAN: And 390 at any given  24 time, and I don't remember exactly what the  25 applicant proffered, but 390 at any given time</p>	<p style="text-align: right;">Page 48</p> <p>1 issue, that you just make a statement in your  2 report regarding that, so that we don't have to  3 pose the question of whether a parking analysis  4 was done? A suggestion.  5 MR. TRIAS: Yes. Yes. A very good idea.  6 MR. BEHAR: If it makes you feel a little  7 bit better, I'm very familiar with the site.  8 About a year and a half ago we looked at  9 converting that building -- taking that  10 building down and doing a residential building,  11 and when we did the analysis of the existing  12 garage and how many spaces, there was a surplus  13 that could be allocated to this building that  14 was close to 200 spaces. So, you know, that's  15 why I feel comfortable that the parking is  16 adequate. You know, that was one of the  17 original concerns, but, you know, it goes away.  18 My concern -- if you could put up the  19 perspective, what you're proposing. My concern  20 is that I like what you're doing, converting  21 what is now a parking -- a surface parking into  22 a plaza, but I have trouble understanding why  23 you're putting a railing, that in an urban  24 plaza, you want to invite people to come in and  25 you want to use that.</p>

<p style="text-align: right;">Page 49</p> <p>1 I think that railing is trying to enclose</p> <p>2 that, and I don't think, as a public space, is</p> <p>3 the best solution for that.</p> <p>4 I don't mind if you had planters,</p> <p>5 landscaping, but I'm -- that gives me almost</p> <p>6 like a fence, you know. It's not -- not on</p> <p>7 Eighth Street, I don't --</p> <p>8 MR. TRIAS: Mr. Chairman, if I could</p> <p>9 address --</p> <p>10 CHAIRMAN FLANAGAN: It doesn't look like</p> <p>11 you're curbing it, right?</p> <p>12 MR. TRIAS: If I could address Mr. Behar's --</p> <p>13 CHAIRMAN FLANAGAN: There's no curb there</p> <p>14 right now, is there? You can drive up?</p> <p>15 MR. BEHAR: There's a curb, the sidewalk.</p> <p>16 CHAIRMAN FLANAGAN: There is? I thought</p> <p>17 you could drive up into that courtyard right</p> <p>18 now.</p> <p>19 MR. GRABIEL: Yes, you can.</p> <p>20 CHAIRMAN FLANAGAN: Right.</p> <p>21 MR. BEHAR: Yeah, but you can put a</p> <p>22 planter.</p> <p>23 CHAIRMAN FLANAGAN: But are they going to</p> <p>24 curb it?</p> <p>25 MR. BEHAR: You don't have to put, you</p>	<p style="text-align: right;">Page 51</p> <p>1 into the plaza. So I would like to see that --</p> <p>2 MR. GARCIA-SERRA: -- studied.</p> <p>3 MR. TRIAS: The way I would describe it is</p> <p>4 that the design is not finalized, so any</p> <p>5 recommendations you want to make at this point,</p> <p>6 I think will be very helpful.</p> <p>7 MR. BEHAR: Okay.</p> <p>8 MS. MENENDEZ: Why don't we just curb it?</p> <p>9 MR. GARCIA-SERRA: And on our part, it's</p> <p>10 understood. You know, this was an image that</p> <p>11 was conceptual in nature. Instead of a fence,</p> <p>12 we could potentially use planters or</p> <p>13 landscaping to at least have some distinction</p> <p>14 between the public and the private, and the</p> <p>15 curb, we could potentially install, too.</p> <p>16 CHAIRMAN FLANAGAN: One of my concerns,</p> <p>17 even with the landscaping, if it's not curbed,</p> <p>18 that becomes a very convenient place to stop</p> <p>19 and drop people off and pick them up, and that</p> <p>20 intersection, as you go eastbound on Eighth</p> <p>21 Street, it's pretty packed, and so the traffic</p> <p>22 backs up there, and past that point, as it is,</p> <p>23 and if people are stopping there for drop</p> <p>24 off -- I mean, I think it needs to be curbed.</p> <p>25 MR. BEHAR: You make a very good point, and</p>
<p style="text-align: right;">Page 50</p> <p>1 know --</p> <p>2 MR. TRIAS: Mr. Chairman, I think that the</p> <p>3 applicant has used an outdated perspective from</p> <p>4 the very beginning, which is the one that</p> <p>5 you've seen, and we've had many discussions</p> <p>6 about the details of the design of the sidewalk</p> <p>7 that are consistent with what Mr. Behar is</p> <p>8 saying.</p> <p>9 I think that one of the benefits of this</p> <p>10 project, one of the real public benefits, is</p> <p>11 that the public spaces are going to be enhanced</p> <p>12 significantly, and that still has to be</p> <p>13 reviewed in more detail, it has to be</p> <p>14 finalized.</p> <p>15 I'm frustrated that they keep using the</p> <p>16 same perspective, because I had the same</p> <p>17 reaction you have, but hopefully through the</p> <p>18 process --</p> <p>19 MR. BEHAR: From a planning standpoint,</p> <p>20 which we look at, you know, it seems to me that</p> <p>21 that was not the right solution. I would</p> <p>22 prefer, you know, adding more landscaping,</p> <p>23 buffer, something that will prevent, you know,</p> <p>24 cars coming in, but the truth of the matter, I</p> <p>25 think that the pedestrian access will be good</p>	<p style="text-align: right;">Page 52</p> <p>1 maybe what we should do is make a</p> <p>2 recommendation to curb it and not put the</p> <p>3 railing, so it becomes more of a public open</p> <p>4 plaza space.</p> <p>5 MR. GRABIEL: I lived in that building for</p> <p>6 decades.</p> <p>7 MR. GARCIA-SERRA: Meaning you worked</p> <p>8 there, right?</p> <p>9 MR. GRABIEL: I know the building very</p> <p>10 well. Actually, the first plans drawn for the</p> <p>11 old building was done by me more years ago than</p> <p>12 I want to confess to, because then you'll know</p> <p>13 how old I am.</p> <p>14 MS. MENENDEZ: I remember the opening.</p> <p>15 MR. GRABIEL: But a couple of things. That</p> <p>16 plaza was originally meant to be a plaza, not a</p> <p>17 parking lot. At one time or the other, one of</p> <p>18 the tenants on the ground floor needed some</p> <p>19 parking, and they made the curb. So</p> <p>20 originally -- one of the things I like is that</p> <p>21 it's going back to really being a pedestrian</p> <p>22 space, which is what originally was meant to</p> <p>23 be.</p> <p>24 MR. GARCIA-SERRA: Right.</p> <p>25 MR. GRABIEL: And the second part, all of</p>

1 the years that I lived there, even when all of  
2 the offices were full, there was always parking  
3 spaces on the top floors of the parking garage.  
4 So I think the parking concern should be there,  
5 but I don't think it will be a problem at all,  
6 on a practical basis, day to day.

7 MR. BELLIN: Ramon, I've got a question.

8 MR. TRIAS: Yes.

9 MR. BELLIN: First of all, it's a change of  
10 use.

11 MR. TRIAS: Yes.

12 MR. BELLIN: It looks to me like there's  
13 going to be a quite a bit of re-configuring of  
14 the space, which would indicate that it's a  
15 level three renovation. During the DRC, was  
16 any mention made to what needs to be done with  
17 respect to the ADA compliance and structural  
18 deficiencies?

19 MR. TRIAS: The answer is, yes. Yes, of  
20 course. The Building Department was there.  
21 The Fire Department was there, also, yes.

22 MR. BELLIN: Okay. So it's ADA compliant?

23 MR. TRIAS: Well, the applicant needs to  
24 design a redevelopment project that is ADA  
25 compliant and that fulfills the requirement of

1 the Code, yes.

2 MR. BELLIN: Okay.

3 CHAIRMAN FLANAGAN: Anybody else?

4 MR. PEREZ: I just have a quick question.  
5 So the students that you've already accepted  
6 now, where are they operating out of or where  
7 are they studying out of now?

8 MS. SANCHEZ: Yes. So we do have a  
9 temporary location right now, which is near the  
10 intersection of the Turnpike and the Dolphin,  
11 so right near the Dolphin Mall area. So that's  
12 a temporary location we have right now.

13 MR. PEREZ: So this campus will be your  
14 main campus, in the --

15 MS. SANCHEZ: This is our permanent campus,  
16 that is correct --

17 MR. PEREZ: -- really, in the State of  
18 Florida?

19 MS. SANCHEZ: Sorry?

20 MR. PEREZ: In the State of Florida or --

21 MS. SANCHEZ: No. We have our other  
22 campus, also, in St. Augustine, Florida --

23 MR. PEREZ: Okay.

24 MS. SANCHEZ: -- which is where this  
25 started, and this would be our second campus in

1 Florida. But we would let go of the temporary  
2 campus for coming here.

3 MR. PEREZ: Okay. So, in South Florida, it  
4 will be the only campus that you have?

5 MS. SANCHEZ: That is correct.

6 MR. PEREZ: You guys will be the only  
7 tenant in that building?

8 MS. SANCHEZ: Yes.

9 MR. PEREZ: Okay. Great. I just think  
10 it's a good thing for the City, and the fact  
11 that these guys are coming in near market  
12 speaks wonders of our City. So, again, I'm in  
13 full support of the change in use. And if we  
14 want to make a move to approve, I'll make a  
15 motion.

16 MR. BEHAR: I'll second it, if you have a  
17 friendly amendment to your motion, to curb the  
18 existing driveway entrance and not to -- for  
19 them not to put the railing so it becomes more  
20 of a public plaza space.

21 MR. PEREZ: Okay. I'm in agreement.

22 MS. MENENDEZ: Is that acceptable,  
23 because --

24 MR. GARCIA-SERRA: That condition is  
25 acceptable. I would also ask that you discuss

1 the possibility of that condition that I asked  
2 to be modified on the --

3 MS. MENENDEZ: I have no problem with the  
4 condition.

5 MR. BEHAR: And in my second motion, the  
6 second to the motion, I will amend that you  
7 only limit to 390 for any given time, not as --  
8 on campus at a time.

9 MR. GARCIA-SERRA: Correct.

10 MS. MENENDEZ: And then the other  
11 conditions that Staff --

12 MR. PEREZ: Yeah. So what's the expected  
13 enrollment for this campus?

14 MR. GARCIA-SERRA: For this campus in  
15 particular?

16 MS. SANCHEZ: So we have different types of  
17 programs, as was mentioned. So we have one  
18 professional program that's like an Executive  
19 MBA, if you want, that only comes on the  
20 weekend. So half of our students will actually  
21 be those weekend students. The other half  
22 would be the ones that actually are the ones  
23 that come during the week.

24 So between the two, you're going to end up  
25 with about -- of physical therapy doctorate and

<p style="text-align: right;">Page 57</p> <p>1 physical therapy students, we're talking about  2 450 students, between those two courses.  3 MR. RODRIGUEZ: President Sanchez, the  4 total amount of the enrollment --  5 MS. SANCHEZ: Yeah, the total amount will  6 reach closer to 800 students.  7 MR. RODRIGUEZ: Okay. And I have --  8 MS. SANCHEZ: One tweak -- yes.  9 MR. RODRIGUEZ: I'm sorry, but would you  10 permit to follow up?  11 MR. PEREZ: Yeah, of course. Yeah.  12 MS. SANCHEZ: Yes.  13 MR. RODRIGUEZ: The follow up question  14 is -- here's what I don't understand. And by  15 the way, it sounds wonderful and I think it  16 would be great for the community. I'm not --  17 don't misunderstand the thrust of my question,  18 but you said that you had online students.  19 MS. SANCHEZ: Uh-huh.  20 MR. RODRIGUEZ: The online students -- you  21 have a lot of different campuses. Why are the  22 online students aligned to any one campus?  23 Wouldn't they be online and -- I mean, how does  24 that work?  25 MS. SANCHEZ: No. Yes, that is a logical</p>	<p style="text-align: right;">Page 59</p> <p>1 Mr. Trias, Ramon.  2 I mean, look, this sounds great and I agree  3 that this is something that would be good for  4 the -- it sounds like, you know, a win-win for  5 everybody. In the future, I think -- I can't  6 stress enough, I think it's important to have  7 these parking studies, because, to me, it  8 doesn't -- it absolutely does not make sense  9 that a 54,000 square foot office building --  10 now, I'm very persuaded by what I've heard and  11 by my colleague telling me there was never a  12 problem, and I know the area, that there's a  13 huge parking garage and everything, and I'm  14 inclined to vote, yes, but in the future, I  15 think we should have parking studies, because  16 that's -- you know, if it wasn't for a lot of  17 other variables, that would -- you know, that's  18 a concern.  19 I'm trusting the Staff and my colleagues'  20 observations, but just inherently it feels like  21 it wouldn't be the same to have a 54,000 square  22 foot office building and then have a school  23 where 400 kids and staff could be there at the  24 same time. I think, very different parking  25 needs. That's what my common sense tells me.</p>
<p style="text-align: right;">Page 58</p> <p>1 question.  2 So I think that the online is being used a  3 little loosely in this context. What we have  4 is, the curriculum, as I mentioned, part of it  5 is offered in digital format some of which,  6 part of the courses are received, that way you  7 don't have to come on campus, you can actually  8 study in an online format, a digital format,  9 and at the same time they're at their clinical  10 sites and at their community involvement.  11 So it's not like they're fully online  12 students that happen to be learning physical  13 therapy fully online, but it's that the digital  14 format complements it.  15 So a good example is the executive program  16 we just talked about on the weekends. They'll  17 receive all of their didactic work through a  18 digital online digital chats that they have,  19 and then they physically come on the weekends  20 for their labs and for their course work.  21 That's the format.  22 So it's a hybrid format more than online.  23 MR. RODRIGUEZ: Great. Thank you.  24 MS. SANCHEZ: Okay.  25 MR. RODRIGUEZ: I have like a comment for</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. TRIAS: And you are correct. They are  2 different, and certainly we can explain it much  3 better. And what has happened is that, in this  4 case, because of the fact that there's an  5 excess amount of parking in the parking garage,  6 and that's a well-known fact, we did not  7 explain it in great depths, but, you know, we  8 did review it and the applicant has to provide  9 a plan that complies with the requirements of  10 the Code.  11 MR. RODRIGUEZ: Thank you.  12 CHAIRMAN FLANAGAN: Ramon, from the Staff's  13 standpoint, you have no concern with no cap on  14 enrollment?  15 MR. TRIAS: I don't have a concern with the  16 condition proposed by the applicant.  17 CHAIRMAN FLANAGAN: But that provides no  18 cap on enrollment.  19 MR. TRIAS: Yes. I suppose that's the  20 case, yes.  21 CHAIRMAN FLANAGAN: So we hear 800 -- I  22 mean, to me, with no cap on enrollment, again,  23 as I said earlier, I think it becomes very  24 difficult to enforce how many people may be  25 there at any one time and figure that out.</p>

<p style="text-align: right;">Page 61</p> <p>1 You know, natural forces of parking and 2 availability help to limit some of that, but if 3 they're successful, and, hopefully, they 4 continue to grow, do they end up at 1,200, 5 1,600 students, and we start running into an 6 issue, and then there's nothing that the City 7 can do about it.</p> <p>8 MR. TRIAS: You don't need to support that 9 language. You may propose something different. 10 You may propose the original language, if you'd 11 prefer. It is a Conditional Use. Conditions 12 can be attached, and those conditions may 13 include a cap on enrollment.</p> <p>14 CHAIRMAN FLANAGAN: Right. But I think, 15 from what I heard earlier, Staff didn't have a 16 problem with it. You may not have a problem 17 with it now. I do, but I'm not sure anybody 18 else does. But I'm just wondering if we're not 19 leaving a potential can of worms open in the 20 future.</p> <p>21 MR. RODRIGUEZ: I think that's a very good 22 point. Can we -- President Sanchez, can we ask 23 you, is there a number that you believe --</p> <p>24 MS. SANCHEZ: Well, I'd like to address -- 25 yeah --</p>	<p style="text-align: right;">Page 63</p> <p>1 that Saturday, Sunday, don't even live in 2 Miami.</p> <p>3 Based on our practice in the other 4 institutions, they fly even in from out of 5 state to have -- just like an Executive MBA 6 would do. And so what we thought is, to be 7 helpful in understanding occupancy and 8 capacity, we thought what was an easy metric 9 would be, therefore, the 390 maximum, which 10 would be scheduled at any point in time, 11 because we would cap how much we would schedule 12 at any point, because we just wouldn't do it in 13 excess of that, and we thought that that 14 adhered to the traffic considerations and 15 adhere to the parking considerations.</p> <p>16 MS. MENENDEZ: I also wanted to mention 17 that the Coral Gables Concurrency Management 18 Certificate that's in here or their 19 certification or statement, basically ties them 20 to the 390, and states that they have a right 21 to monitor it, and update as -- you know, it's 22 a development order issued by the City.</p> <p>23 So, at some point, if the City has an issue 24 with it, they could re-address it, would be my 25 thoughts.</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. RODRIGUEZ: You know, the future plans 2 and what you have in mind that you can put in 3 there, so that we get some comfort on that. I 4 think that's a very good point.</p> <p>5 CHAIRMAN FLANAGAN: Because we usually do 6 have a cap, especially on charter schools.</p> <p>7 MS. SANCHEZ: Yeah. So I'd like to address 8 why, by nature, this is a cap, but a cap that 9 we can actually measure, that's useful for what 10 we're trying to accomplish here. Because the 11 way we proposed the wording was, 390 which 12 would be scheduled at any point in time. Which 13 means, therefore, you're able to measure how 14 much you've actually scheduled to be on the 15 class at that point in time would never exceed 16 the 390.</p> <p>17 So a good example is, I could have, of the 18 800 students we talked about, we could have 350 19 of those that only come to campus on Saturdays 20 and Sundays one time a month. So what we 21 didn't want to get into is the semantics of an 22 enrollment number, when, in essence, it doesn't 23 influence the traffic study or the parking 24 spaces we've discussed, because even most of 25 those students that come on the weekends for</p>	<p style="text-align: right;">Page 64</p> <p>1 MS. SANCHEZ: And the best way to monitor 2 it is, we could actually show you the 3 curriculum of the students as we have actually 4 scheduled our courses.</p> <p>5 MR. TRIAS: What I would suggest is that 6 some other schools, where this was an issue, 7 happened to be in neighborhoods that had 8 Single-Family residences next to it. This is 9 not the case.</p> <p>10 What I would recommend is that you look at 11 the urban context and see the impact from that 12 point of view, and that's the way we looked at 13 it from the point of view of Staff, and we 14 believe that that was acceptable.</p> <p>15 MR. BEHAR: I would agree with Mr. Trias. 16 When we looked at the school, it was the school 17 on the church across from the Youth Center, and 18 that was right in the middle of a residential 19 neighborhood. This is not. I think that this 20 is really in an office, professional 21 environment, which is already -- you know, what 22 I heard also is some of the students are on the 23 weekend. Obviously, the office -- the majority 24 of the offices are not going to be at work, 25 it's not going to be there on the weekend.</p>



<p style="text-align: right;">Page 65</p> <p>1 So I think this is more appropriate for 2 this area than it would be a normal 3 circumstance for a school in a residential 4 neighborhood. 5 CHAIRMAN FLANAGAN: Anybody else? 6 We have a motion and a second. Are we 7 clear on what the motion and the second is? 8 MR. COLLER: The motion is in accordance 9 with the Department's recommendation, with a 10 modification of Condition Number 1, regarding 11 the number of students, and, further, that 12 there be a curb of the existing driveway and no 13 fence surrounding this courtyard that we've 14 mentioned, I believe is -- Charles, does that 15 fit with you -- 16 MR. WU: I just want to clarify. Is the 17 number 390 in the student enrollment to be 18 quantified as on campus only? Is that the 19 intent? 20 MR. RODRIGUEZ: 390 on campus at any given 21 time. 22 MR. WU: Okay. We got it. 23 CHAIRMAN FLANAGAN: All right. Hearing no 24 further comment, Jill, if you'll call the roll, 25 please.</p>	<p style="text-align: right;">Page 67</p> <p>1 163.3184, Florida Statutes, and Zoning Code 2 Article 3, "Development Review," Division 15, 3 "Comprehensive Plan Text and Map Amendments" -- 4 wait a minute. I don't need to read these in. 5 We read these in last time and we said, 6 therefore, we don't need to -- 7 MR. COLLER: I made a commitment to you 8 that since we were continuing this hearing from 9 the previous meeting -- 10 CHAIRMAN FLANAGAN: Perfect. 11 MR. COLLER: -- that you would not have to 12 re-read these titles -- 13 CHAIRMAN FLANAGAN: As I started going, I 14 said, "Wait a minute." 15 MR. COLLER: -- since we previously read 16 them in. 17 CHAIRMAN FLANAGAN: Great. Thank you. 18 MR. COLLER: So this is a continuation of 19 the previous hearing. The titles have been 20 read in, let the record reflect. So we can 21 proceed. 22 MR. TRIAS: Thank you, Mr. Chairman. 23 If I can have the PowerPoint, please. 24 This is the last section of all of the 25 different amendments that we have worked on</p>
<p style="text-align: right;">Page 66</p> <p>1 THE SECRETARY: Julio Grabiell? 2 MR. GRABIEL: Yes. 3 THE SECRETARY: Maria Menendez? 4 MS. MENENDEZ: Yes. 5 THE SECRETARY: Alberto Perez? 6 MR. PEREZ: Yes. 7 THE SECRETARY: Frank Rodriguez? 8 MR. RODRIGUEZ: Yes. 9 THE SECRETARY: Robert Behar? 10 MR. BEHAR: Yes. 11 THE SECRETARY: Marshall Bellin? 12 MR. BELLIN: Yes. 13 THE SECRETARY: Jeff Flanagan? 14 CHAIRMAN FLANAGAN: Yes. 15 All right. Thank you. 16 MR. GARCIA-SERRA: Many thanks. Have a 17 good night. 18 CHAIRMAN FLANAGAN: You, too. 19 Next item on the Agenda is Number 5. It's 20 an Ordinance of the City Commission of Coral 21 Gables, Florida requesting an amendment to the 22 text of the City of Coral Gables Comp Plan, 23 Future Land Use Element, Policy FLU-1.1.3, 24 "Table FLU-1 Residential Land Uses," pursuant 25 to expedited State review procedures, Section</p>	<p style="text-align: right;">Page 68</p> <p>1 with your leadership and input for the North 2 Ponce area, and I think that all of them work 3 together, and I believe we have made a few 4 changes since the last time you saw this that 5 truly make this much more effective. 6 As you know, we have been working on this 7 area for about two years, with a lot of public 8 input, many public meetings, many discussions. 9 Hopefully tonight is the last Planning and 10 Zoning meeting that we have on this issue. All 11 of the information, all of the background 12 information, is posted on the web page, 13 multiple studies, multiple ordinances, multiple 14 reports from meetings, and different ideas that 15 I think are beginning to make some sense as one 16 overall plan for this very important area of 17 the City. 18 Today we have two items. We have a 19 Comprehensive Plan Amendment, which deals with 20 density, and we also have a Zoning Code Text 21 Amendment which deals with the requirements for 22 development. 23 Something I want to point out, we don't 24 have a Map Amendment. We have decided that we 25 have dropped the area that was a district. We</p>

<p style="text-align: right;">Page 69</p> <p>1 simply are going to recommend to you that all</p> <p>2 of these requirements apply to the whole North</p> <p>3 Ponce area, which is the area, of course, from</p> <p>4 Eighth Street in the north to Navarre to the</p> <p>5 south.</p> <p>6 So that is, I think, the most significant</p> <p>7 change. We removed the District and the Map.</p> <p>8 MS. MENENDEZ: Can I just ask a question in</p> <p>9 that regards? You're saying, it's not this</p> <p>10 boundary, but the entire North Gables area?</p> <p>11 MR. TRIAS: It is the entire North Ponce</p> <p>12 area and it is described in text form in the</p> <p>13 Zoning Amendment.</p> <p>14 MR. BEHAR: So it becomes the Overlay</p> <p>15 District?</p> <p>16 MR. TRIAS: Yes.</p> <p>17 Yes, so that is the most significant change</p> <p>18 since the last time we saw this.</p> <p>19 MS. MENENDEZ: Do you have a map that shows</p> <p>20 the entire area? Is it this one?</p> <p>21 MR. TRIAS: Yes. That shows it.</p> <p>22 MS. MENENDEZ: So you're proposing that</p> <p>23 instead of this, which is what got advertised,</p> <p>24 it's everything?</p> <p>25 MR. TRIAS: There was a change -- yes.</p>	<p style="text-align: right;">Page 71</p> <p>1 package, was confusing.</p> <p>2 MR. TRIAS: Ms. Menendez, I think you made</p> <p>3 a very clear point, and that was the idea that</p> <p>4 we had originally, and because of your comments</p> <p>5 as a Board, which you had some concerns about</p> <p>6 identifying a specific area only, Staff is</p> <p>7 recommending that this apply to the whole North</p> <p>8 Ponce area, to avoid any kind of appearance</p> <p>9 that some specific properties are being</p> <p>10 targeted, which was never the intent.</p> <p>11 MS. MENENDEZ: Okay.</p> <p>12 MR. TRIAS: That's the reason this was</p> <p>13 done.</p> <p>14 MS. MENENDEZ: That makes sense, but --</p> <p>15 MR. TRIAS: So we have clarified the</p> <p>16 regulations that deal with the Infill. I think</p> <p>17 that they're very clear. We had included</p> <p>18 language to increase the density. And, as I</p> <p>19 said, we have expanded the area to include all</p> <p>20 properties that are MF-2 within the North Ponce</p> <p>21 area.</p> <p>22 The first request is the Comprehensive Plan</p> <p>23 Amendment, and, as you know, currently the Comp</p> <p>24 Plan has a maximum density on MF-2 of forty</p> <p>25 units per acre or fifty units with the</p>
<p style="text-align: right;">Page 70</p> <p>1 Yes. We changed the text, so it's everything,</p> <p>2 yes. The answer is, yes.</p> <p>3 MR. BELLIN: Ramon, essentially it's the</p> <p>4 Douglas Section, is what we're talking about?</p> <p>5 MR. TRIAS: Yes. Essentially, yes.</p> <p>6 MR. BELLIN: Yes.</p> <p>7 MS. MENENDEZ: But this is the</p> <p>8 advertisement that went out or we didn't</p> <p>9 advertise? What went out to the residents in</p> <p>10 this area?</p> <p>11 MR. TRIAS: That went out to the residents,</p> <p>12 yes.</p> <p>13 MS. MENENDEZ: Okay. So the Infill is only</p> <p>14 depicted in this area. You're saying that now</p> <p>15 you're allowing for all of the area, as long as</p> <p>16 the criteria is met?</p> <p>17 MR. TRIAS: Yes. We changed that since the</p> <p>18 last meeting we had, yes.</p> <p>19 MS. MENENDEZ: Okay. I didn't know that.</p> <p>20 MR. TRIAS: Well, it's in the text. It's</p> <p>21 very clear --</p> <p>22 MS. MENENDEZ: This text?</p> <p>23 MR. TRIAS: Yeah.</p> <p>24 MS. MENENDEZ: All right. It's just that</p> <p>25 this map, which was included as part of our</p>	<p style="text-align: right;">Page 72</p> <p>1 architectural incentive for the Mediterranean</p> <p>2 Bonus program. The amendment recommends a</p> <p>3 maximum density of sixty units per acre or</p> <p>4 seventy-five units per acre with architectural</p> <p>5 incentives. So that's the significant change,</p> <p>6 and that's in the Comp Plan.</p> <p>7 In the Zoning Code Text Amendment, which is</p> <p>8 the second item, the rules where this change</p> <p>9 would apply are written. And the basic rules</p> <p>10 are that to be able to take advantage of this</p> <p>11 Overlay Zoning, the parcel has to be 20,000</p> <p>12 square feet. So only if a parcel is assembled,</p> <p>13 is 20,000 square feet, then that extra density</p> <p>14 takes place.</p> <p>15 In addition, there's an FAR requirement</p> <p>16 allowance of 2.0 or 2.5 with the architectural</p> <p>17 incentives. That's also in the text of the</p> <p>18 Zoning Amendment. And if you look at the Staff</p> <p>19 report, that is on Page 11.</p> <p>20 And if you have any questions, we can go</p> <p>21 over it in more detail based on the Text.</p> <p>22 MR. PEREZ: Just one question, Ramon.</p> <p>23 MR. TRIAS: Yes.</p> <p>24 MR. PEREZ: So it's 20,000 square feet</p> <p>25 contiguous, doesn't matter what the frontage</p>

<p style="text-align: right;">Page 73</p> <p>1 is?</p> <p>2 MR. TRIAS: Right.</p> <p>3 The distinction is that in the Mixed-Use</p> <p>4 Overlay for Ponce de Leon, there was a</p> <p>5 requirement for frontage on Ponce de Leon.</p> <p>6 Here there's no requirement for frontage in any</p> <p>7 particular place. The requirement is that it</p> <p>8 has to be 20,000 square feet and MF-2.</p> <p>9 MR. PEREZ: Okay. So it doesn't matter if</p> <p>10 it's an irregular lot, it's 20,000 square feet,</p> <p>11 and that's it? It doesn't have to have 150 of</p> <p>12 frontage or 200 of frontage, because I know, in</p> <p>13 the CBD now, for High-Rise, you've got to have</p> <p>14 20,000 square feet and 200. In this case, it's</p> <p>15 just 20,000 contiguous?</p> <p>16 MR. TRIAS: Yes. Yes.</p> <p>17 And that is, like I said -- if you look at</p> <p>18 Number 4, on Page 11, minimum building site</p> <p>19 area 20,000 square feet, I mean, it's a very</p> <p>20 simple description of the requirement.</p> <p>21 MS. MENENDEZ: Let me ask you, if I may.</p> <p>22 MR. TRIAS: Yes.</p> <p>23 MS. MENENDEZ: This Infill area, are we</p> <p>24 tying it to Workforce Housing?</p> <p>25 MR. TRIAS: Yes.</p>	<p style="text-align: right;">Page 75</p> <p>1 Miami, how it's working on incorporating</p> <p>2 Workforce Housing -- and the City of Miami goes</p> <p>3 even to the Affordable, which is not what we</p> <p>4 want to do, or at least what I propose to</p> <p>5 recommend, but where -- and this is a project</p> <p>6 that came out, that we did, that we were</p> <p>7 involved with, which is incorporating Workforce</p> <p>8 Housing and market rate houses in the same</p> <p>9 building, same development.</p> <p>10 And I think we should be prepared now to</p> <p>11 look at something that if a developer comes and</p> <p>12 offers us, let's say, for example, like the</p> <p>13 City of Miami, either a five or ten percent,</p> <p>14 they get an additional density to be able to</p> <p>15 allow us to get the Workforce Housing. I think</p> <p>16 we should look at that now. I don't think down</p> <p>17 the line is a good idea, because we will not</p> <p>18 know what that comes back to.</p> <p>19 MR. TRIAS: Mr. Behar, I think that the</p> <p>20 language that we have in the Comp Plan, which</p> <p>21 says, "Additional density may be permitted in</p> <p>22 accordance with any Workforce/Attainable</p> <p>23 Housing Density Program," that that languages</p> <p>24 allows what you're saying.</p> <p>25 Now, just like in the architectural bonus</p>
<p style="text-align: right;">Page 74</p> <p>1 MS. MENENDEZ: But I don't see it anywhere</p> <p>2 here.</p> <p>3 MR. BEHAR: Well, we're not doing that yet,</p> <p>4 and I agree and that's --</p> <p>5 MR. WU: It's not a requirement. If you</p> <p>6 can look at Request Number 1, as Ramon showed,</p> <p>7 the density is increased to sixty dwellings per</p> <p>8 acre or seventy-five dwellings with</p> <p>9 architectural incentives. Additional</p> <p>10 incentives can be considered if we have a</p> <p>11 Workforce Housing component down the line.</p> <p>12 MR. TRIAS: Right. That is -- go ahead.</p> <p>13 MR. BEHAR: Well, I mean, down the line, I</p> <p>14 think, Charles, I would feel more comfortable</p> <p>15 that if we're going through this process, you</p> <p>16 know, we do that from the onset. To leave it</p> <p>17 open for the future -- and I think that, you</p> <p>18 know, part of the whole exercise that we've</p> <p>19 done for the last year is to try to incorporate</p> <p>20 Workforce Housing.</p> <p>21 And I know there's a consultant that has</p> <p>22 come onboard, but we, not yet, have seen</p> <p>23 anything from the consultant. I think, and I</p> <p>24 brought an article that came out in the Miami</p> <p>25 Today a couple of weeks ago, about the City of</p>	<p style="text-align: right;">Page 76</p> <p>1 program, we have the details in the Zoning</p> <p>2 Code, and those details were developed through</p> <p>3 many meetings and through years of review. I</p> <p>4 think something similar may take place here.</p> <p>5 Now, if you have some recommendations in</p> <p>6 terms of -- as a Board, if you want to make</p> <p>7 some specific recommendations, you certainly</p> <p>8 can do that. Staff believes that we need to</p> <p>9 get some input from the consultant before a</p> <p>10 final decision is made, but certainly any</p> <p>11 recommendations are welcomed at this point.</p> <p>12 MR. BELLIN: Ramon, I did a little bit of</p> <p>13 some calculations, and what happens is, let's</p> <p>14 take a hypothetical piece of property, 20,000</p> <p>15 square feet. That's .46 acres. At</p> <p>16 seventy-five units per acre, that gives you</p> <p>17 thirty-four units, and you take out common</p> <p>18 area. So you have 50,000 square feet, less the</p> <p>19 common area of 6,000 square feet, gives you an</p> <p>20 average unit size of 1,300 square feet.</p> <p>21 The whole purpose of doing this is to get</p> <p>22 smaller units. So I have a problem with just</p> <p>23 the density and the FAR that's allowed at 2.5.</p> <p>24 If you have a hundred units an acre, using the</p> <p>25 same numbers, you end up with a unit size -- an</p>

<p style="text-align: right;">Page 77</p> <p>1 average unit size of 956 square feet.</p> <p>2 MR. TRIAS: And that may be the result of</p> <p>3 the Workforce/Attainable Housing Program. And</p> <p>4 what we're saying at this point is that Staff</p> <p>5 is not ready to make a final recommendation on</p> <p>6 the numbers for Workforce and Attainable</p> <p>7 Housing, because our consultant has not given</p> <p>8 us a report.</p> <p>9 MR. BEHAR: Well, but forget about the</p> <p>10 Workforce Housing Program. You know, right</p> <p>11 now, if we go based on Marshall's number, you</p> <p>12 know, we're still back in the same position,</p> <p>13 doing units that are 1,300 square feet, where</p> <p>14 the intent is to do a smaller unit, be able to</p> <p>15 get more affordability to the area, and we're</p> <p>16 not doing that.</p> <p>17 I mean, if those numbers are correct, we're</p> <p>18 in the same position we were a year ago.</p> <p>19 MR. TRIAS: I think that there's a</p> <p>20 difference between sixty units per acre and</p> <p>21 seventy-five. I mean, certainly if you believe</p> <p>22 that the number should be different, you can</p> <p>23 make a recommendation.</p> <p>24 MS. MENENDEZ: Right now it's forty or</p> <p>25 fifty with architectural incentives. They're</p>	<p style="text-align: right;">Page 79</p> <p>1 establishing the program and we are assuming</p> <p>2 that there will be higher density, which the</p> <p>3 result will be smaller units, but we don't have</p> <p>4 all of the information yet to make a</p> <p>5 recommendation on how the program should be.</p> <p>6 And what I'm saying is, it's not that</p> <p>7 different from the Architectural Mediterranean</p> <p>8 Bonus Program, which took some time to develop</p> <p>9 in the Zoning Code.</p> <p>10 MS. MENENDEZ: But I'd like to see the</p> <p>11 intensity of what's being proposed. At</p> <p>12 least -- I just don't know why we're rushing</p> <p>13 it, because I see it as a rush, in particular</p> <p>14 if you have this consultant on board and he's</p> <p>15 looking at Workforce Housing, and I think</p> <p>16 everybody would agree that this is a great area</p> <p>17 for it, being right next to the trolley line,</p> <p>18 et cetera, et cetera, et cetera.</p> <p>19 MR. WU: Mr. Chair, if I can add: The last</p> <p>20 Commission meeting, the Commission requested to</p> <p>21 take action today or to move forward without a</p> <p>22 recommendation.</p> <p>23 MS. MENENDEZ: But, again, I think we've</p> <p>24 taken action on everything related to the North</p> <p>25 Ponce study, except for this Infill.</p>
<p style="text-align: right;">Page 78</p> <p>1 proposing sixty to seventy-five with</p> <p>2 architectural incentives. So they're</p> <p>3 increasing --</p> <p>4 MR. TRIAS: Twenty-five. I mean, the</p> <p>5 typical project will be fifty, and now we're</p> <p>6 saying it should be seventy-five, basically.</p> <p>7 MR. BELLIN: Well, I'd like to make a</p> <p>8 suggestion that it be a hundred, because I</p> <p>9 think that gives us the unit size that we</p> <p>10 really need here.</p> <p>11 MS. MENENDEZ: But, you know, I'm really</p> <p>12 uncomfortable getting into this without really</p> <p>13 looking at something, not just this, but maybe</p> <p>14 drawings, massing --</p> <p>15 CHAIRMAN FLANAGAN: Like a density study.</p> <p>16 MS. MENENDEZ: -- those types of things,</p> <p>17 because I really think that this section is</p> <p>18 tied to the Workforce Housing issue, and I'm</p> <p>19 not sure why -- unless there's a project in the</p> <p>20 pipeline or something, why we're looking at</p> <p>21 this without connecting the two. Do you see</p> <p>22 what I'm saying?</p> <p>23 MR. TRIAS: We are connecting the two.</p> <p>24 It's just that we're not connecting it fully.</p> <p>25 We're connecting it in the sense that we are</p>	<p style="text-align: right;">Page 80</p> <p>1 MR. TRIAS: Right.</p> <p>2 MS. MENENDEZ: So the question is, why is</p> <p>3 there a rush?</p> <p>4 MR. TRIAS: The Commission has told us to</p> <p>5 get this scheduled in the February 14th</p> <p>6 meeting.</p> <p>7 MR. WU: 14th meeting.</p> <p>8 MR. TRIAS: And I intend to do that. So</p> <p>9 the issue right now is simply, let's make the</p> <p>10 best recommendations you can -- a</p> <p>11 recommendation --</p> <p>12 MS. MENENDEZ: We can just tie it to the</p> <p>13 Workforce Housing. The Workforce Housing is</p> <p>14 going to probably turn out to be what you all</p> <p>15 are saying, that to create the Workforce</p> <p>16 Housing, you need to increase this --</p> <p>17 MR. BEHAR: The density, you know, allowed.</p> <p>18 MS. MENENDEZ: Right. But my uncomfortness</p> <p>19 (sic) is, you know, those projects work if</p> <p>20 they're next to the transit line -- you know,</p> <p>21 the trolley line, if they have certain</p> <p>22 components to it.</p> <p>23 MR. BEHAR: Not necessarily. I think, when</p> <p>24 we looked at -- and, Julio, you used an</p> <p>25 example, you know, a few months back, where,</p>

<p style="text-align: right;">Page 81</p> <p>1 you know, in order to get, I think it was your  2 daughter or something, back into the City, a  3 smaller unit was necessary, which we're not  4 providing that even today with this amendment.  5 I think -- and Marshall is saying a hundred  6 units per acre. Perhaps it's a hundred,  7 perhaps it's even more, in order to reduce that  8 square footage and make the units more  9 attainable.  10 In my opinion, yes, from what we had before  11 to where we're getting, it's an improvement. I  12 think we need to push it a little bit more in  13 order to provide more attainability of smaller  14 units.  15 MS. MENENDEZ: But this isn't addressing  16 Workforce Housing.  17 MR. BEHAR: Well, not yet. Not yet. We're  18 saying that is going to come. What I was  19 proposing to do is that, tie it now on the  20 Workforce Housing, that if a developer  21 provides, you know, let's say, five, ten  22 percent of the units, they get an additional  23 percentage increase of density in the projects.  24 MR. TRIAS: And that is the way that the  25 plan will be, and if you want to make a</p>	<p style="text-align: right;">Page 83</p> <p>1 no -- that process does not come together, in  2 my mind, as I sit here right now. So that's  3 frustrating.  4 It's frustrating that this is not the first  5 time we've been told that something must get  6 through us at whatever night it is, and  7 basically voted up, voted down, don't vote it,  8 it's going forward with or without you, too  9 bad. So it's frustrating, because we all take  10 our volunteer role so seriously here.  11 And, Ramon, when we started on the Infill  12 District analysis, what properties did we look  13 at the first time we reviewed this -- or the  14 first two times? Did we look at basically  15 three area by Douglas Entrance?  16 MR. TRIAS: Generally, yes, I would say.  17 CHAIRMAN FLANAGAN: And then we had some  18 neighbors here who said, "Oh, I own properties  19 on Antiquera and Calabria, and we think that  20 those should be included, too."  21 MR. TRIAS: Yes.  22 CHAIRMAN FLANAGAN: Okay. And we had a lot  23 of discussion, I thought, about it being  24 appropriate for Infill near the Douglas  25 Entrance, because that was historically a major</p>
<p style="text-align: right;">Page 82</p> <p>1 recommendation on that, certainly you can, at  2 this point. From our point of view, we were  3 just waiting for the consultant to give us the  4 expertise.  5 Now, I anticipate that it's going to be  6 exactly what you're saying.  7 MS. MENENDEZ: When is this gentleman or  8 consultant going to finish this study?  9 MR. TRIAS: Mr. Wu is working on that.  10 Maybe he can answer that.  11 MR. WU: We expect a first draft in a  12 matter of weeks, and we're going to reconvene  13 and -- have a workshop with the Commission and  14 reconvene with industry representatives and --  15 CHAIRMAN FLANAGAN: Can I just -- how is it  16 fair to this Board, who sits home on weekends  17 and at nights like this and goes through all of  18 this -- and I've got a couple of points that I  19 want to get through -- to tell us now that this  20 needs to get to the Commission on February  21 14th, yet we expressed concerns previously, we  22 continue to have concerns tonight, and the  23 study to which we seem to want to tie this to  24 won't be done for a couple of weeks?  25 So I'm not sure how that process -- I see</p>	<p style="text-align: right;">Page 84</p> <p>1 entrance to the City, coming down East Ponce,  2 therefore, close maybe to an employment center,  3 close to some very intense mass transit, which  4 is what we just saw in our last application,  5 between the trolley and the bus stops.  6 And, then, between December and now, if I'm  7 understanding it correctly, we have gone from  8 looking at effectively three sites, possibly  9 adding two more, based on what some members of  10 the community wanted, to now adding in the  11 entire North Ponce corridor.  12 MR. TRIAS: And the way that I would  13 conceptualize this is that it is the transition  14 between the Mixed-Use corridor on Ponce de Leon  15 and some of the smaller historic properties  16 that are likely to remain.  17 CHAIRMAN FLANAGAN: But we went through --  18 I mean, your analysis in Attachment G, which  19 we've had a couple of times, I mean, went  20 through a significant analysis of the first  21 three properties of parcels we were looking at,  22 and then added in the other two, and now  23 basically we're told that this needs to get  24 through this Board tonight.  25 We've now brought in, Lord knows, how many</p>

<p style="text-align: right;">Page 85</p> <p>1 additional acres of property in the entire  2 North Ponce corridor, which, personally, I  3 think is hard for me to digest and swallow.  4 MR. TRIAS: And it is a very, very valid  5 position to be opposed to it and to vote  6 against it. I mean, I'm just saying that this  7 is an issue of policy, and the way that I would  8 explain it is that it's a way to transition  9 between the very intense corridor that we have  10 on Ponce de Leon and some of the existing  11 historic fabric that is likely to remain.  12 There are some parcels that have been  13 assembled. There are some parcels that require  14 some different requirements in order to be  15 effective transitions, and this was the best  16 way that we could accomplish that.  17 MS. MENENDEZ: But normally those --  18 CHAIRMAN FLANAGAN: What transpired since  19 our last meeting and tonight that has caused  20 Staff to bring in the entire North Ponce  21 corridor versus basically what I'm going to  22 call five blocks worth of properties?  23 MR. TRIAS: The objection from the Planning  24 and Zoning Board to the fact that it was a very  25 small area that seemed to target some</p>	<p style="text-align: right;">Page 87</p> <p>1 floating designation, for lack of a better  2 description, that allows for that transition to  3 take place, in a orderly fashion, from a  4 planning point of view.  5 That was our thinking. You may agree or  6 disagree, but certainly that was our thinking.  7 MS. MENENDEZ: When there's -- I'm sorry.  8 MR. RODRIGUEZ: No, I'm sorry. Go ahead.  9 MS. MENENDEZ: When there's a project being  10 proposed, because from the very beginning I  11 think some of us thought that perhaps there was  12 a project being proposed, wouldn't that project  13 just come before this Board and go through a  14 Zoning change, if it's a Zoning change, or a  15 Land Use change?  16 I mean, are we kind of like changing Codes  17 to a particular property -- I mean, a  18 particular project or -- I'm just confused and  19 that's why I originally asked, why only this  20 area, because I didn't know what analysis was  21 done to come up with just this area.  22 MR. TRIAS: My original idea was that East  23 Ponce was a corridor similar to Ponce de Leon.  24 Different, obviously, but it also required some  25 specific planning. That was the original idea.</p>
<p style="text-align: right;">Page 86</p> <p>1 properties. That was discussed, and that's the  2 way that I understood it.  3 MS. MENENDEZ: Right, but I think the  4 intent was to analyze the North Ponce area and  5 determine what areas do fit what you're trying  6 to accomplish.  7 MR. TRIAS: And our recommendation is,  8 looking at the Ponce de Leon corridor, which is  9 going to be very intense, and looking at the  10 existing fabric of the historic buildings,  11 there was a need to have a third element to  12 this Master Plan, that allow for a transition  13 between the two.  14 That is a recommendation that is based on  15 some solid planning theory and I think that you  16 may agree or disagree or you may want to have  17 more detail or less detail, but certainly it's  18 a very valid approach, the fact that MF-2 is an  19 issue because some of it is going to be in the  20 corridor for North Ponce, in the context of a  21 Mixed-Use project, and some of it is not. Some  22 of it is going to be very small buildings that  23 are existing there. Some of it is fairly large  24 buildings in the Mixed-Use corridor.  25 Therefore, it would be beneficial to have a</p>	<p style="text-align: right;">Page 88</p> <p>1 And that's why we were trying to focus on that.  2 As we had a chance to listen to your very  3 valuable input and talk to some of the property  4 owners, we realized that that strategy was not  5 the best for the existing conditions that we  6 had on the ground. I mean, that's something  7 that evolved through time and certainly evolved  8 since the last time we discussed it.  9 And like I said, you may agree or disagree.  10 Certainly, if you have some more input, I'll be  11 happy to forward the ideas to the Commission.  12 MR. RODRIGUEZ: I'd like to understand what  13 exactly occurred that the Commission is asking  14 the Board to make a decision with incomplete  15 information. I kind of view that superficially  16 as irresponsible, without knowing more, but how  17 does that happen? Was there a vote on the  18 Commission and they said that they -- I mean,  19 is it one person that came to you, you know? I  20 mean, how does that happen? Exactly what  21 occurred?  22 MR. TRIAS: I mean, it was part of the  23 public record, and it was part of the public  24 meeting discussion, and what happened is that  25 -- what I would encourage you to think is that</p>

<p style="text-align: right;">Page 89</p> <p>1 Zoning has some limited abilities to predict  2 the future. I mean, what we're doing is we're  3 dealing with Zoning. We're not dealing with a  4 Site Plan, for example. We're not dealing with  5 a project, which may come afterwards. And if a  6 project comes afterwards, you get to review it  7 in much more detail.</p> <p>8 So the different tools that we have do  9 different things, and it's very frustrating for  10 all of us, for me, also -- as an architect, I  11 would like to have all of the answers at the  12 very beginning, but through my experience in  13 this field, I realized that there's so much  14 that you can get from Zoning, there's so much  15 that you can get from the Comp Plan.</p> <p>16 From the Comp Plan, we can set the  17 densities. That doesn't tell you how the  18 project is going to look or how the project is  19 going to function, but it tells you something.  20 It tells you something valuable. So that's  21 what we're doing with the Comp Plan.</p> <p>22 With the Zoning Code, what we're setting up  23 is some basic numbers, 20,000 square feet, 2.0  24 FAR or 2.5 with Med Bonus. We have some  25 landscape requirements also included. So those</p>	<p style="text-align: right;">Page 91</p> <p>1 consideration, and there's -- and this area is  2 a perfect for that study.</p> <p>3 So I'm just not sure why we're not waiting  4 for the Workforce Housing study to be completed  5 so that this area can be looked at and we can  6 decide what is the best -- based on the study,  7 what are the best locations to consider  8 Workforce Housing.</p> <p>9 MR. TRIAS: And that's a very, very  10 reasonable recommendation.</p> <p>11 MR. BEHAR: For the record, I do not have  12 any project in this area. All right. I want  13 to make sure that is out there.</p> <p>14 I like what this has done, where you've  15 taken it. I will commend you for it, because I  16 think it may simplify the process.</p> <p>17 My problem is, I don't feel that we're  18 giving enough incentive to start providing  19 Workforce Housing. Not Affordable, Workforce  20 Housing. I don't think that we're doing that  21 yet.</p> <p>22 Would I have liked to have had the report  23 from the consultant, yes. What I would suggest  24 is that perhaps some numbers could be added, if  25 this is going to Commission, based on</p>
<p style="text-align: right;">Page 90</p> <p>1 are the different tools that we have.</p> <p>2 Now, in terms of the affordable housing  3 component, you're correct. You know, we don't  4 have all of the information on that, and that  5 is something that I think is aspirational to  6 some extent, in the sense that we believe we  7 will have a very well thought out and  8 professional recommendation from our  9 consultant.</p> <p>10 Now that's just one part of the discussion.  11 Certainly your opinion on affordable housing is  12 equally valuable. So if you believe you have a  13 plan that you want to recommend, please go  14 ahead and certainly we can incorporate it.</p> <p>15 MS. MENENDEZ: I guess the only -- I mean,  16 the good thing is, is that it's a Conditional  17 Use, as I understand it, and it would have to  18 come before this Board and ultimately get  19 approved by the Commission, right?</p> <p>20 MR. TRIAS: Right. Right.</p> <p>21 MS. MENENDEZ: Every single application.</p> <p>22 The only concern I have is that now we've  23 switched from one little area to the entire  24 area. We have a Workforce Housing study out  25 there being, you know, put together for</p>	<p style="text-align: right;">Page 92</p> <p>1 experience that we, the three of us, deal with  2 similar types of projects, I feel comfortable  3 that I could make a recommendation, before the  4 end of tonight, of something that is going to  5 go to Commission for them to consider.</p> <p>6 Something that we could always come back, once  7 we have that report, but, you know, we could  8 always modify if it comes back to us. I'm not  9 sure this will come back to us.</p> <p>10 So, personally, I would like -- if I'm  11 going to move this forward to Commission, I  12 want to have some input in that.</p> <p>13 MR. TRIAS: But it comes back to you,  14 because the Affordable Housing Program would  15 have to be an amendment to the Zoning Code. I  16 mean, that's the intent.</p> <p>17 MR. BELLIN: Ramon, I would like to come up  18 with real numbers, a density number, an FAR  19 number, and have the Affordable Housing,  20 whatever you want to call it, Workforce  21 Housing, tied. If you decide to take advantage  22 of what's here in the Overlay District, you  23 have to provide Workforce Housing, and I think  24 we should put a number to it right now, so it's  25 very clear, when it goes to the Commission,</p>

<p style="text-align: right;">Page 93</p> <p>1 what we're looking to achieve.</p> <p>2 MS. MENENDEZ: Well, I'm uncomfortable</p> <p>3 putting a number, just a number. You know,</p> <p>4 normally, when you put up a number, you do a</p> <p>5 study. You just don't pick a number, as I see</p> <p>6 it.</p> <p>7 MR. BELLIN: I think that the number</p> <p>8 that -- when we had the little meeting, which I</p> <p>9 don't think you were there for, the Affordable</p> <p>10 Housing component is ten percent.</p> <p>11 MR. BEHAR: Five to ten percent. That's</p> <p>12 typically the number.</p> <p>13 MR. BELLIN: Yeah, but I think what we</p> <p>14 talked about was ten percent.</p> <p>15 MR. BEHAR: Because I was there at the same</p> <p>16 meeting, where the consultant was there --</p> <p>17 MR. BELLIN: Yeah. That's what I would</p> <p>18 suggest.</p> <p>19 MR. BEHAR: And, for example, the City of</p> <p>20 Miami is doing, if you -- and not to say that</p> <p>21 we're going to follow that -- if you do a five</p> <p>22 percent, you get a fifty percent increase. If</p> <p>23 you do ten percent, you get a hundred percent</p> <p>24 increase, both -- in the density, not in the</p> <p>25 FAR. Again, I'm not proposing to put those</p>	<p style="text-align: right;">Page 95</p> <p>1 Commission has preferred to tell us to bring</p> <p>2 this to them as soon as we can. That's what</p> <p>3 they said.</p> <p>4 I mean, I'm not saying it's the best</p> <p>5 approach, but certainly it's an approach that</p> <p>6 allows us to get there and my hope is that we</p> <p>7 can get that consultant information soon</p> <p>8 enough, so you can review it and have some real</p> <p>9 data to make a recommendation for the very last</p> <p>10 component. The very last component is the</p> <p>11 affordable or the attainable housing component.</p> <p>12 MS. MENENDEZ: But it affects this. It</p> <p>13 affects this whole area. I just don't think</p> <p>14 it's ready to be voted on today. I mean, my</p> <p>15 colleagues might disagree, but I think that the</p> <p>16 study that's being done is a very big component</p> <p>17 of this area. That's how I view it.</p> <p>18 So, as a matter of fact, I'd like to make a</p> <p>19 motion that it be deferred until such time that</p> <p>20 the Workforce study gets completed and it be</p> <p>21 incorporated into this area.</p> <p>22 MR. BELLIN: But before we vote on that,</p> <p>23 isn't there a component that Dade County is</p> <p>24 going to require that the Workforce Housing be</p> <p>25 incorporated in developments?</p>
<p style="text-align: right;">Page 94</p> <p>1 numbers.</p> <p>2 I would like to make sure that -- put</p> <p>3 something in place, and not to disagree with</p> <p>4 Marshall, I don't want to put that if you're</p> <p>5 doing it. Only if you take and you incorporate</p> <p>6 Workforce Housing, then you get the bonuses,</p> <p>7 the additional bonuses.</p> <p>8 MR. BELLIN: That's what this says.</p> <p>9 MR. BEHAR: Okay. If not, this is what it</p> <p>10 is.</p> <p>11 MR. TRIAS: That's what it says. That's</p> <p>12 what it says, and the program is going to come</p> <p>13 back to you later. I mean, one of issues that</p> <p>14 we dealt with, with this overall strategy for</p> <p>15 North Ponce, is that we've dealt with different</p> <p>16 aspects of it at different points. So the last</p> <p>17 aspect of this, which is still not complete, is</p> <p>18 the details of the Attainable Housing</p> <p>19 component.</p> <p>20 Now, what we are bringing to you today sets</p> <p>21 the stage for that. It allows for that to</p> <p>22 happen. Now, we don't have that last piece</p> <p>23 yet, true. We don't have the consultant's</p> <p>24 recommendation. That's true. We could wait, I</p> <p>25 suppose. That would be one option. But the</p>	<p style="text-align: right;">Page 96</p> <p>1 MR. WU: No. That's been -- actually,</p> <p>2 Craig, you can speak to it. I believe that's</p> <p>3 been --</p> <p>4 MR. COLLIER: Well, the County didn't</p> <p>5 require the mandatory Workforce Housing, but</p> <p>6 they are asking the cities to address it.</p> <p>7 Addressing it may mean that we don't have a</p> <p>8 need for it or we've accomplished it or we</p> <p>9 intend to implement something, but there was --</p> <p>10 the original mandatory Workforce Housing did</p> <p>11 not pass.</p> <p>12 MR. BELLIN: Okay.</p> <p>13 CHAIRMAN FLANAGAN: Okay. We have a motion</p> <p>14 on the floor.</p> <p>15 MR. RODRIGUEZ: I'll second it.</p> <p>16 CHAIRMAN FLANAGAN: We have a second.</p> <p>17 Yeah.</p> <p>18 MR. GARCIA-SERRA: I'd just --</p> <p>19 CHAIRMAN FLANAGAN: It is a public hearing</p> <p>20 item. Yeah, you're right.</p> <p>21 MR. TRIAS: Yeah, you might want to open</p> <p>22 the public hearing.</p> <p>23 CHAIRMAN FLANAGAN: We will. Hold on.</p> <p>24 Ramon, let me back up. On the last</p> <p>25 meeting, we spent some time discussing, there's</p>



<p style="text-align: right;">Page 97</p> <p>1 a parcel on the south side of Santillane --</p> <p>2 MR. TRIAS: Yes.</p> <p>3 CHAIRMAN FLANAGAN: -- east of the</p> <p>4 commercial buildings on Ponce that we had</p> <p>5 talked about reviewing to have that included in</p> <p>6 the Infill rather than the Mixed-Use. It's</p> <p>7 still in the Mixed-Use rather than the Infill.</p> <p>8 So I wasn't sure if some analysis had been done</p> <p>9 or if -- because it's an existing apartment</p> <p>10 building right now.</p> <p>11 MR. TRIAS: Right. That one, yes. I mean,</p> <p>12 I think that what I advised the Commission is</p> <p>13 that the boundaries of the Mixed-Use District</p> <p>14 may be altered depending on the projects that</p> <p>15 are proposed. At this point, I do not</p> <p>16 recommend any more changes to the boundaries.</p> <p>17 I simply don't recommend it, because we don't</p> <p>18 have any projects, and until we have a project</p> <p>19 that is trying to -- and a project may also</p> <p>20 include rezoning for all I know.</p> <p>21 MS. MENENDEZ: Right.</p> <p>22 MR. TRIAS: It may include multiple things.</p> <p>23 So that would be a better strategy than to try</p> <p>24 to anticipate or speculate on the possibilities</p> <p>25 of one or two parcels. That is my</p>	<p style="text-align: right;">Page 99</p> <p>1 MS. MENENDEZ: What blocks are those, I'm</p> <p>2 sorry?</p> <p>3 MR. GARCIA-SERRA: Where the properties are?</p> <p>4 MS. MENENDEZ: Yes.</p> <p>5 MR. GARCIA-SERRA: There's one at 100</p> <p>6 Calabria. There's another one at -- I believe</p> <p>7 the number of the property is 20 Santillane,</p> <p>8 and then -- those are the Alliance properties.</p> <p>9 And then the FIPRO properties face Douglas</p> <p>10 Road. One, I think the address is 910 and the</p> <p>11 other one is 1210 Douglas Road. Those are the</p> <p>12 four sites that I represent.</p> <p>13 And we've been involved in the process from</p> <p>14 the beginning. As you know, it's been a long,</p> <p>15 probably about a two-year sort of planning</p> <p>16 process that we've been involved in. Part of</p> <p>17 the reason why we have not come forward with</p> <p>18 any project in any of these Infill areas is</p> <p>19 because of the fact that no regulations have</p> <p>20 actually been adopted yet or recommended. It's</p> <p>21 sort of been a floating target as to where this</p> <p>22 is going to happen.</p> <p>23 With that said, many of these properties</p> <p>24 that my clients own are either vacant, which I</p> <p>25 think is crazy, when you think of a place like</p>
<p style="text-align: right;">Page 98</p> <p>1 recommendation.</p> <p>2 And a related aspect to this is that the</p> <p>3 Infill, is that other -- the Infill regulation</p> <p>4 before you today is that additional level of</p> <p>5 regulation that allows for some other solution</p> <p>6 for the MF-2 properties, short of rezoning or</p> <p>7 short of the Mixed-Use District.</p> <p>8 CHAIRMAN FLANAGAN: Okay. We have a motion</p> <p>9 and a second on the table. We need to open up</p> <p>10 the public hearing. Jill, do we have any</p> <p>11 cards?</p> <p>12 THE SECRETARY: Yes, we have two.</p> <p>13 CHAIRMAN FLANAGAN: Okay.</p> <p>14 THE SECRETARY: Mario Garcia-Serra.</p> <p>15 MR. GARCIA-SERRA: Good evening, Mr. Chair,</p> <p>16 Members of the Board, Mario Garcia-Serra, with</p> <p>17 offices at 600 Brickell Avenue, representing</p> <p>18 two different clients here this evening, the</p> <p>19 Alliance Starlight Companies, and FIPRO, both</p> <p>20 companies own property within the North Ponce</p> <p>21 area, parcels of considerable size. None of</p> <p>22 these parcels are the subject of any proposed</p> <p>23 project.</p> <p>24 We have been involved in the whole North</p> <p>25 Ponce planning efforts --</p>	<p style="text-align: right;">Page 100</p> <p>1 this, Coral Gables, and this location has</p> <p>2 20,000, 30,000 square feet of land that is</p> <p>3 vacant and not developed, with all of the needs</p> <p>4 that there as far as housing, and, you know,</p> <p>5 trying to locate housing in close proximity to</p> <p>6 work centers and transit areas and so forth. A</p> <p>7 lot of them are very underutilized. Even with</p> <p>8 the permitted density that they have now, they</p> <p>9 are at a lower density, but it just doesn't</p> <p>10 make sense to re-develop to that higher density</p> <p>11 because of the numbers.</p> <p>12 So there's two different sorts of</p> <p>13 objectives that I think are being, you know,</p> <p>14 sought here. One is re-development, just plain</p> <p>15 re-development. In other words, seeing new</p> <p>16 development in places where it is appropriate.</p> <p>17 And Number Two is trying to address the</p> <p>18 Attainable/Affordable Housing issue. But I do</p> <p>19 think that the two are distinct.</p> <p>20 One thing that was being lost in the</p> <p>21 conversation, but I think you guys found it</p> <p>22 towards the end, is the fact that indeed the</p> <p>23 boundaries now that Staff is proposing is sort</p> <p>24 of the entire North Ponce area, but the way to</p> <p>25 look at this is as a sort of assignable Overlay</p>

<p style="text-align: right;">Page 101</p> <p>1 District, similar to how Mixed-Use can be  2 assigned as an Overlay District for particular  3 sites in the City, the idea would be to have  4 this Residential Infill Overlay District that  5 can be assigned, also.  6 And what does that mean? That means that,  7 let's say this were to be adopted by the City  8 Commission, it doesn't mean that any project  9 there that can start. Any project that is  10 proposed is going to have to go through the  11 Conditional Use Overlay assignment process,  12 which is what Ms. Menendez was talking about,  13 that requires Development Review Committee,  14 Board of Architects, the Planning and Zoning  15 Board, and then ultimately the City Commission.  16 So this is sort of laying out the framework  17 or the tool by which you could possibly do an  18 Infill project, but not actually permitting any  19 Infill project to happen.  20 Where I think the City Commission is coming  21 from is not a place of, you know, just let's  22 railroad this through somehow. I think they  23 sincerely want to be able to adopt all of the  24 North Ponce regulations at one point in time,  25 and more or less at the same point in time.</p>	<p style="text-align: right;">Page 103</p> <p>1 right direction, and it's a Planning effort  2 that's been going on for so long and it's a  3 Planning effort that's been repeated so many  4 times, because there have been many other North  5 Ponce studies that really didn't lead to  6 anything. This is the one that we think has  7 the more promise, and this is a step -- at  8 least a step in the right direction to keep us  9 going.  10 Like I tell you, I can take out the aerial  11 photographs, but you look at 100 Calabria, you  12 look at the Santillane property, you know,  13 where large vacant tracks that have been that  14 way now for decades, and it's just not  15 something that should be accepted anymore. We  16 need to find a way to move forward, whether it  17 be just for the sake of giving you a little  18 more incentive to redevelop, or whether it's  19 for the sake of giving you a lot of more  20 incentive, in order to try to address the  21 Affordable/Attainable Housing issue, both of  22 which I think can be accomplished, but I would  23 say, let's try to at least get one done tonight  24 so as to be able to move forward.  25 CHAIRMAN FLANAGAN: Thank you.</p>
<p style="text-align: right;">Page 102</p> <p>1 The Preservation District has gone through, the  2 Mixed-Use District has gone through without it  3 being necessarily tied to this  4 Attainable/Affordable Housing study, and now  5 they're looking at the Infill.  6 And like I mentioned before, the Infill is  7 not just to address the Attainable/Affordable  8 Housing issue. Hopefully it does and hopefully  9 it can, within the boundaries of that study,  10 with the aid of the study that is done.  11 There's also sites that are just justified to  12 be re-developed on their own and need the  13 Zoning regulations and incentives in order for  14 them to be re-developed, not necessarily just  15 addressing the Affordable Housing issue.  16 That's pretty much all of the comments that  17 I have.  18 MS. MENENDEZ: So you favor this?  19 MR. GARCIA-SERRA: Everything that has been  20 put forward by City Staff, I've been supportive  21 of, even though it doesn't cover all of the  22 properties necessarily, nor does it, you know,  23 provide for the densities or the FARs that my  24 clients really think would be what would be  25 necessary, but at least it's a step in the</p>	<p style="text-align: right;">Page 104</p> <p>1 MR. WU: Mr. Chair, if I can add one  2 clarification, the Mixed-Use First Reading did  3 include similar language for bonus density for  4 Workforce/Attainable Housing in the First  5 Reading, and it was part of Ramon's  6 presentation that was known that we have that  7 bonus density in the future and the Workforce  8 Housing study is not yet done.  9 So a similar discussion did occur at the  10 Commission level, in a similar fashion here.  11 MS. MENENDEZ: But that was the result, I  12 think, of our comments. That wasn't proposed  13 when we saw it.  14 MR. WU: Correct.  15 MS. MENENDEZ: Right, because I remember  16 bringing that up, the fact that, you know, it  17 wasn't in there, and here we have a study being  18 done, and I would think that it should be part  19 of it, but, again, I have mixed feelings.  20 I've put in a motion, because I do think  21 that one should wait for the study, but I  22 understand that the Conditional Use is a method  23 of looking at the project and studying it,  24 so --  25 MR. BEHAR: You know, Maria, I would have</p>

<p style="text-align: right;">Page 105</p> <p>1 preferred if we had that. And with Mario's --</p> <p>2 Mr. Garcia's explanation, I feel a little bit</p> <p>3 more comfortable that that comes at a later</p> <p>4 time, and as far as the Affordable/Workforce</p> <p>5 Housing Program, you know, as that develops, it</p> <p>6 comes back to us.</p> <p>7 MR. TRIAS: Yeah. All I'm saying here is</p> <p>8 that you're setting up the stage for everything</p> <p>9 to take place. Everything is not ready yet.</p> <p>10 That's true. But you are setting up the stage</p> <p>11 correctly. You're doing the Comp Plan change,</p> <p>12 and you're doing the Zoning change that allows</p> <p>13 you to finalize it, once we have the bonus</p> <p>14 program for Affordable Housing/Attainable</p> <p>15 Housing.</p> <p>16 MR. BELLIN: Ramon, what is the study</p> <p>17 that's being done going to tell us?</p> <p>18 MR. TRIAS: It's going to make</p> <p>19 recommendations as far as the density, and I</p> <p>20 think that the recommendations will have data</p> <p>21 that back it up. And what happens is that --</p> <p>22 what the consultant said very clearly is that</p> <p>23 if you simply raise the density, that's not</p> <p>24 going to do it. You need to raise the density</p> <p>25 within a program such as the one that Mr. Behar</p>	<p style="text-align: right;">Page 107</p> <p>1 side, how does the massing of the building, how</p> <p>2 does the parking and the traffic and so on,</p> <p>3 actually fit within that overall strategy.</p> <p>4 It's complex. There are many moving parts.</p> <p>5 I don't think, at any point, any of us knows</p> <p>6 all of the answers, and that's basically where</p> <p>7 we are. We're at 90 percent of the way there,</p> <p>8 I think. We've done most of the issues that</p> <p>9 deal with the existing buildings, with the</p> <p>10 Mixed-Use and so on. We're missing that last</p> <p>11 ten percent, which is the Affordable Housing</p> <p>12 Bonus Program.</p> <p>13 MR. PEREZ: What's the expected turnaround</p> <p>14 time for that report, again?</p> <p>15 MR. WU: I've tried to answer that. We're</p> <p>16 still gathering data. For example, it's very</p> <p>17 difficult to gather, and I shared this with</p> <p>18 Board Member Marshall today, is that to get</p> <p>19 good rental data on all apartments and all</p> <p>20 condos. So first we have to crack that nut, to</p> <p>21 see where you can get Coral Gables rental data</p> <p>22 and Coral Gables area rental data.</p> <p>23 We also have to get salary median</p> <p>24 information from our employers, and we have a</p> <p>25 good base from our City employees. We're also</p>
<p style="text-align: right;">Page 106</p> <p>1 was explaining, five percent or ten percent, if</p> <p>2 it's affordable and so on.</p> <p>3 That's really what's missing. I mean, I</p> <p>4 don't think there will be any new idea or</p> <p>5 anything that is going to shock anyone as far</p> <p>6 as what the outcome of this is going to be. I</p> <p>7 think we know what the likely scenario is going</p> <p>8 to be, generally. We have some general idea of</p> <p>9 the densities -- you have some -- and they're</p> <p>10 all reasonable. What we need is the data to be</p> <p>11 able to support it, and we're missing that</p> <p>12 data.</p> <p>13 That's going to come soon. In order to be</p> <p>14 able to achieve that, we have to change the</p> <p>15 Comp Plan, which is one of the changes, and we</p> <p>16 also need to have the regulations in the Zoning</p> <p>17 Code, which, as you have explained, is a</p> <p>18 Conditional Use.</p> <p>19 All of the Overlay District's that we have</p> <p>20 are Conditional Uses. So they have very, very</p> <p>21 high standard of review, and they are very</p> <p>22 project specific. They allow you to do that</p> <p>23 transition that I was talking about, the fact</p> <p>24 that through the Conditional Use process, one</p> <p>25 can see what properties are next on either</p>	<p style="text-align: right;">Page 108</p> <p>1 gathering from the HR department. So to answer</p> <p>2 the earlier question, what is the report going</p> <p>3 to tell us? (A) it's going to tell us</p> <p>4 demographics, what is our target population of</p> <p>5 trying to target this Workforce Housing. (B)</p> <p>6 is going to tell us supply. (C) it's going to</p> <p>7 tell us demand. If there's a payment in lieu</p> <p>8 of, how much to charge, and who is going to</p> <p>9 enforce this program, because the City Manager</p> <p>10 has told the consultant, the City does not have</p> <p>11 the expertise to enforce this program.</p> <p>12 So it's going to be quite a complex study.</p> <p>13 It's going to be very comprehensive, and we</p> <p>14 hope this completed study can sustain any</p> <p>15 challenges, because you need to have a housing</p> <p>16 study that if we enforce, and is challenged, we</p> <p>17 have the data and the analysis to back it up.</p> <p>18 So it is quite complex.</p> <p>19 We've got one of the best housing study</p> <p>20 consultants on board, and I think he's got his</p> <p>21 arms around him. We have a first initial</p> <p>22 meeting with industry representatives, and</p> <p>23 we'll continue moving forward.</p> <p>24 MR. PEREZ: So, in essence, there's still</p> <p>25 no confirmed time, date, as to when it is going</p>

<p style="text-align: right;">Page 109</p> <p>1 to be turned around?</p> <p>2 MR. WU: We don't have that yet. No,</p> <p>3 because he was just signed on late last year.</p> <p>4 MS. MENENDEZ: Let me ask a question. The</p> <p>5 scope of services or the whole study itself is</p> <p>6 to determine whether Coral Gables is going to</p> <p>7 consider Affordable Housing or is it to set up</p> <p>8 the parameters for Affordable Housing?</p> <p>9 MR. WU: The latter.</p> <p>10 MS. MENENDEZ: So it's to set up the</p> <p>11 parameters to allow for Affordable Housing?</p> <p>12 MR. WU: Yes.</p> <p>13 MS. MENENDEZ: So the density issues, it's</p> <p>14 going to get into location, perhaps, or the</p> <p>15 requirements for putting up a development?</p> <p>16 MR. WU: We're not going to get into</p> <p>17 location per se, but we might identify ideal</p> <p>18 locations where Workforce Housing are likely to</p> <p>19 occur, and all of that will be part of the</p> <p>20 study, because identifying the supply and</p> <p>21 demand location is going to be part of that</p> <p>22 information.</p> <p>23 So I would just say, we're not there yet,</p> <p>24 but I think in a matter of -- we will keep you</p> <p>25 updated.</p>	<p style="text-align: right;">Page 111</p> <p>1 entirely familiar with the processes that take</p> <p>2 place before the Board, which are very complex,</p> <p>3 from what I can hear. But, at the same time, I</p> <p>4 just want to express an opinion regarding what</p> <p>5 I've noticed, and it had do with the changes</p> <p>6 that took place between the last proposal and</p> <p>7 the proposal that is being presented for your</p> <p>8 consideration.</p> <p>9 Last time around, the proposal included a</p> <p>10 portion that it was south of Eighth Street,</p> <p>11 north of East Ponce de Leon, and the only</p> <p>12 clarification that was requested from us, as an</p> <p>13 owner of a property in that location, was just</p> <p>14 making sure that if -- the clarification that</p> <p>15 was presented and was corrected today,</p> <p>16 regarding the fact that the specifications were</p> <p>17 not applicable for properties that had minimum</p> <p>18 area, you know, the existing specifications</p> <p>19 would remain and be applicable to those</p> <p>20 properties.</p> <p>21 That was the only clarification that we</p> <p>22 expected was going to take place, and it has</p> <p>23 taken place from what I can see.</p> <p>24 Today, I noticed that the entire east</p> <p>25 area -- rather, the area that is north of East</p>
<p style="text-align: right;">Page 110</p> <p>1 CHAIRMAN FLANAGAN: All right. Can we</p> <p>2 continue with the public hearing?</p> <p>3 MR. RODRIGUEZ: Any other speakers?</p> <p>4 THE SECRETARY: Oscar Herrera.</p> <p>5 MR. WU: Mr. Attorney, do we need to swear</p> <p>6 in for legislative action? He's not been sworn</p> <p>7 in yet.</p> <p>8 MR. COLLER: I don't know. How did we do</p> <p>9 it the last time --</p> <p>10 CHAIRMAN FLANAGAN: It's legislative, but</p> <p>11 the definition, I think, of what is legislative</p> <p>12 and what's not --</p> <p>13 MR. COLLER: Why don't we just swear him</p> <p>14 in, in an abundance of caution?</p> <p>15 CHAIRMAN FLANAGAN: I think that's smart.</p> <p>16 (Thereupon, Mr. Oscar Herrera was sworn.)</p> <p>17 MR. WU: If you can state your name and</p> <p>18 address, for the record.</p> <p>19 MR. HERRERA: Sure.</p> <p>20 Good evening, Members of the Board. My</p> <p>21 name is Oscar Herrera. I'm a resident in Coral</p> <p>22 Gables, 1110 Country Club Prado, and I'm</p> <p>23 addressing you on behalf of the property</p> <p>24 located at 105 Calabria.</p> <p>25 I'm addressing you as a citizen. I'm not</p>	<p style="text-align: right;">Page 112</p> <p>1 Ponce de Leon Boulevard has been removed, and,</p> <p>2 well, I wonder why that is the case. It seems</p> <p>3 that there's only two block that are south of</p> <p>4 Eighth Street and north of East Ponce de Leon,</p> <p>5 and it would seem to be effective to take that</p> <p>6 area into consideration, to make a wholistic</p> <p>7 decision, from a Planning perspective.</p> <p>8 So I don't quite understand why that area</p> <p>9 was removed in the proposal that is being</p> <p>10 proposed to you. And there might be reasons</p> <p>11 that have to do with architectural matters or</p> <p>12 urbanistic matters or what have you, but I'm</p> <p>13 just trying to understand, as a citizen, what</p> <p>14 is driving that decision.</p> <p>15 MR. BELLIN: That wasn't removed. It's</p> <p>16 included.</p> <p>17 MR. HERRERA: Fair enough. My apologies.</p> <p>18 MR. BELLIN: A whole lot more was also</p> <p>19 included. So that wasn't taken away. It was</p> <p>20 given to all of the rest of the properties in</p> <p>21 the Douglas section.</p> <p>22 CHAIRMAN FLANAGAN: So you saw previously a</p> <p>23 dotted line around a few parcels up by Douglas</p> <p>24 Entrance?</p> <p>25 MR. HERRERA: That is correct.</p>

<p style="text-align: right;">Page 113</p> <p>1 CHAIRMAN FLANAGAN: What has happened since  2 that last meeting is, that dotted line now  3 encompasses all of the North Ponce. So from  4 Navarre north to Eighth, from Le Jeune over to  5 Douglas, everything is now in, not just those  6 few parcels that I think you were used to  7 seeing with a dotted line around it.  8 MR. HERRERA: Thank you for the  9 clarification. Clearly, I rest my case. A  10 lack of preparation for this meeting on my  11 part.  12 MS. MENENDEZ: Don't worry. We were  13 surprised ourselves, at least I was, because I  14 didn't read the text. I looked at the map.  15 MR. HERRERA: Clearly I rest my case. So  16 I'm glad to see that that is the case. It's  17 clearly a more efficient way of addressing, you  18 know, the best and highest use of the area. So  19 thank you for your time, and once again, let  20 this be an opportunity to thank you for the  21 volunteering time that you devote to the City.  22 All right. Thanks a lot.  23 CHAIRMAN FLANAGAN: Thank you.  24 Do we have any other speakers, Jill?  25 THE SECRETARY: No.</p>	<p style="text-align: right;">Page 115</p> <p>1 on the latter, I really think that we should  2 wait for that study to be completed.  3 CHAIRMAN FLANAGAN: It seems like the  4 results of the study could also go directly  5 into Marshall's comment about the density and  6 the FAR.  7 MR. TRIAS: That is the main issue, the  8 main issue that is going to be incorporated  9 into the Zoning Code, that is going to come out  10 of the study, the density.  11 In addition, there will be some management  12 recommendations on how to actually manage the  13 program, but that's not really a Zoning, per  14 se.  15 MS. MENENDEZ: Right.  16 MR. TRIAS: And that's the only thing that  17 is missing. And what I'm saying to you is that  18 we are allowing for that to happen with this --  19 the two documents before you, and it's up to  20 you to make a recommendation.  21 MR. GRABIEL: Are you saying that this, as  22 we have right now, will not preclude  23 incorporating any recommendations from that  24 study?  25 MR. TRIAS: It's actually even more than</p>
<p style="text-align: right;">Page 114</p> <p>1 CHAIRMAN FLANAGAN: No other speakers? All  2 right. Seeing none, we'll close the public  3 hearing.  4 We still have a motion and a second. It's  5 open for discussion, if anybody has any more.  6 MR. COLLER: Do you have a date in mind as  7 far as when this deferral or is it to a date  8 uncertain?  9 MR. WU: Well, it sounds like they wanted  10 the housing study to be completed to come  11 together, so --  12 MR. COLLER: So it would be to a date  13 uncertain.  14 MR. WU: Uncertain.  15 MR. COLLER: Yeah.  16 CHAIRMAN FLANAGAN: Okay.  17 MS. MENENDEZ: And hearing that the scope  18 of the services that this gentleman is doing,  19 this study on Workforce Housing deals with the  20 parameters to set it up, because what I  21 understood you told me was, this is something  22 that they're seriously considering. They're  23 not looking at a study to consider Workforce  24 Housing, but, rather, a study that's to set up  25 the parameters for Workforce Housing. So based</p>	<p style="text-align: right;">Page 116</p> <p>1 that. It makes it mandatory to come up with  2 those recommendations, because it comes in the  3 Comp Plan. The Comp Plan says that that's  4 going to happen.  5 So those are the tools that you're going to  6 have to approve anyway at some point.  7 MR. GRABIEL: Am I correct in thinking that  8 the parking ratio will also be looked at?  9 MR. WU: That was part of the  10 recommendations that came up with the meeting  11 with the --  12 MR. GRABIEL: I don't see how we can  13 increase the density and increase the number of  14 apartments and not reduced the parking  15 requirements.  16 MR. WU: It will be looked at.  17 MR. GRABIEL: Because it won't fit. I  18 mean, the sandwich is just --  19 MR. WU: It's a menu of things the  20 consultant will look at.  21 MR. GRABIEL: That's going to be looked  22 at --  23 MR. TRIAS: There will be some design and  24 planning ideas that are going to be in the  25 Zoning Code, density and related issues, such</p>

<p style="text-align: right;">Page 117</p> <p>1 as parking. There will also be some management  2 recommendations. That's the best way that I  3 can explain what the outcome will be from the  4 study.  5 MR. BELLIN: I think the study should be,  6 as you said, mandatory as part of the approval,  7 being able to take advantage of what the  8 Overlay District offers. If you don't provide  9 the Workforce Housing as recommended by the  10 consultant, then you can't take advantage of  11 it.  12 MR. TRIAS: And the way the consultant  13 explained it is that that extra density had to  14 be mandatory as part of the Attainable Housing  15 Program. If you simply change the density  16 without the program, it won't work.  17 MR. BELLIN: No. The two have to be tied  18 together.  19 MR. TRIAS: So that's why we're  20 recommending some changes of density up to  21 seventy-five, which is a reasonable density,  22 from a design point of view, and then the  23 additional density, which is the one that  24 several of you have discussed, that's the one  25 that is missing, and that's the one that is</p>	<p style="text-align: right;">Page 119</p> <p>1 MR. TRIAS: Mr. Chairman, what you're  2 saying is true, as long as you have the 20,000  3 square feet.  4 CHAIRMAN FLANAGAN: Well, there's some  5 limiting factors, right. But what I hear  6 Marshall saying is, his understanding -- and  7 you'll correct me and you'll restate it -- is  8 that you only get to take advantage of the  9 Infill, of any increase in density than what's  10 there today if you have Workforce Housing.  11 MR. BELLIN: That's right.  12 CHAIRMAN FLANAGAN: And that's not what  13 this does.  14 MR. BELLIN: But that's what I'm suggesting.  15 MR. BEHAR: No. No. No.  16 MR. TRIAS: You're correct. You're  17 correct. That's not what it does, to  18 seventy-five.  19 CHAIRMAN FLANAGAN: Okay. So we continue  20 to have confusion on the Board. So there's  21 significant confusion.  22 MR. BEHAR: No. No. My understanding is  23 that this will allow that all of the properties  24 with a minimum of 20,000 square feet take  25 advantage of up to seventy-five units per acre</p>
<p style="text-align: right;">Page 118</p> <p>1 tied to the Attainable Housing Program.  2 CHAIRMAN FLANAGAN: I want to make sure  3 we're all clear.  4 MR. BEHAR: Yeah.  5 CHAIRMAN FLANAGAN: So this takes the whole  6 North Ponce area up to possibly seventy-five  7 units under the Infill scenario?  8 MR. BELLIN: I can tell you, at seventy-five --  9 MR. TRIAS: As a Conditional Use --  10 MR. BEHAR: Yes, as a Conditional Use.  11 CHAIRMAN FLANAGAN: So it takes every  12 property -- the minimum, it takes it all up,  13 but if you want to go more than seventy-five,  14 then you need to comply with this yet to --  15 MR. BELLIN: No. The Workforce Housing  16 component is a condition of the Overlay  17 District.  18 CHAIRMAN FLANAGAN: That's not what this  19 says.  20 MR. WU: No.  21 MR. BEHAR: No. No. No.  22 MR. BELLIN: That's what I'm suggesting.  23 CHAIRMAN FLANAGAN: Okay. So I think that  24 goes to maybe the point of the member that made  25 the motion.</p>	<p style="text-align: right;">Page 120</p> <p>1 and a 2.5 FAR.  2 MR. TRIAS: Yes.  3 MR. BEHAR: At a future date, when the  4 program is in place, the Workforce/Affordable  5 Housing, if you want to increase the density  6 and possibly the FAR, you'll have to abide by  7 the rules and regulations in place at that  8 time.  9 MR. TRIAS: That's a perfect explanation.  10 MR. COLLIER: And to the Board, I just want  11 to direct your attention --  12 MR. BEHAR: And I am comfortable with that,  13 you know, because if not, this makes -- if I  14 don't do Affordable Housing right now, this  15 makes no sense to do this. Then what are we  16 doing this for? This, what it's doing, is  17 allowing you to do a little bit more units, not  18 a lot, because your own calculation only gave  19 you thirty units on a 20,000 square foot site.  20 MR. BELLIN: In a practical sense, what  21 happens is, if you have to build seventy-five  22 units that you get per acre, if you have to  23 build those units and your average size is  24 1,300 square feet, you will never be able to  25 have a unit built.</p>

<p style="text-align: right;">Page 121</p> <p>1 MR. BEHAR: Well, Marshall, what you're</p> <p>2 saying is even going back to less -- bigger</p> <p>3 units still. If your analogy is what I'm</p> <p>4 understanding, if you don't take advantage of</p> <p>5 this, your unit size is going to 1,700 square</p> <p>6 feet.</p> <p>7 MR. BELLIN: That's why nothing gets built.</p> <p>8 MR. BEHAR: But then you want this to take</p> <p>9 place and if you do, you know, Workforce</p> <p>10 Housing, you're going to be able to increase</p> <p>11 the density and the units may be less, you</p> <p>12 know, square footage.</p> <p>13 MR. TRIAS: It's a complex set of</p> <p>14 incentives, but I think that's what this area</p> <p>15 requires, because --</p> <p>16 MR. BEHAR: If you don't do this, Marshall,</p> <p>17 your unit sizes will be larger. This is</p> <p>18 allowing you to do more density.</p> <p>19 MR. BELLIN: What I'm saying is, you set</p> <p>20 the density at "X" and I'm suggesting it be a</p> <p>21 hundred units an acre, and in order to get</p> <p>22 that, you will have to provide that Workforce</p> <p>23 Housing component then or you can't take</p> <p>24 advantage of it and it goes back to whatever it</p> <p>25 is --</p>	<p style="text-align: right;">Page 123</p> <p>1 items. I just want to know if the motion</p> <p>2 included both items, 5 and 6?</p> <p>3 CHAIRMAN FLANAGAN: To both items, Maria,</p> <p>4 Items 5 and 6?</p> <p>5 MS. MENENDEZ: Wait.</p> <p>6 MR. WU: Just for the record.</p> <p>7 CHAIRMAN FLANAGAN: Which is the Mixed-Use</p> <p>8 and the Infill.</p> <p>9 MS. MENENDEZ: The Mixed-Use -- no, my</p> <p>10 concern is the Infill.</p> <p>11 MR. WU: Which is Number 6.</p> <p>12 MR. TRIAS: There's a Comp Plan Amendment</p> <p>13 and there's a Zoning Amendment. Those are the</p> <p>14 two items.</p> <p>15 MS. MENENDEZ: No, the Infill is Number 7.</p> <p>16 MR. WU: But Number 5 is the Comp Plan</p> <p>17 Amendment that talks about the density.</p> <p>18 MS. MENENDEZ: I have Number 6, 7 and 8. I</p> <p>19 don't know -- let me see what 5 is.</p> <p>20 MR. BEHAR: 8 is adjournment.</p> <p>21 That's an old one.</p> <p>22 MS. MENENDEZ: Oh, this is an old one.</p> <p>23 It's that they gave me this map. This is what</p> <p>24 I was guiding myself from, this map.</p> <p>25 MR. TRIAS: Mr. Chairman, for all practical</p>
<p style="text-align: right;">Page 122</p> <p>1 MS. MENENDEZ: Marshall, you're coming up</p> <p>2 with that number that this gentleman, the</p> <p>3 consultant, is studying right now.</p> <p>4 MR. BELLIN: It doesn't matter, because the</p> <p>5 unit size is what's important. That's what's</p> <p>6 going to drive this whole thing. There's going</p> <p>7 to be no development if the units are too big</p> <p>8 to --</p> <p>9 MS. MENENDEZ: I think we're jumping ahead</p> <p>10 of the guy. We won't need the guy.</p> <p>11 CHAIRMAN FLANAGAN: Let me suggest this --</p> <p>12 MS. MENENDEZ: I mean, what I'm hearing,</p> <p>13 you know, Marshall say is, let's just approve a</p> <p>14 hundred, you know, per acre.</p> <p>15 CHAIRMAN FLANAGAN: Right. That's what I'm</p> <p>16 getting to.</p> <p>17 MS. MENENDEZ: Why do we need the</p> <p>18 consultant? We got it resolved.</p> <p>19 CHAIRMAN FLANAGAN: Let me suggest, we have</p> <p>20 a motion to defer, with a second pending. If</p> <p>21 that passes, we don't need any more</p> <p>22 conversation about legislating from the dais.</p> <p>23 If it doesn't, then we can go from there. Is</p> <p>24 that okay?</p> <p>25 MR. WU: Mr. Chair, to clarify, we have two</p>	<p style="text-align: right;">Page 124</p> <p>1 purposes, it's the same item. It's just so</p> <p>2 that --</p> <p>3 MR. COLLIER: I think you have to do both,</p> <p>4 because one is a Comp Plan Amendment and the</p> <p>5 other one is --</p> <p>6 MS. MENENDEZ: Okay. And they're both the</p> <p>7 Infill, right?</p> <p>8 MR. BELLIN: Maria, I just want to make a</p> <p>9 statement that the hundred units an acre is not</p> <p>10 an arbitrary number. We work backwards. We</p> <p>11 know what the unit size has to be to be --</p> <p>12 MS. MENENDEZ: I'm not saying it was</p> <p>13 arbitrary. What I'm saying is that if we put</p> <p>14 that into this legislation, we don't need the</p> <p>15 consultant, because we've already determined</p> <p>16 how many units per acre are needed.</p> <p>17 MR. BELLIN: Yeah, but we haven't</p> <p>18 determined the percentage of Workforce Housing,</p> <p>19 what that component is. If he comes up and</p> <p>20 says it's fifteen percent in order to get to a</p> <p>21 hundred units, that's what it's going to be.</p> <p>22 So you have to provide the fifteen percent or</p> <p>23 the twelve, whatever that percentage is, in</p> <p>24 order to be able to take advantage of this, and</p> <p>25 that's what he's going to tell us.</p>

<p style="text-align: right;">Page 125</p> <p>1       He's not going to tell us the density.  2       What does the density have to do with anything,  3       really?  4       MS. MENENDEZ: But we don't know that.  5       MR. BELLIN: He's going to tell us what  6       component has to be achieved to get the  7       Workforce Housing to where it should be.  8       CHAIRMAN FLANAGAN: Can we dispose of the  9       motion that's on the floor? That may or may  10      not put an end to the discussion.  11      Jill, call the roll, please.  12      THE SECRETARY: Maria Menendez?  13      MS. MENENDEZ: Yes.  14      THE SECRETARY: Alberto Perez?  15      MR. PEREZ: Yes.  16      THE SECRETARY Frank Rodriguez?  17      MR. RODRIGUEZ: Yes.  18      THE SECRETARY: Robert Behar?  19      MR. BEHAR: No.  20      THE SECRETARY: Marshall Bellin?  21      MR. BELLIN: No.  22      THE SECRETARY: Julio Grabiell?  23      MR. GRABIEL: No.  24      THE SECRETARY: Jeff Flanagan?  25      CHAIRMAN FLANAGAN: Yes.</p>	<p style="text-align: right;">Page 127</p> <p>1                   C E R T I F I C A T E  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 6th day of February, 2017.  17  18  19                               SIGNATURE ON FILE  20                               _____  21                               NIEVES SANCHEZ  22  23  24  25</p>
<p style="text-align: right;">Page 126</p> <p>1       All right.  2       MR. WU: So motion to defer passes five to  3       four --  4       MR. BEHAR: Four, three.  5       MR. WU: Four, three.  6       CHAIRMAN FLANAGAN: That was on 5 and 6,  7       the last items on the agenda, unless we have  8       anything else from Staff.  9       MR. TRIAS: No, sir.  10      CHAIRMAN FLANAGAN: Okay.  11      MR. BEHAR: We'll be back.  12      CHAIRMAN FLANAGAN: That's adjournment.  13      We're done. Thank you all and have a good  14      evening.  15      (Thereupon, the meeting was concluded at  16      8:05 p.m.)  17  18  19  20  21  22  23  24  25</p>	