

<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, JULY 12, 2017, COMMENCING AT 6:05 P.M.</p> <p>9 Board Members Present: 10 Maria A. Menendez, Vice Chairperson 11 Eibi Aizenstat 12 Robert Behar 13 Jolie Balido-Hart 14 Marshall Bellin 15 Julio Grabiell 16 Maria C. Velez</p> <p>17 City Staff and Consultants: 18 Ramon Trias, Planning Director 19 Craig E. Leen, City Attorney 20 Cristina Suarez, Assistant City Attorney 21 Jessica Keller, Assistant Public Works Director 22 Jennifer Garcia, City Planner 23 Eduardo Santamaria, Public Works Director 24 Jill Menendez, Administrative Assistant, Secretary</p> <p>25 Public Speakers: 26 Mario Garcia-Serra 27 Javier Font 28 Debra Register 29 Sue Kawalerski 30 Sandra Levinson 31 Henry Paper 32 Jorge Navarro</p>	<p style="text-align: right;">Page 3</p> <p>1 And welcome to our new members. We're so 2 happy, and especially me, because now I have 3 two fellow females to join me at this Board. 4 So, Jill, what is our next step? 5 THE SECRETARY: On the agenda, we have -- 6 MS. MENENDEZ: I think we're supposed to 7 vote for a Chairman. 8 THE SECRETARY: That's correct. 9 MR. AIZENSTAT: And Vice Chairman. 10 MR. BEHAR: And a Vice Chair. 11 MS. MENENDEZ: I'm sorry? And a Vice Chair. 12 So do we have any motions? 13 MR. BEHAR: Well, since you -- 14 MR. BELLIN: I'll make a motion to nominate 15 Maria. 16 MS. MENENDEZ: Oh, that's so sweet, but I 17 think we have another motion here. 18 MR. BEHAR: No, that was the original 19 intention, but she -- 20 MS. MENENDEZ: I think we have another motion. 21 MR. BEHAR: We have a motion. Do we have a 22 second? I'll second it. 23 MS. MENENDEZ: I would prefer not to be 24 Chairman, but thank you for the vote of 25 confidence. At least I'm going to assume that</p>
<p style="text-align: right;">Page 2</p> <p>1 (Thereupon, the following proceedings were 2 held.) 3 MS. MENENDEZ: Okay. I call this meeting 4 to order. I don't have our script this 5 evening, so I don't know what to say, and I'm 6 here on a temporary position. 7 MR. BEHAR: Temporary? You never know. 8 MS. MENENDEZ: Temporary position. 9 So I'd like to -- Jill, can you call the 10 roll, please? 11 THE SECRETARY: Yes. 12 Eibi Aizenstat? 13 MR. AIZENSTAT: Here. 14 THE SECRETARY: Jolie Balido-Hart? 15 MS. BALIDO-HART Here. 16 THE SECRETARY: Robert Behar? 17 MR. BEHAR: Here. 18 THE SECRETARY: Marshall Bellin? 19 MR. BELLIN: Here. 20 THE SECRETARY: Julio Grabiell? 21 MR. GRABIEL: Here. 22 THE SECRETARY: Maria Velez? 23 MS. VELEZ: Here. 24 THE SECRETARY: Maria Menendez? 25 MS. MENENDEZ: Here.</p>	<p style="text-align: right;">Page 4</p> <p>1 that's what -- 2 MR. BELLIN: I withdraw my -- 3 MS. MENENDEZ: Okay. 4 MR. BEHAR: Then we make a motion to 5 nominate Eibi as the Chair. 6 MS. MENENDEZ: I will second that. 7 Jill, can you call the roll, please? 8 MR. AIZENSTAT: Thank you. 9 THE SECRETARY: Jolie Balido-Hart? 10 MS. BALIDO-HART: Yes. 11 THE SECRETARY: Robert Behar? 12 MR. BEHAR: Yes. 13 THE SECRETARY: Marshall Bellin? 14 MR. BELLIN: Yes. 15 THE SECRETARY: Julio Grabiell? 16 MR. GRABIEL: Yes. 17 THE SECRETARY: Maria Velez? 18 MS. VELEZ: Yes. 19 THE SECRETARY: Maria Menendez? 20 MS. MENENDEZ: Yes. 21 THE SECRETARY: Eibi Aizenstat? 22 MR. AIZENSTAT: Yes. 23 Thank you for your confidence. 24 MR. GRABIEL: I would like then to nominate 25 Maria to remain as Vice Chair.</p>

<p style="text-align: right;">Page 5</p> <p>1 MS. MENENDEZ: Oh, so sweet. 2 MR. BEHAR: I'll second it. 3 MS. MENENDEZ: Thank you. 4 Can we call the roll, please, Jill? 5 THE SECRETARY: Robert Behar? 6 MR. BEHAR: Yes. 7 THE SECRETARY: Marshall Bellin? 8 MR. BELLIN: Yes. 9 THE SECRETARY: Julio Grabiell? 10 MR. GRABIEL: Yes. 11 THE SECRETARY: Maria Velez? 12 MS. VELEZ: Yes. 13 THE SECRETARY: Eibi Aizenstat? 14 MR. AIZENSTAT: Yes. 15 THE SECRETARY: Jolie Balido-Hart? 16 MS. BALIDO-HART: Yes. 17 THE SECRETARY: Maria Menendez? 18 MS. MENENDEZ: Yes. 19 And I am going to switch seats or do you 20 want just the gavel over there? 21 MR. AIZENSTAT: Would you chair this 22 meeting? 23 MS. MENENDEZ: Sure. 24 MR. AIZENSTAT: If you don't mind. 25 MS. MENENDEZ: Absolutely.</p>	<p style="text-align: right;">Page 7</p> <p>1 MS. BALIDO-HART: Yes. 2 THE SECRETARY: Robert Behar? 3 MR. BEHAR: Yes. 4 MS. MENENDEZ: Okay. Are there any changes 5 to the agenda that need to be noted? Ramon, is 6 there -- 7 MR. TRIAS: No. 8 MS. MENENDEZ: No? Everything is intact? 9 Okay. So at this time, I will ask for the 10 swearing of any interested parties that plan to 11 speak today. If you're going to publicly 12 speak, please stand so that we can take the 13 oath. 14 MR. BEHAR: Before you go there, Madam 15 Chair, I have a question. There is a project, 16 Rivera Plaza, which is coming in. I'm not sure 17 what number it is on the agenda. 18 MR. TRIAS: It's Number 6. 19 MR. BEHAR: Number 6. 20 MS. MENENDEZ: That's the first item. 21 MR. BEHAR: Okay. Since I am involved with 22 that project, and I don't want to have to -- 23 I'm going to have to recuse myself, can we move 24 that towards the back of the agenda so we can 25 deal with everything else and then I could</p>
<p style="text-align: right;">Page 6</p> <p>1 MR. AIZENSTAT: Thank you. 2 MS. MENENDEZ: Okay. So the next item on 3 the agenda is approval of the minutes. Do I 4 have a motion? 5 MR. GRABIEL: I move to approve them. 6 MR. BELLIN: Second. 7 MR. BEHAR: Was I here? 8 MS. MENENDEZ: Jill, can you call the roll, 9 please? 10 THE SECRETARY: Marshall Bellin? 11 MR. BELLIN: Yes. 12 THE SECRETARY: Julio Grabiell? 13 MR. GRABIEL: Yes. 14 THE SECRETARY: Maria Velez? 15 MS. VELEZ: Yes. 16 THE SECRETARY: Maria Menendez? 17 MS. MENENDEZ: Yes. 18 THE SECRETARY: Eibi Aizenstat? 19 MR. AIZENSTAT: Just a question for the 20 City Attorney. If I was not here, is it okay 21 to abstain or -- I'm just not sure. 22 MR. LEEN: No. No, you should vote. You have 23 to vote, by law. 24 MR. AIZENSTAT: Then, yes. Thank you. 25 THE SECRETARY: Jolie Balido-Hart?</p>	<p style="text-align: right;">Page 8</p> <p>1 leave and the project comes at the end? 2 MS. MENENDEZ: Okay. Do we have any 3 problems with that? Any of our Board Members 4 have any objections to the request? 5 MR. GRABIEL: No. 6 MS. MENENDEZ: No? Okay. 7 MS. REGISTER: We have people that are 8 coming to speak, as well, on the project -- 9 MS. MENENDEZ: I see. 10 MS. REGISTER: -- and if you hear it at the 11 end, they might not stay until nine o'clock or 12 8:30. 13 MS. MENENDEZ: I see. Mr. Behar, can you 14 take that into consideration? We do have 15 residents here. 16 MR. BEHAR: Okay. 17 MS. MENENDEZ: Okay. So we're going to 18 keep with our agenda. 19 MR. BEHAR: Okay. 20 MS. MENENDEZ: Okay. All right. So we're 21 going to stay with the agenda as it is. 22 Can you go ahead and swear in our speakers? 23 (Thereupon, the participants were sworn.) 24 MS. MENENDEZ: Okay. And I'd also like to 25 remind the public that there is a signing in of</p>

<p style="text-align: right;">Page 9</p> <p>1 those that are going to speak. If you could 2 see Jill and sign in, that would be great, 3 because that way we can call your name. 4 Let's see here. Let's see here. 5 Okay. So we're ready to take up Item 6. 6 MR. BEHAR: Well, then I will recuse 7 myself. I'm going to be in an office, a place 8 to go to. 9 MS. MENENDEZ: Okay. Okay. Very good. 10 Ramon, can you read the Ordinance into the 11 record, please? 12 MR. TRIAS: Sure. 13 Ordinance of the City Commission of Coral 14 Gables requesting vacation of a public alleyway 15 pursuant to Zoning Code Article 3, Division 12, 16 "Abandonment and Vacations" and City Code 17 Chapter 62, Article 8, "Vacation, Abandonment 18 and Closure of Streets, Easements and Alleys by 19 Private Owners and the City; Application 20 Process," providing for the vacation of the 21 twenty foot wide alley which is three hundred 22 feet in length lying between Tracts A and B, 23 Block 199, Riviera Section Part 14, Coral 24 Gables, Florida; providing for an effective 25 date.</p>	<p style="text-align: right;">Page 11</p> <p>1 the development time line included the 2 Development Review Committee meeting in 3 January, Board of Architects in April, a 4 Neighborhood Meeting in June, and today's 5 Planning and Zoning Board meeting. 6 Letters were sent to property owners within 7 a thousand feet, as required by the Code, and 8 public notification was done for a Neighborhood 9 Meeting before the Applicant, then we have the 10 mailing, the property was posted, the newspaper 11 advertisement was also printed, and then the 12 public -- the Planning and Zoning meeting was 13 noticed. 14 The development project includes a grocery 15 store at the top, and parking, and also retail 16 downstairs, with an arcade along US-1. That is 17 just for your information, so you have an idea 18 of the context of what's going on. 19 That is the view from US-1, the front of 20 the proposed project. And the ground level, as 21 you can see, includes a paseo, includes some 22 enhancement of the pedestrian areas along US-1, 23 which is sorely needed -- as we all know, US-1 24 is not very pedestrian oriented -- some parking 25 and retail to activate that ground level.</p>
<p style="text-align: right;">Page 10</p> <p>1 Madam Vice Chair, I have a PowerPoint. 2 May I have the PowerPoint, please? 3 The request today is an alley vacation. 4 There is a project, a development project, that 5 is related to this request. That is not before 6 you. A development project that is by right, 7 or, rather, it has to go to the Board of 8 Architects and be reviewed and so on, but it's 9 not before you. The only issue is alley 10 vacation. 11 The alley is located in a strange place, if 12 you look at the block, and what has happened is 13 that through the years the original plat has 14 been modified a few times and the alley has 15 shifted towards the parking area, the existing 16 parking area. So if you look at the site 17 today, the alley is just a strip of land going 18 to through parking. That is the existing 19 condition. So it's not an alley as one would 20 understand it in most of the commercial areas 21 of the City. 22 That is the property, the way that it looks 23 today, the existing conditions, and as you 24 know, it's Zoned Commercial, and the Land Use 25 is also Commercial, Low-Rise Commercial, and</p>	<p style="text-align: right;">Page 12</p> <p>1 So that's the big picture of what's going 2 on. If you look at the original plat, it 3 basically shows you what I described, the alley 4 has shifted to a different place. 5 And Staff's recommendation is approval, 6 with conditions, and the one of the 7 conditions -- there was a typo in the Staff 8 Report, the project has already gone through 9 the Board of Architects, so that was the 10 revision. It already happened in April. And 11 the typical conditions of approval for an 12 alley -- and the Director of Public Works is 13 here, if you have any particular questions 14 about it, in any detail -- are listed for you 15 to review. 16 So that is the presentation. The Applicant 17 is here. If you have any questions, they can 18 answer them. 19 MS. MENENDEZ: Okay. So, for our new 20 Members, typically we have Staff present it 21 first, and then we have the Applicant present 22 it, then we will take public hearing, and then 23 we can ask questions. That's how typically -- 24 but sometimes we bounce around some. 25 Before you start, can I just quickly ask</p>

<p style="text-align: right;">Page 13</p> <p>1 Ramon something?</p> <p>2 Ramon --</p> <p>3 MR. TRIAS: Yes.</p> <p>4 MS. MENENDEZ: -- this item before us</p> <p>5 today, is it going to come back for any Zoning</p> <p>6 or Land Use changes?</p> <p>7 MR. TRIAS: No.</p> <p>8 MS. MENENDEZ: Okay. So this is the only</p> <p>9 time we're going to see it --</p> <p>10 MR. TRIAS: Yes.</p> <p>11 MS. MENENDEZ: -- because they're building</p> <p>12 as of right? It's for the alley vacation; is</p> <p>13 that correct?</p> <p>14 MR. GARCIA-SERRA: Correct.</p> <p>15 MS. MENENDEZ: Okay.</p> <p>16 MR. TRIAS: It's a commercial project that</p> <p>17 is going to request Mediterranean Bonus and</p> <p>18 that's the only thing that has to be reviewed,</p> <p>19 by the Board of Architects, not by the Planning</p> <p>20 and Zoning.</p> <p>21 MR. BELLIN: Ramon, I have a question.</p> <p>22 There was a Site Specific -- there was a Site</p> <p>23 Specific on this particular site with respect</p> <p>24 to the setback.</p> <p>25 MR. TRIAS: The Mediterranean Bonus</p>	<p style="text-align: right;">Page 15</p> <p>1 The project complies with its existing</p> <p>2 Zoning and is actually well below the maximum</p> <p>3 floor area permitted today as of right. We're</p> <p>4 permitted a maximum floor area of 224,000</p> <p>5 square feet and are proposing 74,340 square</p> <p>6 feet. So less than a third of what is</p> <p>7 permitted.</p> <p>8 As was mentioned in the Staff presentation,</p> <p>9 the only approval which we are seeking is the</p> <p>10 vacation of a platted alley, which has</p> <p>11 historically never served an alley purpose.</p> <p>12 I'll take out a survey indicating where that</p> <p>13 alley is located.</p> <p>14 As you can see, the platted alley is</p> <p>15 highlighted in yellow on the survey that we</p> <p>16 have of the property, bisects the property in</p> <p>17 two, but it does not bisect it evenly. For</p> <p>18 some reason, it leaves this narrow strip of</p> <p>19 land on the south side. This has been the</p> <p>20 condition since 1964.</p> <p>21 As Ramon mentioned, the original plat had</p> <p>22 the alley going down the center of the</p> <p>23 property. I don't think anybody knows the</p> <p>24 reason why it was moved. It was moved for some</p> <p>25 reason, but, as he mentioned, never really</p>
<p style="text-align: right;">Page 14</p> <p>1 process allows for the setback relief, as you</p> <p>2 know.</p> <p>3 MR. BELLIN: Okay. Yes. Okay.</p> <p>4 MS. MENENDEZ: Okay. Go ahead, please.</p> <p>5 MR. GARCIA-SERRA: Good evening, Madam</p> <p>6 Chair, Members of the Board. Mario</p> <p>7 Garcia-Serra, with offices at 600 Brickell</p> <p>8 Avenue, representing Riviera Plaza Holdings, a</p> <p>9 limited partnership, the owner of the Riviera</p> <p>10 Plaza Shopping Center located at 1542 South</p> <p>11 Dixie Highway, indicated on this aerial</p> <p>12 photograph there outlined in red. I'll point</p> <p>13 to it now. This property here.</p> <p>14 I'm joined today by Seth Gadinsky and Rey</p> <p>15 Melendi, principals of the ownership entity,</p> <p>16 Javier Font, our project architect, and Tim</p> <p>17 Plummer, our traffic consultant.</p> <p>18 The project -- excuse me, the property is</p> <p>19 about 64,000 square feet in size, which is</p> <p>20 equivalent to about an acre and a half. We are</p> <p>21 proposing to demolish to existing retail center</p> <p>22 and to build a new four-story retail center,</p> <p>23 which will be anchored by a supermarket on the</p> <p>24 fourth floor, with additional retail spaces on</p> <p>25 the ground floor and parking on Levels 2 and 3.</p>	<p style="text-align: right;">Page 16</p> <p>1 utilized as an alley. Many of us have already</p> <p>2 been in this parking lot many times over the</p> <p>3 years. It really just serves as part of the</p> <p>4 parking area of the property. There's no</p> <p>5 distinction between alley, parking aisles and</p> <p>6 parking spaces, when you're in that parking lot</p> <p>7 right now. For that reason, it really doesn't</p> <p>8 serve any of the purposes originally intended</p> <p>9 for alleys, and Staff has found that it's</p> <p>10 consistent with the Comprehensive Plan and the</p> <p>11 applicable criteria in the Zoning Code for it</p> <p>12 to be vacated.</p> <p>13 Once it's vacated, the property is</p> <p>14 consolidated, we would then develop on the</p> <p>15 newly consolidated property all of the purposes</p> <p>16 that are traditionally served by the alley,</p> <p>17 such as servicing the property, utilities will</p> <p>18 be arranged for either by the internal loading</p> <p>19 and parking and driveway areas that there are</p> <p>20 in the building or by alternative easements</p> <p>21 that are going to be offered to the utilities.</p> <p>22 With that said, I'm going to ask Javier</p> <p>23 Font, our project architect, to now just walk</p> <p>24 you through the plans and the renderings of the</p> <p>25 project and give a little further explanation,</p>

<p style="text-align: right;">Page 17</p> <p>1 but not too long or too detailed, either.</p> <p>2 MR. FONT: I'll make it quick.</p> <p>3 Good evening, Javier Font, Behar Font &</p> <p>4 Partners, architects for the project.</p> <p>5 As Mario and Ramon pointed out, we've been</p> <p>6 able to achieve an as of right project under</p> <p>7 the Mediterranean Bonuses. Basically, it is a</p> <p>8 four-story building. On the ground floor, it</p> <p>9 is mostly retail, with a small amount of</p> <p>10 parking. On the top of the plan here is US-1.</p> <p>11 And if you're familiar with the site today,</p> <p>12 there's a curb cut on US-1, that then comes out</p> <p>13 on Yumuri.</p> <p>14 So we've done away with the curb cut on</p> <p>15 US-1, to sort of alleviate that traffic</p> <p>16 concern, and we've got an arcade that runs the</p> <p>17 entire length of US-1. We've also pulled back</p> <p>18 the exit onto Yumuri, which is a little</p> <p>19 difficult right now, because it is so close to</p> <p>20 US-1, and people come around when there are</p> <p>21 people trying to pull out. So we moved that</p> <p>22 sort of mid block.</p> <p>23 So, from a pedestrian point of view, the</p> <p>24 building is slightly set back from US-1 to</p> <p>25 allow for landscaping, and there's an arcade</p>	<p style="text-align: right;">Page 19</p> <p>1 parking spaces there, and all parking is taken</p> <p>2 up, you still have an internal access to go up</p> <p>3 the ramp to go up to the parking on the second</p> <p>4 and third floors. There's elevators there,</p> <p>5 also, on the south side of the property, a</p> <p>6 loading area on the southwest corner for the</p> <p>7 project.</p> <p>8 Alfredo, if you could just -- there we go.</p> <p>9 That's the second level. Exclusively parking,</p> <p>10 with the exception of the elevator, lobby, and</p> <p>11 some minor back of house.</p> <p>12 Next one is -- the next level is the fourth</p> <p>13 floor. The plan that you saw before is</p> <p>14 representative of both, the second and the</p> <p>15 third floors. There's a total of 298 parking</p> <p>16 spaces in the project.</p> <p>17 This is where the anchor supermarket space</p> <p>18 would be, on the fourth floor. It's very</p> <p>19 similar to sort of other modern types of</p> <p>20 supermarkets you see in other areas, such as</p> <p>21 South Beach and Brickell, where the retail area</p> <p>22 is elevated, you park in a structured parking</p> <p>23 area, and you go up an escalator elevator to</p> <p>24 the shopping area.</p> <p>25 Now, if we go on to the renderings, here's</p>
<p style="text-align: right;">Page 18</p> <p>1 that runs the entire length of the property,</p> <p>2 and a paseo that runs through the property.</p> <p>3 So a pedestrian can come all along US-1</p> <p>4 covered, and then turn on Yumuri, and then, at</p> <p>5 mid block, like I said --</p> <p>6 MR. LEEN: Please, stop.</p> <p>7 Our Code -- you cannot present under our</p> <p>8 Code, because you're an associate of Behar</p> <p>9 Font. So what you can do, though, is you can</p> <p>10 answer questions that are asked to you as a</p> <p>11 fact witness. You just can't present.</p> <p>12 MR. FONT: Okay.</p> <p>13 MR. LEEN: So I've let Mr. Garcia-Serra</p> <p>14 know. So he'll be doing the presentation.</p> <p>15 MR. FONT: Sounds good. He will probably</p> <p>16 do a better job than me.</p> <p>17 MR. GARCIA-SERRA: I'll make some overtime</p> <p>18 pay and also work as a project architect right</p> <p>19 now.</p> <p>20 So here we have the ground floor plan,</p> <p>21 indicating the three different retail spaces</p> <p>22 that are proposed for the ground floor.</p> <p>23 There's about 26 some parking spaces there</p> <p>24 behind the retail spaces, which could be</p> <p>25 accessed from Yumuri. If you access those</p>	<p style="text-align: right;">Page 20</p> <p>1 a rendering of the project from the south side,</p> <p>2 so from Madruga. You can see there, there's an</p> <p>3 arcade that wraps around the entire building,</p> <p>4 providing a covered area for pedestrians.</p> <p>5 There will be access, of course, to retail and</p> <p>6 the elevator lobby to the supermarket from this</p> <p>7 side, and here we have the elevation from South</p> <p>8 Dixie Highway, similar to the one on Madruga.</p> <p>9 You'll notice that right in the middle of</p> <p>10 the facade, there's going to be a space there</p> <p>11 where we are contemplating potentially</p> <p>12 incorporating the public art along the facade</p> <p>13 of the building there, right under that middle</p> <p>14 architectural feature. The arcade continues</p> <p>15 around here, transparent storefronts there</p> <p>16 along South Dixie Highway and along the arcade.</p> <p>17 And that is, I think, the conclusion of the</p> <p>18 architectural presentation.</p> <p>19 MS. MENENDEZ: Okay. Thank you.</p> <p>20 MR. GARCIA-SERRA: I'll just sum it up with</p> <p>21 a few other words. Staff is recommending</p> <p>22 approval with certain conditions. Those</p> <p>23 conditions are acceptable to us, noting, of</p> <p>24 course, the correction that was already made on</p> <p>25 the record, that the project was already</p>

<p style="text-align: right;">Page 21</p> <p>1 approved by the Board of Architects back in 2 April. 3 You know, there's a bit of nostalgia for me 4 here talking about this property, because like 5 many of you, it was a property where I spent 6 many times going to the movies, eating pizza, 7 eating ice cream and eating cupcakes over the 8 years. So, you know, it's a place of fond 9 memories, but, at the same time, it's time to 10 move forward. It's a project, that's up right 11 now, that is somewhat dated. It's time for 12 something new, which will also be serving the 13 local neighborhood and the public, and with 14 many of those same tenants staying there and 15 providing the same services that we 16 historically have gotten from that center over 17 the years. 18 With that said, I'll reserve some time for 19 rebuttal, if necessary. 20 We did have a Neighborhood Meeting. It was 21 fairly well attended. Once the neighbors saw 22 the presentation and the project, they seemed 23 to be positive about it and responded well. I 24 think some of them are here in the audience, 25 and will probably provide some comments, but so</p>	<p style="text-align: right;">Page 23</p> <p>1 alley, it's parking spots, and we hope that you 2 will approve this project. 3 Thank you very much. 4 MS. MENENDEZ: Thank you. 5 THE SECRETARY: Sue Kawalerski. 6 MS. MENENDEZ: Gosh. That's for you. 7 MS. KAWALERSKI: Wow. What an intro. My 8 name is Sue Kawalerski. I reside at -- 9 MS. SUAREZ: Excuse me. Have you been 10 sworn in? 11 (Thereupon, Sue Kawalerski was sworn.) 12 MS. KAWALERSKI: I do. 13 I'm Sue Kawalerski. I reside at 6830 14 Grecian Street, and I'm the president of the 15 Riviera Neighborhood Association, and 16 representing that association here. 17 We are absolutely all for this project, 18 including the vacation of the alley. This is 19 one project and a developer who abides by the 20 current City Zoning and Land Use development -- 21 Land Use designation, and we're totally for it. 22 We love it. So please approve it. 23 MS. MENENDEZ: Thank you. 24 THE SECRETARY: Sandra Levinson. 25 MS. SUAREZ: Excuse me, ma'am, have you</p>
<p style="text-align: right;">Page 22</p> <p>1 far that is the input that we've received from 2 the neighborhood. 3 Thank you very much. 4 MS. MENENDEZ: Thank you. 5 Okay. At this time, we're going to hear 6 from the public. Jill, can you call our first 7 speaker, please? 8 THE SECRETARY: Debra Register. 9 MS. REGISTER: Hello. Thank you for 10 letting me speak today. My name is Debra 11 Register, and I reside at 1240 Placetass Avenue, 12 but we also have our office in the Santana 13 Corners building, which is a block from this 14 project. 15 I met -- I was one of the individuals that 16 met with the developers, the attorneys and the 17 leasing companies -- and I'm also a member of 18 the Riviera Neighborhood Association. 19 This project, we back. They have come back 20 with something that we can live with. It's 21 within the as of right. One question I asked 22 them, "Do you plan to build on top," and their 23 answer was, "No." 24 So, with that, we approve for the vacating 25 of the alley, because right now it's not an</p>	<p style="text-align: right;">Page 24</p> <p>1 been sworn in? 2 Okay. She'll swear you in. 3 (Thereupon, Sandra Levinson was sworn in.) 4 MS. LEVINSON: Yes, I do. 5 Hello. My name is Sandra Levinson. I 6 reside at 918 Alfonso Avenue, and many times 7 when I've been here, we've been here to 8 complain about fifteen-story buildings going in 9 a property that's zoned for four. This 10 building is zoned for four and Publix is wise 11 enough to build what should be built, that's 12 compatible with the neighborhood. 13 And I think this should be an example to 14 the Board of what the neighborhood wants. We 15 don't want a fifteen-story hotel, which we're 16 having, a fifteen-story apartment building, 17 which we're having, and any time something will 18 come up like that, that is so far out of scale, 19 I, personally, and my personal involvement with 20 the Riviera Neighborhood Association since 21 early 2000, it's a pleasure to come here 22 tonight and to see that -- what's going on 23 there. That's all. 24 MS. MENENDEZ: Thank you. 25 THE SECRETARY: No more speakers.</p>

<p style="text-align: right;">Page 25</p> <p>1 MS. MENENDEZ: No more speakers. 2 Okay. Did you want to say anything, Mario, 3 or are you okay? I imagine you're okay. 4 MR. GARCIA-SERRA: Yes. No need for 5 rebuttal. That will close our presentation. 6 MS. MENENDEZ: Okay. 7 MR. GRABIEL: I have a question for Staff. 8 MR. TRIAS: Yes, sir. 9 MR. GRABIEL: We're requesting every time 10 there is raise parking for all the residential 11 projects to screen the parking. Is that the 12 case with this project, also, where we do not 13 have lights shinning through the -- 14 MR. TRIAS: The review by the Board of 15 Architects includes discussion on that. 16 Certainly, if you want to make a 17 recommendation, you can, in this point. In 18 theory, you can make a condition, although I 19 don't know if it's related to the request for 20 the -- 21 MR. GRABIEL: Well, there's residential 22 around it and US-1, a lot of people drive 23 through it. 24 MR. TRIAS: Absolutely. 25 MR. GRABIEL: Okay.</p>	<p style="text-align: right;">Page 27</p> <p>1 floor, are those also screened so the light 2 will not shine through it? 3 MR. FONT: That is correct. The third 4 floor is completely enclosed with either block 5 walls or grills around the whole perimeter of 6 the property. 7 MR. GRABIEL: Okay. Thank you. 8 MS. MENENDEZ: Does anybody have comments? 9 Go ahead. 10 MR. AIZENSTAT: I have a couple of 11 questions. This alley goes into where the 12 Chase Bank is; am I correct? 13 MR. TRIAS: Yeah. 14 MR. AIZENSTAT: In other words, the alley 15 ends on the property of where Chase Bank is? 16 MR. TRIAS: Right. Right. It doesn't go 17 through Chase Bank, yes. 18 MR. AIZENSTAT: Right. So can I assume 19 that the property where Chase Bank is does not 20 have any alley at all that's private property? 21 MR. TRIAS: I don't recall how that was 22 approved in detail, but in terms of -- does 23 your question have to do with the functionality 24 of the alley? 25 MR. AIZENSTAT: Well, with the</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. TRIAS: No, or you could even ask -- 2 the architect can answer questions, if you have 3 a question about the specifics of what he's 4 proposing in terms of the screen. 5 MR. GRABIEL: Okay. Can the architect 6 describe it? 7 MR. FONT: Absolutely. 8 MR. TRIAS: If you could phrase it as a 9 question to the architect, then he can answer. 10 MR. GRABIEL: Okay. I'm interested to 11 know, since we're asking any time in Coral 12 Gables that we have a parking above ground, 13 that, at night, when the lights are on, you 14 don't see into it, nor does the light from the 15 parking go outside to the neighborhoods, so I 16 was wondering if that's what you have here? 17 MR. FONT: That's exactly what we've done. 18 If you look at the facade, we've overemphasized 19 the scale of the arcade up-front, from an 20 architectural point of view, so it actually 21 covers not only the ground floor, but the first 22 level of parking. So the first level of 23 parking happens behind these canopies that 24 are -- 25 MR. GRABIEL: And the grill on the third</p>	<p style="text-align: right;">Page 28</p> <p>1 functionality and the legality, because are 2 you -- does this alley continue into -- any 3 part into Chase Bank or not? 4 MR. GARCIA-SERRA: It does. I can give you 5 some background on that. 6 MR. AIZENSTAT: Please. 7 MR. GARCIA-SERRA: Basically, you see the 8 highlighted portion of the alley there on our 9 property. It continues onto the Chase Bank 10 property. When it gets behind the property 11 where the Swensen's and Crown Liquors is, it 12 starts making a U sort of formation. I don't 13 know why, but it does. It then dead ends at 14 the parcel which we know as the Wendy's parcel. 15 It dead ends there. 16 Since Chase is still going to have that 17 platted alley technically in the rear of their 18 property, what we're proposing to do is provide 19 an alternative access easement -- 20 MR. AIZENSTAT: Okay. 21 MR. GARCIA-SERRA: Javier is pointing that 22 out there on the plan. Basically you would 23 still be able -- if you're going down the alley 24 from Chase Bank, you would still be able to 25 access our property and get out.</p>

<p style="text-align: right;">Page 29</p> <p>1 MR. AIZENSTAT: Okay.</p> <p>2 MR. GARCIA-SERRA: And here it is sort of</p> <p>3 highlighted on a survey, indicating -- that</p> <p>4 highlighted yellow area is where we'd be</p> <p>5 drafting -- proffering the easement for public</p> <p>6 access from there, so that Chase could continue</p> <p>7 to use that alley to whatever extent they use</p> <p>8 it now.</p> <p>9 MR. AIZENSTAT: Has anybody contacted Chase</p> <p>10 to see if they wanted to vacate their portion,</p> <p>11 also, so you could do it as an entirety?</p> <p>12 MR. GARCIA-SERRA: One of the</p> <p>13 representatives of the property owner -- it's</p> <p>14 not Chase Bank. Chase leases the property --</p> <p>15 was at our Neighborhood Meeting, and we brought</p> <p>16 up that idea. We had thought about it all</p> <p>17 through the, you know, sort of project</p> <p>18 development stage. You know, it was a bit of a</p> <p>19 lift, considering that you'd need to get not</p> <p>20 only their cooperation, but probably,</p> <p>21 realistically, if you're going to do that, you</p> <p>22 may as well do the whole alley and get the</p> <p>23 other property owners, and so because of the</p> <p>24 difficulty of coordination, we didn't pursue</p> <p>25 it. They do know it's an option. You know,</p>	<p style="text-align: right;">Page 31</p> <p>1 apologize for that.</p> <p>2 MS. MENENDEZ: Okay. So everything -- this</p> <p>3 whole thing, I think, is incorrect, right?</p> <p>4 It's Page 9, your last page, where you signed.</p> <p>5 The first paragraph, under Summary of Basis for</p> <p>6 approval.</p> <p>7 MS. VELEZ: No, that should be struck.</p> <p>8 MR. TRIAS: Yes.</p> <p>9 MS. MENENDEZ: Okay. So I wanted to just</p> <p>10 make that, for the record.</p> <p>11 The access easement, Mario --</p> <p>12 MR. AIZENSTAT: Good catch.</p> <p>13 MS. MENENDEZ: The access easement, will</p> <p>14 that be dedicated to the City?</p> <p>15 MR. GARCIA-SERRA: It will be an easement</p> <p>16 in favor of the City.</p> <p>17 MS. MENENDEZ: Why would you -- why don't</p> <p>18 you just vacate the portion that does not</p> <p>19 affect the entrance and exit to the existing</p> <p>20 alley? In other words, why are you vacating</p> <p>21 the entire alley, if, in fact, you need that</p> <p>22 portion there to be able to access the alley</p> <p>23 next to it?</p> <p>24 MR. GARCIA-SERRA: Well, you would still --</p> <p>25 the thing is that you're no longer utilizing</p>
<p style="text-align: right;">Page 30</p> <p>1 they do know it's an option.</p> <p>2 MR. AIZENSTAT: Okay. And the other</p> <p>3 question which I had is, the alley is roughly</p> <p>4 about 6,000 square feet that's being vacated.</p> <p>5 MR. GARCIA-SERRA: Correct.</p> <p>6 MR. AIZENSTAT: As it stands now, I assume,</p> <p>7 since it's a dedicated alley, there is no tax</p> <p>8 consequence to the City.</p> <p>9 MR. GARCIA-SERRA: Correct.</p> <p>10 MR. AIZENSTAT: Once the alley is vacated,</p> <p>11 it now becomes taxable to the property owner?</p> <p>12 MR. GARCIA-SERRA: It will. It will be</p> <p>13 subject to taxation.</p> <p>14 MR. AIZENSTAT: So it's a benefit to the</p> <p>15 City and the County.</p> <p>16 MR. GARCIA-SERRA: Sure.</p> <p>17 MR. AIZENSTAT: Okay. Thank you.</p> <p>18 MS. MENENDEZ: Anybody else have questions?</p> <p>19 I have a couple.</p> <p>20 Ramon, on Page 9, your recommendation is a</p> <p>21 little confusing. It says -- well, actually,</p> <p>22 where it says, "The summary of the basis for</p> <p>23 approval," is that a mistake? It's addressing</p> <p>24 a walk-up counter.</p> <p>25 MR. TRIAS: Yeah, that's a typo. I</p>	<p style="text-align: right;">Page 32</p> <p>1 the rest of the alley as it exists to the east,</p> <p>2 and in order to sort of do the access that</p> <p>3 we're looking for, you still need some of our</p> <p>4 property. So, as you can see, right here is</p> <p>5 this former alley, but there is not --</p> <p>6 MS. MENENDEZ: But that's the right-of-way.</p> <p>7 MR. GARCIA-SERRA: No. That's actually our</p> <p>8 property.</p> <p>9 MS. MENENDEZ: Your property goes all of</p> <p>10 the way to the curb?</p> <p>11 MR. GARCIA-SERRA: Madruga.</p> <p>12 MS. MENENDEZ: Oh, really.</p> <p>13 MR. GARCIA-SERRA: It does.</p> <p>14 MS. MENENDEZ: Oh, wow.</p> <p>15 MR. GARCIA-SERRA: Yeah. It's a weird -- I</p> <p>16 don't know why they ever configured it that</p> <p>17 way, but indeed it left this area here under</p> <p>18 our ownership.</p> <p>19 MS. MENENDEZ: I see. I didn't realize</p> <p>20 that. So your property goes -- the outer line</p> <p>21 is your property?</p> <p>22 MR. GARCIA-SERRA: Right.</p> <p>23 MS. MENENDEZ: So, in other words, it's the</p> <p>24 alley, then you have a strip of property --</p> <p>25 MR. GARCIA-SERRA: Correct.</p>

<p style="text-align: right;">Page 33</p> <p>1 MS. MENENDEZ: -- south of the alley?</p> <p>2 MR. GARCIA-SERRA: Right.</p> <p>3 MS. MENENDEZ: Wow. Okay. I understand</p> <p>4 that then.</p> <p>5 And then I wanted to ask you, what is the</p> <p>6 importance of Ordinance 228 that you mentioned</p> <p>7 in your letter, if that Ordinance really refers</p> <p>8 to an alley that's west, north of it? I'm not</p> <p>9 sure why you mentioned that.</p> <p>10 MR. GARCIA-SERRA: Let me take a look.</p> <p>11 MS. MENENDEZ: It's on your letter dated</p> <p>12 October 19 to our Public Works Director, and</p> <p>13 it's in the last paragraph. You mentioned that</p> <p>14 Ordinance, but I don't see what's the -- how</p> <p>15 it --</p> <p>16 MR. GARCIA-SERRA: Oh, that basically --</p> <p>17 the reason I bring it up, that was the</p> <p>18 Ordinance, if I remember correctly, that</p> <p>19 vacated the alley on the -- further south, in</p> <p>20 the Wendy's property, and basically what's</p> <p>21 happening and what has happened over time is</p> <p>22 that alley, which previously bisected the whole</p> <p>23 block -- so from what we know today as Wendy's,</p> <p>24 down to our property, has been moved over the</p> <p>25 years, closed at that end, and so the overall</p>	<p style="text-align: right;">Page 35</p> <p>1 THE SECRETARY: Jolie Balido-Hart?</p> <p>2 MS. BALIDO-HART: Yes.</p> <p>3 THE SECRETARY: Marshall Bellin?</p> <p>4 MR. BELLIN: Yes.</p> <p>5 THE SECRETARY: Maria Menendez?</p> <p>6 MS. MENENDEZ: Yes.</p> <p>7 MR. GARCIA-SERRA: Thank you very much.</p> <p>8 Have a good night.</p> <p>9 MS. MENENDEZ: Thank you.</p> <p>10 Where is Ramon? Oh.</p> <p>11 MR. TRIAS: I'm right here.</p> <p>12 MS. MENENDEZ: Ramon, can you read the next</p> <p>13 item on the agenda, please?</p> <p>14 MR. AIZENSTAT: Can we call Robert back in?</p> <p>15 MS. MENENDEZ: Of course.</p> <p>16 MR. TRIAS: I'm going to ask the City</p> <p>17 Attorney to read the --</p> <p>18 MS. MENENDEZ: Of course.</p> <p>19 MR. TRIAS: Thank you.</p> <p>20 MS. SUAREZ: Has someone called Mr. Behar</p> <p>21 back in?</p> <p>22 Ramon, can you call Mr. Behar back in?</p> <p>23 MR. TRIAS: Yeah.</p> <p>24 MS. SUAREZ: I see him coming.</p> <p>25 MS. MENENDEZ: Thank you.</p>
<p style="text-align: right;">Page 34</p> <p>1 purpose of the alley, which historically alleys</p> <p>2 in Coral Gables really traditionally serve to</p> <p>3 bisect a block in two, essentially, and be able</p> <p>4 to access both, the north and the south --</p> <p>5 MS. MENENDEZ: So you just mentioned it for</p> <p>6 the purpose of bringing out the fact that it's</p> <p>7 been --</p> <p>8 MR. GARCIA-SERRA: Right, in context --</p> <p>9 MS. MENENDEZ: All right.</p> <p>10 MR. GARCIA-SERRA: -- how the alley has</p> <p>11 been either closed or relocated and so forth</p> <p>12 since the original Merrick plan in the '20s.</p> <p>13 MS. MENENDEZ: Okay. All right. Any other</p> <p>14 questions from our Board Members? No?</p> <p>15 Do I have a motion?</p> <p>16 MR. BELLIN: I'll make a motion to approve.</p> <p>17 MR. GRABIEL: I'll second it.</p> <p>18 MS. MENENDEZ: Okay. Jill, can you call</p> <p>19 the roll, please?</p> <p>20 THE SECRETARY: Julio Grabiell?</p> <p>21 MR. GRABIEL: Yes.</p> <p>22 THE SECRETARY: Maria Velez?</p> <p>23 MS. VELEZ: Yes.</p> <p>24 THE SECRETARY: Eibi Aizenstat?</p> <p>25 MR. AIZENSTAT: Yes.</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. AIZENSTAT: Here he comes. He's</p> <p>2 walking in.</p> <p>3 MS. MENENDEZ: You're delaying our meeting.</p> <p>4 MS. SUAREZ: The next item is Number 7, an</p> <p>5 Ordinance of the City Commission of Coral</p> <p>6 Gables, Florida providing for a text amendment</p> <p>7 to the City of Coral Gables Official Zoning</p> <p>8 Code by amending Article 4, "Zoning Districts,"</p> <p>9 Division 3, "Nonresidential Districts," Section</p> <p>10 4-301, "Commercial Limited District" requiring</p> <p>11 conditional use review for medical clinics</p> <p>12 located within a Commercial Limited zoning</p> <p>13 district; providing for repealer provision,</p> <p>14 severability clause, codification, and</p> <p>15 providing for an effective date.</p> <p>16 Thank you.</p> <p>17 MR. AIZENSTAT: If we can just note for the</p> <p>18 record that Mr. Behar is back on the dais.</p> <p>19 MR. TRIAS: May I have the PowerPoint,</p> <p>20 please?</p> <p>21 Madam Chair, this is a very, very straight</p> <p>22 forward amendment. Basically, currently, in</p> <p>23 the Commercial Limited District, medical</p> <p>24 clinics are allowed, but if they happen to be</p> <p>25 over 10,500 square feet, they have to be a</p>

<p style="text-align: right;">Page 37</p> <p>1 Conditional Use.</p> <p>2 Now, that has created some issues, because</p> <p>3 Commercial Limited tends to be next to Single</p> <p>4 Family or Residential areas and so on, and the</p> <p>5 way that the medical clinic business has</p> <p>6 evolved through the years, it has a lot of</p> <p>7 traffic, and the impacts are very significant.</p> <p>8 So what we are recommending is to strike</p> <p>9 through all of the dimensional qualities that</p> <p>10 we have in the Zoning Code, and simply make the</p> <p>11 medical clinic a Conditional Use. Simple as</p> <p>12 that.</p> <p>13 MR. GRABIEL: Any and all.</p> <p>14 MR. TRIAS: Yeah, in the Commercial Limited</p> <p>15 Zoning District. That is the request, and</p> <p>16 Staff recommends approval.</p> <p>17 MS. MENENDEZ: Can I just ask, how did this</p> <p>18 come up?</p> <p>19 MR. TRIAS: This came up within the context</p> <p>20 of the discussion of some of the buildings</p> <p>21 north of Eighth Street, along Ponce de Leon,</p> <p>22 760 Ponce de Leon, 747 Ponce de Leon, and</p> <p>23 another one. I forget exactly the address.</p> <p>24 What happened there is that the buildings,</p> <p>25 through the years -- and these are buildings</p>	<p style="text-align: right;">Page 39</p> <p>1 MR. BELLIN: -- Commercial Limited?</p> <p>2 MR. TRIAS: Just CL. And like I said, CL</p> <p>3 already allows a medical clinic and already</p> <p>4 allows it as a Conditional Use, if it's over</p> <p>5 10,500 square feet. So the only change we're</p> <p>6 making is to say, okay, fine, it's only going</p> <p>7 to be allowed as a Conditional Use.</p> <p>8 MS. MENENDEZ: So it's more restrictive, is</p> <p>9 what you're saying?</p> <p>10 MR. TRIAS: Yes. Yes.</p> <p>11 MR. BELLIN: Does it have any effect with</p> <p>12 respect to a C Zone?</p> <p>13 MR. TRIAS: With respect to, what?</p> <p>14 MR. BELLIN: To a Commercial Zone, not a</p> <p>15 CL.</p> <p>16 MR. TRIAS: No. Only CL. Only CL. C Zone</p> <p>17 is not affected.</p> <p>18 MR. BELLIN: So what happens if you have a</p> <p>19 C Zone and residential across the street? I</p> <p>20 know it's not very common, but what if you have</p> <p>21 that kind of situation?</p> <p>22 MR. TRIAS: It will be reviewed according</p> <p>23 to the rules for C, for Commercial.</p> <p>24 MR. BELLIN: Okay.</p> <p>25 MS. MENENDEZ: Did we have any public</p>
<p style="text-align: right;">Page 38</p> <p>1 that date back to the '60s and before --</p> <p>2 through the years, there has been more and more</p> <p>3 activity going on, and the neighbors are</p> <p>4 concerned about traffic and the general impact</p> <p>5 of the activity in the neighborhood.</p> <p>6 MS. MENENDEZ: So based on those samples,</p> <p>7 we decided to modify the Code to restrict --</p> <p>8 MR. TRIAS: Yeah.</p> <p>9 MS. MENENDEZ: Okay.</p> <p>10 MR. TRIAS: And it makes some sense,</p> <p>11 because this is for Commercial Limited, which</p> <p>12 is not that common in the City. It's only in</p> <p>13 areas that are next to Single Family and</p> <p>14 Residential areas.</p> <p>15 So what happens is that, in our view, it</p> <p>16 works better as a Conditional Use, because then</p> <p>17 the Commission is able to make conditions</p> <p>18 related to parking, related to traffic, related</p> <p>19 to the impacts that it may have on the</p> <p>20 neighborhood.</p> <p>21 MS. MENENDEZ: Okay. Do we have -- I'm</p> <p>22 sorry.</p> <p>23 MR. BELLIN: I have a question. This is</p> <p>24 with respect just to CL --</p> <p>25 MR. TRIAS: Yes.</p>	<p style="text-align: right;">Page 40</p> <p>1 wanting to speak on this item? Any public?</p> <p>2 No?</p> <p>3 Okay. Any other comments or questions to</p> <p>4 Staff? No?</p> <p>5 Do I have a motion?</p> <p>6 MR. BELLIN: I'll make a motion to approve.</p> <p>7 MS. MENENDEZ: Okay. Do I have a second?</p> <p>8 MS. VELEZ: I'll second. I'll second.</p> <p>9 MS. MENENDEZ: Okay. Jill, can you call</p> <p>10 the roll, please?</p> <p>11 THE SECRETARY: Maria Velez?</p> <p>12 MS. VELEZ: Yes.</p> <p>13 THE SECRETARY: Eibi Aizenstat?</p> <p>14 MR. AIZENSTAT: Yes.</p> <p>15 THE SECRETARY: Jolie Balido-Hart?</p> <p>16 MS. BALIDO-HART: Yes.</p> <p>17 THE SECRETARY: Robert Behar?</p> <p>18 MR. BEHAR: Yes.</p> <p>19 THE SECRETARY: Marshall Bellin?</p> <p>20 MR. BELLIN: Yes.</p> <p>21 THE SECRETARY: Julio Grabiell?</p> <p>22 MR. GRABIEL: Yes.</p> <p>23 THE SECRETARY: Maria Menendez?</p> <p>24 MS. MENENDEZ: Yes.</p> <p>25 Next item, Madam City Attorney.</p>

<p style="text-align: right;">Page 41</p> <p>1 MS. SUAREZ: The next item is Item 8, an 2 Ordinance of the City Commission of Coral 3 Gables, Florida providing for text amendments 4 to the City of Coral Gables Official Zoning 5 Code, by amending Article 4, "Zoning 6 Districts," Section 4-201, "Mixed Use 7 District;" Article 5, "Development Standards," 8 Section 5-604, "Coral Gables Mediterranean 9 Style Design Standards," and Section 5-1105, 10 "Landscape Requirements;" and Article 8, 11 "Definitions," to increase the requirements for 12 landscaped open space and clarify what 13 constitutes open space; providing for a 14 repealer provision, providing for a 15 severability clause, codification, and 16 providing for an effective date. 17 MS. MENENDEZ: Thank you. 18 MR. TRIAS: May I have the PowerPoint, 19 please? 20 Madam Vice Chair, this has been a request 21 of the City Commission. There's some concern 22 that some of the requirements that we have for 23 open space don't result in the high quality 24 open space. That is the view of some people. 25 And there are two issues related to this</p>	<p style="text-align: right;">Page 43</p> <p>1 designations that we have. We were just 2 discussing Commercial Limited. That is one of 3 the designations. We also have Commercial. We 4 also have Mixed-Use Districts. And we have 5 residential, MF2, the apartment areas and so 6 on. 7 And here what we're proposing is some 8 slight increase in the percentage. Now, what I 9 would recommend, based on some conversation 10 I've had with some of the Members, is that we 11 probably need to look at this a little bit more 12 closely, in terms of the effect that it has on 13 development, and given the fact that the City 14 Commission is not going to meet until the end 15 of August, we still have an additional meeting 16 in August, potentially, if you choose to go 17 that way, in which we could review this a 18 little bit further, if you choose to do that. 19 So that is the idea. The request is that 20 we believe that the Code will be enhanced by 21 having ground level be more clear and more 22 explicit. I think that's very important. And, 23 secondly, that there's an opportunity to 24 improve some of the percentages that are 25 requested or required in the different Zoning</p>
<p style="text-align: right;">Page 42</p> <p>1 request. One is the amount of open space, the 2 percentage that is required, and the other one 3 is the location. And I would like to describe 4 them separately, and I think it's probably 5 easier to think of them as two separate 6 requests. 7 Right now open space is allowed to happen 8 at the ground level, but also in the upper 9 stories, for example, at a pool deck, if you do 10 a garden there and so on. What happens is that 11 that is really not the intent of open space for 12 the creation of high quality pedestrian areas. 13 It really has to be at the ground level. 14 So one aspect of this request is that we 15 have made some amendments to the text -- it's 16 probably easier to look at the two displays 17 that I have -- some amendments to the text, 18 that add the word "ground level" multiple times 19 and define some key provisions, such as the 20 paseo, as something that has to be open to the 21 sky. So those, I think, are very clear, very 22 straight-forward, very applicable things. 23 The next aspect of this is the change, in 24 terms of the percentages, and this chart right 25 here illustrates the different Zoning</p>	<p style="text-align: right;">Page 44</p> <p>1 designations. So that is the issue. 2 It's complex, it's very significant, and it 3 really matters in terms of the quality of life 4 of the community and the overall appearance of 5 the City. This is one of those things that 6 truly can have a big impact. 7 MR. AIZENSTAT: And if I may -- 8 MS. MENENDEZ: Sure. 9 MR. AIZENSTAT: -- this would only apply to 10 the Mixed-Use District? 11 MR. TRIAS: No. It actually applies to 12 Commercial, Commercial Limited and Mixed-Use, 13 yes, and also the MF2. Yeah. 14 MS. BALIDO-HART: So where are we getting 15 these percentages from? And is there any 16 concern with the numbers? 17 MR. BEHAR: Very good question. 18 MR. TRIAS: Yeah. And I -- thank you very 19 much for the question, because that is exactly 20 the aspect of the request that is -- I believe 21 requires a little bit more thinking. The 22 existing percentages are here on the top, and 23 the proposed are the ones that are highlighted 24 in green. 25 So, as you can see, there's a little bit of</p>

<p style="text-align: right;">Page 45</p> <p>1 a difference, and the difference is towards 2 more percentage, but the reality is that -- 3 what I like to tell people who ask about these 4 things is that the City of Coral Gables has 5 probably the best design and review process 6 anywhere, and that is through the Board of 7 Architects. No other City has seven 8 professional architects review absolutely 9 everything that goes on for aesthetics. 10 So what happens is that we do have a great 11 process to make sure that projects are designed 12 at the highest level, and that process, I 13 believe, is as important as the requirements 14 that we have. So, from my perspective, I think 15 that we need to respect the Board of 16 Architects, we need to respect the Staff that 17 we have that reviews all of these projects, and 18 allow for some flexibility, because I think 19 that cities that tend to look at things in 20 terms of percentages are not as high quality as 21 Coral Gables. 22 Coral Gables is way beyond. So it's a 23 simple way of looking at things, because we do 24 have that process. So, anyway, that's my 25 answer.</p>	<p style="text-align: right;">Page 47</p> <p>1 into account the proportions of the building, 2 the arcade, the location of different things -- 3 MS. BALIDO-HART: Right. 4 MR. TRIAS: -- that is so much more 5 important, in my view, than, well, it's eight 6 percent, nine percent, ten percent. 7 MS. MENENDEZ: Yes. 8 MS. VELEZ: I see that the Commercial, 9 Commercial Limited, with the Mediterranean 10 Bonus has no change at all, other than removing 11 the elevated areas. 12 MR. TRIAS: And that has to do with the 13 fact that when you do the Med Bonus, other 14 things apply, and that's what I'm saying about 15 the Code. The Code is very complex. It's one 16 of the most complex Codes we have. 17 When you see Commercial -- like, for 18 example, the project we just saw is Commercial, 19 but because it's going for the Mediterranean 20 Bonus, then it doesn't have to follow some of 21 the setback requirements. All of a sudden, the 22 issue of open space becomes, well, we have an 23 arcade, and then the architect, for example, in 24 that case, designed a landscaped area in front 25 of the arcade. Why? Well, because it's on</p>
<p style="text-align: right;">Page 46</p> <p>1 MS. BALIDO-HART: Right. And the reason I 2 asked the question is that perhaps something 3 for consideration could be a range instead of a 4 limited number, a range, but I'll look forward 5 to further discussion of this and further 6 understanding. 7 The ultimate goal of this is really to have 8 greater green space, right, to increase the 9 green space? 10 MR. TRIAS: At the ground level. 11 MS. BALIDO-HART: At the ground level. 12 MR. TRIAS: Yes. 13 MS. BALIDO-HART: And it's all in the 14 execution, right? So what might be right for 15 one property may not be right for another? 16 MR. TRIAS: Right. 17 MS. BALIDO-HART: So that's why the range 18 concerns me, because I don't know -- I can't 19 visualize what that number would mean across 20 the board. 21 MR. TRIAS: And I don't think anybody can. 22 If you ask me right now, what does that mean 23 exactly, in terms of a project, I cannot give 24 you an answer, and the reason is that we have 25 such a serious process of review, that takes</p>	<p style="text-align: right;">Page 48</p> <p>1 US-1, there's a lot of traffic, it's the right 2 design solution, and that was done through the 3 current process. 4 Now, if instead of looking at it as a 5 design problem, we only look at it in terms of 6 a mathematical equation, are we going to get 7 the same quality? Maybe not, and that's the 8 issue that I'd like to emphasize. 9 MS. MENENDEZ: Yes, sir. 10 MR. GRABIEL: My concern is that everybody 11 is for open space, but I want to qualify it, 12 open space, so that it becomes significant open 13 space. This morning, I was walking the back 14 street of the Colonnade Hotel, and the way that 15 building solved their landscaping requirements, 16 and we've talk about this before, is putting 17 planters between columns, which kills the use 18 of an arcade, because nobody jumps over the 19 planter to get into the arcades. So either you 20 walk on the sidewalk or you walk on the arcade, 21 but there's no flow between one and the other, 22 and, yes, the building complied with the 23 landscaping requirements at the time at ground 24 level, but it urbanistically is a disaster. 25 So how do we protect the landscape and how</p>

<p style="text-align: right;">Page 49</p> <p>1 do we qualify it in such a way that the</p> <p>2 landscape becomes a significant benefit to the</p> <p>3 City and the residents and visitors?</p> <p>4 MR. TRIAS: Yeah, we added some language</p> <p>5 that talks about that specifically, but it's</p> <p>6 not enough.</p> <p>7 MR. GRABIEL: Okay.</p> <p>8 MR. TRIAS: What does the job is the</p> <p>9 process, the process that we have through the</p> <p>10 Board of Architects, and I think -- you know,</p> <p>11 again, I think that's the key. The key is that</p> <p>12 we have that process, other people don't, other</p> <p>13 cities don't.</p> <p>14 Yes.</p> <p>15 MR. BELLIN: It seems like we're discussing</p> <p>16 this situation before we hear from the public,</p> <p>17 and I would like to hear from them before it</p> <p>18 gets to us.</p> <p>19 MS. MENENDEZ: Sure. Well, because he's</p> <p>20 still doing his presentation, but you're right,</p> <p>21 we probably should have waited for our comments</p> <p>22 until after the public spoke, and I probably</p> <p>23 should have asked Jill if there's anyone that</p> <p>24 wanted to speak to this issue.</p> <p>25 THE SECRETARY: Yes. We have three.</p>	<p style="text-align: right;">Page 51</p> <p>1 Zoning District which does not see the level of</p> <p>2 sort of development activity that you think</p> <p>3 would be appropriate in re-development activity</p> <p>4 in certain areas, and you wonder if that is</p> <p>5 part of the complicating factor in</p> <p>6 re-developing those sites.</p> <p>7 Landscaped open space in the ground floor</p> <p>8 is, generally a good idea, you can't say that</p> <p>9 it's a bad idea, but you don't want it -- you</p> <p>10 want it to only enhance projects and be able to</p> <p>11 enable projects to happen that are going to</p> <p>12 overall improve the City and its neighborhoods.</p> <p>13 The second point is the fact that this</p> <p>14 change, whenever it comes, will be a change</p> <p>15 that's going to be taking place while other</p> <p>16 projects are going through the Development</p> <p>17 Review approval process. So I think it's very</p> <p>18 important. I think it's fair. I think it's</p> <p>19 protective of people's, you know, vested</p> <p>20 interests and due process here, that this</p> <p>21 ordinance include, as similar ordinances have</p> <p>22 included in the past, some sort of</p> <p>23 grandfathering provision, whereby if you're</p> <p>24 already at a certain point in the development</p> <p>25 approval process, such as the project perhaps</p>
<p style="text-align: right;">Page 50</p> <p>1 Mario Garcia-Serra.</p> <p>2 MR. GARCIA-SERRA: Good evening, Madam</p> <p>3 Chair, Members of the Board, Mario</p> <p>4 Garcia-Serra, with offices at 600 Brickell</p> <p>5 Avenue, not representing any particular client</p> <p>6 on this matter, just here of interest, of</p> <p>7 course, since I'm involved quite often in real</p> <p>8 estate development projects here in the City.</p> <p>9 I have two points that I would like to</p> <p>10 make. Number One is a point that I believe has</p> <p>11 already been made, I wasn't here for the whole</p> <p>12 discussion, but the idea that perhaps something</p> <p>13 a little bit more sophisticated than just</p> <p>14 straight formulas is what's appropriate to</p> <p>15 govern and make sure that we have the right</p> <p>16 amount of landscaped open space on the ground</p> <p>17 floor of a project.</p> <p>18 You know, when you look at the list right</p> <p>19 now, and it goes anywhere probably from about</p> <p>20 ten percent to twenty-five percent, when you're</p> <p>21 getting up to twenty-five percent, that's</p> <p>22 already a pretty significant number, is that</p> <p>23 complicating design of good projects?</p> <p>24 You'll note that the twenty-five percent,</p> <p>25 in part, is in the MF-2 district, which is a</p>	<p style="text-align: right;">Page 52</p> <p>1 that came before us, whether that be</p> <p>2 preliminary Board of Architects approval</p> <p>3 perhaps, that that project -- those projects</p> <p>4 still be subjected to the rules in place when</p> <p>5 they started being developed and proposed.</p> <p>6 MS. MENENDEZ: I think that would be more</p> <p>7 at the Commission level.</p> <p>8 MR. GARCIA-SERRA: Okay.</p> <p>9 MS. MENENDEZ: I'm not sure that -- I mean,</p> <p>10 you could probably get like our comments on it,</p> <p>11 but I think that's more at the Commission</p> <p>12 level.</p> <p>13 MR. LEEN: Madam Chair, could I add</p> <p>14 something to that?</p> <p>15 MS. MENENDEZ: Of course.</p> <p>16 MR. LEEN: We have a current policy that --</p> <p>17 which the Commission has endorsed and adopted,</p> <p>18 that we look at the final Board of Architects</p> <p>19 review, the second one, not the preliminary,</p> <p>20 and that's where, in a sense -- it's not truly</p> <p>21 vested rights, because the Commission can</p> <p>22 change it, but that's where the Commission is</p> <p>23 recognizing your rights to vest, in the sense</p> <p>24 that we're not going to change the Code at that</p> <p>25 point as to you. That can change, though.</p>

<p style="text-align: right;">Page 53</p> <p>1 What the Resolution says is that the</p> <p>2 Commission can pick a different date, if it</p> <p>3 wishes, and I'm sure that they would love the</p> <p>4 recommendation of the Planning and Zoning Board</p> <p>5 as to that.</p> <p>6 I also had one point I just wanted to make</p> <p>7 regarding open space. The way that the</p> <p>8 proposed Ordinance is written, and I know Mayor</p> <p>9 Valdes-Fauli has raised this point, and also</p> <p>10 Commissioner Lago, that they want open space to</p> <p>11 be right on the ground floor. They don't want</p> <p>12 to step up or step down. And, you know, that's</p> <p>13 very important for you to know and think about</p> <p>14 in making your recommendation.</p> <p>15 I just wanted to make one point, though.</p> <p>16 There's still the legal aspect to that, which</p> <p>17 is that -- I've given opinions in the past,</p> <p>18 that the Board of Architects, for aesthetic</p> <p>19 purposes, can have some leeway to deviate from</p> <p>20 that, if they're imposing a condition of</p> <p>21 approval. Likewise, for the ADA, sometimes</p> <p>22 things will come up where there may need to be</p> <p>23 a ramp or some sort of deviation from the norm,</p> <p>24 in order to address those sorts of concerns,</p> <p>25 and I just want to be clear that that still</p>	<p style="text-align: right;">Page 55</p> <p>1 commenced the process and it may take four or</p> <p>2 five months before a project comes for the</p> <p>3 final Board of Architects.</p> <p>4 MR. LEEN: True.</p> <p>5 MR. BEHAR: So that may, you know --</p> <p>6 MR. LEEN: So there may be a reason to have</p> <p>7 a different point. It could be the application</p> <p>8 date, it could be the first Board of</p> <p>9 Architects, and that could be recommended to</p> <p>10 the Commission.</p> <p>11 MR. BEHAR: Because, you know, going</p> <p>12 through the process in the City is a lengthy</p> <p>13 process. So not that we want to delay the</p> <p>14 project, but, you know, we have to consider an</p> <p>15 alternate date, not final Board of Architects.</p> <p>16 MR. LEEN: It is within your authority to</p> <p>17 recommend that.</p> <p>18 MR. BELLIN: Craig --</p> <p>19 MR. LEEN: Yes.</p> <p>20 MR. BELLIN: -- it's always been, as far as</p> <p>21 I know, preliminary Board of Architects,</p> <p>22 because that's when you're given the right to</p> <p>23 start construction documents, once you get the</p> <p>24 preliminary Board of Architects, and you can't</p> <p>25 have a guy, you know, waiting to get to the</p>
<p style="text-align: right;">Page 54</p> <p>1 exists, all of those sorts of interpretations</p> <p>2 exist, but the general idea of this proposed</p> <p>3 Ordinance would be that it would be at ground</p> <p>4 floor, but there could be -- Staff is going to</p> <p>5 have a little bit of leeway, the Commission and</p> <p>6 you will have leeway when you do Conditional</p> <p>7 Use reviews, when you impose a condition of</p> <p>8 approval. The Board of Architects will have</p> <p>9 some leeway, as well.</p> <p>10 MS. MENENDEZ: Okay. Thank you.</p> <p>11 MR. GARCIA-SERRA: On that point, Craig, I</p> <p>12 remember also when -- I think it was the Impact</p> <p>13 Fee Ordinance, which was the last Ordinance</p> <p>14 approved by the City Commission that had a sort</p> <p>15 of grandfathering language, aside from final</p> <p>16 Board of Architects approval, it also included</p> <p>17 any project that was --</p> <p>18 MR. LEEN: Subject to a development agreement.</p> <p>19 MR. GARCIA-SERRA: -- subject to a</p> <p>20 development agreement approved at a public</p> <p>21 hearing.</p> <p>22 MR. LEEN: Yes.</p> <p>23 MR. BEHAR: But the problem with the final</p> <p>24 Board of Architects, that could be months down</p> <p>25 the line and the project would have already</p>	<p style="text-align: right;">Page 56</p> <p>1 final Board and have this problem, because then</p> <p>2 you can, you know, throw the plans away.</p> <p>3 MR. LEEN: But I believe the Commission</p> <p>4 chose the second Board of Architects, right,</p> <p>5 the final?</p> <p>6 MR. TRIAS: I think so. Yes, and that's a</p> <p>7 policy choice. They could chose one or the</p> <p>8 other, and if you want to recommend the</p> <p>9 preliminary, that's perfectly fine, and that's</p> <p>10 an appropriate role for the Planning and</p> <p>11 Zoning --</p> <p>12 MR. BEHAR: But Marshall makes a good</p> <p>13 point. You know, if we want to see good</p> <p>14 development happen in Coral Gables, a developer</p> <p>15 is not going to take the chance and go through</p> <p>16 the whole -- spend the money in the whole</p> <p>17 construction document, wait six months for that</p> <p>18 to happen, and then come back later and say,</p> <p>19 "Oh, I can't get it approved."</p> <p>20 MS. MENENDEZ: But what happens in the</p> <p>21 cases where the preliminary approval of the</p> <p>22 Board is issued, but then the plans change?</p> <p>23 I've seen that happen. Then the developer, all</p> <p>24 of a sudden, decides to change the plans. Are</p> <p>25 they grandfathered in because of the</p>

<p style="text-align: right;">Page 57</p> <p>1 preliminary date or does it change?</p> <p>2 MR. BEHAR: No, if it's a minor change that</p> <p>3 is because of, you know, some minor</p> <p>4 modification, it should not change. If a</p> <p>5 developer comes back with a brand new project,</p> <p>6 completely different, well, that's a different</p> <p>7 case.</p> <p>8 MS. MENENDEZ: Right. But to me,</p> <p>9 preliminary just means that it's still</p> <p>10 evolving. I mean, I've seen so many</p> <p>11 developments come through -- when I used to be</p> <p>12 with Coral Gables, so many development comes</p> <p>13 through and then they change after the</p> <p>14 preliminary and then they come in for another</p> <p>15 preliminary, you know.</p> <p>16 MR. BELLIN: But that's when the process</p> <p>17 starts again. There's a preliminary. You</p> <p>18 change the project. You go for another</p> <p>19 preliminary.</p> <p>20 MS. MENENDEZ: Or they come in for the</p> <p>21 first review with some changes. I mean, it's</p> <p>22 just -- I think a final is more -- I mean --</p> <p>23 MR. LEEN: Well, and the reason we chose</p> <p>24 the final was because -- my recollection is,</p> <p>25 when you get that final approval, you have</p>	<p style="text-align: right;">Page 59</p> <p>1 for them to pick preliminary BOA as the</p> <p>2 grandfathering date. So you can recommend</p> <p>3 that.</p> <p>4 MR. BEHAR: Well, my opinion, something</p> <p>5 like this, it would be more appropriate at</p> <p>6 preliminary, because when you have, for</p> <p>7 example, a Site Plan that complies with the</p> <p>8 requirements today, this would change -- this</p> <p>9 will alter that plan completely. So for us to</p> <p>10 go through that whole process and get it drawn</p> <p>11 all of the way to a hundred percent and submit</p> <p>12 it, and then you've got to come back and change</p> <p>13 it --</p> <p>14 MS. MENENDEZ: But at what point do you</p> <p>15 submit after the preliminary approval? What's</p> <p>16 the lag time?</p> <p>17 MR. BEHAR: Like Marshall said, the</p> <p>18 preliminary approval gives you the confidence</p> <p>19 to go forward and continue the process, the</p> <p>20 drawings for the project. You don't submit --</p> <p>21 you know, on a major project, you don't submit</p> <p>22 the drawings within the first, you know, ninety</p> <p>23 to a hundred twenty days.</p> <p>24 MS. MENENDEZ: But when you go to the Board</p> <p>25 of Architects after preliminary approval, are</p>
<p style="text-align: right;">Page 58</p> <p>1 eighteen months that that's good for, then, at</p> <p>2 that point. So, you know, 1-110 --</p> <p>3 MS. MENENDEZ: That makes sense to me.</p> <p>4 MR. LEEN: -- of the Zoning Code had a real</p> <p>5 time period where that was valid. So it seemed</p> <p>6 like if you were going to go to all of the</p> <p>7 trouble to get the final BOA approval, that it</p> <p>8 would be a hardship, at that point, to then</p> <p>9 apply a whole new law to you, where you would</p> <p>10 have to change everything that you've done.</p> <p>11 Whereas, a preliminary, there seemed to be</p> <p>12 more -- I'm just telling you the thinking. You</p> <p>13 know, you can disagree with it, certainly, but</p> <p>14 the thinking was that there was more leeway</p> <p>15 after preliminary BOA. You haven't even gotten</p> <p>16 Zoning approval yet. There could be changes to</p> <p>17 the Zoning Code or something like that.</p> <p>18 And a lot of times, when people go, after</p> <p>19 preliminary BOA, to Zoning, they get some</p> <p>20 feedback, they change it, they go back to the</p> <p>21 BOA. So the thinking was that that was</p> <p>22 somewhat premature, but for something like</p> <p>23 this, if you think that that's the date it</p> <p>24 should be, the opinion that my office gave and</p> <p>25 the Resolution passed by the Commission allows</p>	<p style="text-align: right;">Page 60</p> <p>1 you submitting construction documents? Are you</p> <p>2 submitting so much detail that, you know, it's</p> <p>3 fixed?</p> <p>4 MR. BEHAR: No.</p> <p>5 MS. MENENDEZ: I mean, I think that you</p> <p>6 just submit the aesthetics, the architectural</p> <p>7 drawings.</p> <p>8 MR. BEHAR: But then you go forward, you</p> <p>9 move forward with the construction documents.</p> <p>10 MR. TRIAS: Madam Chair.</p> <p>11 MR. BEHAR: And you get your final Board of</p> <p>12 Architects at the completion of those drawings.</p> <p>13 MS. MENENDEZ: Okay.</p> <p>14 MR. BEHAR: And then, during that time</p> <p>15 could lapse, you know, six months, whatever.</p> <p>16 And then, if I've got to come back at that</p> <p>17 point and say, "Oops, you've got to apply --"</p> <p>18 MS. MENENDEZ: Right. I understand. I</p> <p>19 understand.</p> <p>20 MR. GARCIA-SERRA: If I may, just one more</p> <p>21 relevant point on that point exactly. The</p> <p>22 Ordinance which Craig and I are remembering,</p> <p>23 that had a grandfather provision most recently,</p> <p>24 was the Ordinance amending the new impact fees.</p> <p>25 When you're creating the new impact fees,</p>

<p style="text-align: right;">Page 61</p> <p>1 you're not affecting design. In other words, 2 when they adopted that Ordinance, your plan was 3 still good. You're going to have to pay more 4 in impact fees now than what you did 5 previously, but your plan is still good. 6 This Ordinance, on the other hand, if 7 adopted -- 8 MENENDEZ: Affects it. I understand. 9 Okay. 10 MR. GARCIA-SERRA: -- would potentially 11 render plans useless. 12 MR. BELLIN: I just want to make clear 13 that, you know, we've gone through the process 14 many times, and it's got to be preliminary 15 Board of Architects, because once the 16 preliminary Board of Architects is approved, 17 then that starts the process of construction 18 documents, structural, mechanical, plumbing, 19 electrical and architectural, and you don't go 20 back to the Board of Architects for final until 21 you have got all of the documents in place. 22 So you can't then go for final approval and 23 have them say, "Listen, fellows, you don't have 24 enough landscape." So the effect essentially 25 means you can throw the drawings away.</p>	<p style="text-align: right;">Page 63</p> <p>1 effort over here. 2 The proposed Landscaping Ordinance that 3 we're discussing tonight, in our view, is not 4 workable. Presently, if we were to develop a 5 piece of property in the MF-2 zone, and we used 6 the existing setback standards, development 7 standards, we would be required to allocate 8 about ten percent green space ground level. 9 However, I want you all to know that we are 10 very much in favor of enhancing green space in 11 North Ponce. We think it's consistent with the 12 overall attitudes in the City, and it's also 13 consistent with the intent of the 14 re-development effort in the North Ponce 15 corridor. 16 But as Ramon said, and I don't always agree 17 with Ramon, but when I do, it's a pleasure, I 18 think you're going to have to tweak the numbers 19 a bit. I don't believe that you can 20 successfully develop a property in the MF-2 21 zone requiring 25 percent green space, whether 22 it is green-green or open green or -- we all 23 know what we're talking about. I don't think 24 you can do that successfully and build a 25 building at 25 percent.</p>
<p style="text-align: right;">Page 62</p> <p>1 MS. MENENDEZ: I see. Okay. Got it. 2 MR. LEEN: Thank you. Thank you, Madam 3 Chair. 4 MS. MENENDEZ: Good points. 5 Do we have any other comments? 6 Mari, do you -- no? 7 Oh, public speakers. Sorry. 8 MR. PAPER: Good evening. Henry Paper, 9 Alliance Starlight Companies. I know most of 10 you; not the new members. So congratulations. 11 It's a pleasure to meet you. 12 By way of a historical perspective, we 13 own -- 14 MR. AIZENSTAT: Sir, would you state your 15 address, for the record? 16 MR. PAPER: 340 Minorca Avenue -- I forgot 17 that -- in Coral Gables. 18 By way of perspective, the Board should 19 know that we either own outright or control the 20 development of about 200,000 square feet of 21 land in the North Gables, North Ponce corridor. 22 We've been there since the early 2000s. We've 23 been involved with the Rezoning and the Overlay 24 efforts for the last three years. We're very, 25 very much aware of the peculiarities of the</p>	<p style="text-align: right;">Page 64</p> <p>1 I think it's got to be something less than 2 25 percent. Maybe it's a bit more than the 3 current requirement of 10 percent ground floor, 4 and maybe you make up the 25 percent in other 5 areas of the building, maybe you have planters, 6 maybe the amenities areas are addressed, maybe 7 you have green walls. There's a lot of 8 facilities that you can reach in a development 9 world and get to the point that you want to 10 get, but I think all of the comments we had 11 tonight are very well-placed and are very good, 12 and the Board should take them under 13 consideration in addressing this, taking 14 particular care not to throw the baby out with 15 the bath water. 16 We spent a lot of time getting this Infill 17 regulation approved and passed. It was almost 18 unanimously supported from its inception, from 19 the Charrettes we had three summers ago, all of 20 the way through the Planning Board, to the 21 Commission. There was not one -- incidentally, 22 not one negative comment from the community, 23 not one person came out to oppose it. And as I 24 recall, and the Board can correct me, as I 25 recall, there was only one who showed up in all</p>

<p style="text-align: right;">Page 65</p> <p>1 of the hearings, and that was to ask that their 2 property was included in the Overlay. It was 3 the lady who was on the north side of Calabria 4 that came in. 5 So, once again, I don't want to take too 6 much time, I would like you to take into 7 consideration the comments that were made by 8 Ramon, and by Mario, and the other people who 9 have been up here tonight, and take special 10 care on what you do in the ground level, 11 because as you increase the requirement at 12 ground level, you're impacting the parking 13 requirements, impacting the building envelope 14 requirements and you're really eviscerating the 15 total intent of what this Infill regulation was 16 meant to be. 17 Thank you very much. 18 MR. AIZENSTAT: Thank you. 19 MR. PAPER: Oh, one other thing, too. 20 You might find that there are parcels that 21 can accommodate more on the ground floor. This 22 can't be one size fits all, as Jolie mentioned 23 earlier. It cannot be one size fits all; 24 however, you might find sites that can 25 accommodate greater percentages of green space,</p>	<p style="text-align: right;">Page 67</p> <p>1 I'm confident, at the end of the day, you're 2 going to come out with the right solution. 3 Thank you very much. 4 THE SECRETARY: Jorge Navarro. 5 MR. NAVARRO: Good evening, Board Members. 6 For the record, Jorge Navarro, office at 333 7 Southeast 2nd Avenue. I'd like to welcome the 8 new Board Members. I'm looking forward to 9 working with all of you. 10 I think there's been a lot of good comments 11 echoed tonight. As your Director said, I think 12 this is an important issue for the City. We're 13 generally supportive of providing a greater 14 quantity and a greater improvement to the 15 ground floor open space, but it's something 16 that has to be studied and it has to be looked 17 at carefully, because by adding to the ground 18 floor open space, you're actually impacting or 19 you may impact the ability for a particular 20 property to be able to re-develop and provide 21 parking and to accomodate the building 22 footprint. 23 So I believe that there needs to be some 24 allowances and some flexibility built into the 25 Code, in case you have a particular property</p>
<p style="text-align: right;">Page 66</p> <p>1 and, maybe in order to encourage that, you 2 might want to offer some kind of an incentive 3 to the developer. 4 I'll give you two quick examples and then 5 I'll sit down. We have one site on Santillane 6 that's 30,000 square feet. There's no way -- 7 it's 211 Santillane. It's just to the west of 8 Ponce. There is no way we can develop that 9 property with a 25 percent green space 10 requirement on the ground floor. No way. 11 Right now we're at about 11 percent, and that's 12 maxing what we can do. 13 But we have another site across the street, 14 across the Women's Club. It's 912 East Ponce 15 and 100 Calabria. It's a corner piece. There 16 we can do much more. Maybe we give you 30 or 17 40 percent green space. This is just 18 hypothetically. And for an incentive, maybe 19 you give me another 20 units an acre incentive 20 to do that. In those cases, we'd have no 21 problem giving the City more than 25 percent 22 ground level. 23 So, you know, you've got to think it 24 through carefully, listen to Ramon, listen to 25 the professionals, follow their guidance, and</p>	<p style="text-align: right;">Page 68</p> <p>1 that cannot meet these requirements. 2 You know, I think this was also said, and 3 it may have been by Jolie, but there has to be, 4 I think, a sliding scale. I mean, it's much 5 easier for larger properties to be able to 6 provide additional open space than it is when 7 you have a 10,000 square foot. By providing 15 8 percent on a 10,000 square feet lot, you're 9 automatically taking away 1,500 square feet 10 from that lot, and it could affect, A, your 11 parking pedestal or, B, your ability to provide 12 the necessary parking requirements, and it 13 could also impact the quality and design of the 14 building, which is something that, as your 15 Director said, the Board of Architects really 16 strives to get the best design possible. 17 Another comment that was made is that even 18 though you may not be able to provide all of 19 the open space at the ground level, there 20 should be some flexibility to either provide it 21 by either improving the abutting right-of-way, 22 or by providing a percentage of that in the 23 upper levels. I mean, by providing open space 24 in the upper levels, it improves the quality of 25 the life of the residents. So it's actually</p>

<p style="text-align: right;">Page 69</p> <p>1 not lost. It's actually given back to the 2 residents of that project. 3 In terms of improving the right-of-way, I 4 know that when the MXD regulations were 5 originally created, the idea was to promote 6 paseos and to promote the improvement of the 7 alleys and the public right-of-ways. So I 8 think this is like an amenity that could be 9 promoted as part of the open space, and to 10 count the paseos, because you want to provide 11 covered walkways, you want to provide improved 12 hardscapes, lighting, landscaping elements, 13 seating elements that could be incorporated, 14 and this also improves connectivity and access 15 throughout the area. 16 The last comment that I'll make is 17 regarding the vesting language. I think that's 18 very, very important, as Mr. Bellin said, and I 19 think Mr. Behar echoed, as well. By the time 20 you go in for preliminary Board of Architects, 21 that's the springboard, that from there you 22 have a set of plans that you're moving forward 23 through the process. At that point, you're 24 doing your mechanical, your electrical, your 25 plumbing and your structural drawings.</p>	<p style="text-align: right;">Page 71</p> <p>1 area in the MF-2. 25 percent, really makes a 2 project of 10,000 square feet undoable. You 3 can't develop it. 4 The Code now provides for that situation, 5 and I don't know why we're going to change it. 6 Certain percentage goes to the ground, then you 7 can improve the right-of-way, and then you can 8 use balconies, you can use amenities next to 9 pick up the extra square footage. 10 So I think a reasonable number, maybe we 11 use 12, 13 percent of green on the ground, at 12 ground level, and then we're able to use the 13 right-of-way to give us part of the additional 14 green that we need, and then we can use the 15 balconies, as well. 16 And what happens is, the balconies can be 17 considered as green if we put planters and the 18 planters are permanently connected to the slab, 19 bolted to the slab, so they can't just, you 20 know, after we get the building approved, move 21 them. 22 And the Code, as it stands now, makes 23 provisions for those things. One of the -- 24 what happened was, and I'm not really quite 25 sure why, but the ability to put green space on</p>
<p style="text-align: right;">Page 70</p> <p>1 You don't go to final BOA until you submit 2 your building permit. By that time, any kind 3 of change to the ground floor by having to 4 provide additional open space could change your 5 entire drawings and it's a significant cost to 6 the developer. So I think there should be a 7 recommendation, whether it's preliminary Board 8 of Architects, or some other point, that allows 9 the developer to be comfortable and preserves 10 their rights and allows them to expend, you 11 know, time and resources in developing the 12 plans and doesn't hold projects back. 13 So these are just some recommendations that 14 I hope you'll consider here this evening. 15 Thank you very much. 16 MS. MENENDEZ: Thank you. 17 THE SECRETARY: No more speakers. 18 MS. MENENDEZ: Okay. Do we have comments? 19 MR. BELLIN: Yeah. I'll start. 20 MS. MENENDEZ: Okay. 21 MR. BELLIN: To give you some perspective 22 as to really what happens when you're looking 23 for 25 percent on the ground, if you just 24 conform to the setbacks that are required by 25 the Code, you provide around 12 percent green</p>	<p style="text-align: right;">Page 72</p> <p>1 amenity decks and balconies was stricken in 2 this proposal, and I think what we need to do 3 is make recommendations that that not be taken 4 out. 5 MS. MENENDEZ: Okay. Any other comments? 6 MR. BEHAR: I do. I have several. And, 7 you know, I want to start by saying that I 8 agree with everything the speakers have said, 9 you know, with the Director, and even Marshall. 10 I think that we're not looking at this 11 correctly. I think that there is an 12 opportunity to increase the open space, not 13 green space. To me, I look at it as a 14 combination, open and green. 15 To give you an example, if you wanted to do 16 a plaza, and right now, based on my 17 understanding, a plaza would not be considered 18 green space, but yet you could provide an open 19 area that the public would benefit from it. 20 The elimination of the elevated areas, I 21 agree with Marshall, I think it's a mistake, 22 because what we want to do by requiring some of 23 the open space at the elevated areas, you're 24 reducing the massing of the project. Otherwise 25 you could -- if you eliminate it, I can do a</p>

<p style="text-align: right;">Page 73</p> <p>1 rectangle box and I don't provide any relief. 2 I think that's a mistake. I think we should 3 leave the elevated areas. 4 What I also agree with is that if we 5 increase the requirement on the ground floor, 6 where maybe it is 12 percent, in some cases, 7 you know, it could be a little bit more, but we 8 should be able to count the public 9 right-of-way, some of the ground floor, and the 10 upper areas as part of the total. So we should 11 not say 25 percent on the ground floor. That's 12 not the right thing to do. 13 When I looked at it and when I analyzed it 14 in different lot sizes, I think in some cases 15 the setback that is being imposed is the 16 problem, because where is the most beneficial 17 to have open space? It's really at the public 18 right-of-way, at the public realm, at the 19 street level. If I have in some cases, where, 20 you know, I might use an MF-2, and I'm abutting 21 an MF-2, I'm required to do a 15-foot 22 setback -- and you can correct me if I'm wrong 23 -- on the sides and on the rear, somewhere in 24 the front, but where I benefit the most is on 25 the streetfront, that's where you get the</p>	<p style="text-align: right;">Page 75</p> <p>1 surface parking, then you run into that 2 problem. Then you have to set the building 3 back, because it's not -- that applies if it's 4 a surface parking lot. 5 MR. BELLIN: But in the smaller buildings, 6 that's all you can do. 7 MR. BEHAR: Right. But don't look at it in 8 the smaller -- look at it as a big picture for 9 the whole area. 10 MR. BELLIN: But that's why it's different 11 according to the design of the project and the 12 scope of the project. 13 MR. BEHAR: Okay. I think there are some 14 good proposals that we could do. I don't have 15 a problem increasing a little bit the open 16 space. I don't want to call it just green 17 space, because I'll give you an example; the 18 project on Ponce and Le Jeune Road. There was 19 a big plaza in the corner. 20 Well, technically that's not green space. 21 It's open space. And then you have to -- that 22 percentage, you have to take into consideration 23 such space, not just green. And I think that 24 this is one that the Planning Director has to 25 go back and do precise numbers, not just throw</p>
<p style="text-align: right;">Page 74</p> <p>1 relief, because if you've got two projects 2 abutting each other, you don't get the benefit 3 of that relief. You want to do that on the 4 street facade. 5 MR. TRIAS: And if you'll recall, in the 6 North Ponce MF-2, we made that requirement, the 7 10-foot front requirement for green 8 specifically for that. 9 MR. BEHAR: Right, but if you had an option 10 to say, you know what, on the rear, instead of 11 fifteen feet, I'll take it to five and I add 12 those ten feet to the front, the public benefit 13 will be greater if it's in the front of the 14 property. 15 MR. BELLIN: Robert, what happens is, it's 16 not the building that causes the problem. It's 17 the parking. The building setback in the rear 18 and the sides is ten feet, but the parking 19 setback is only three feet. So if you just 20 take the perimeter of the three-foot parking 21 requirement and the front setback, which is 22 twenty feet, you come up with around twelve 23 percent. 24 MR. BEHAR: But, Marshall, if you do a 25 pedestal building and the parking is not a</p>	<p style="text-align: right;">Page 76</p> <p>1 numbers in the air, because it's going to hurt 2 a lot of the projects. 3 MS. MENENDEZ: Well, I think he already 4 committed to coming back before -- or for our 5 next meeting. 6 Let me ask you, what is the definition of 7 green space? 8 MR. TRIAS: Well, all of that, and that's 9 the issue -- the issue is that it's complex. 10 MS. MENENDEZ: Do we have a definition in 11 our Zoning Code of green space? 12 MR. TRIAS: Open space is defined, right, 13 open space, not green space. 14 MS. MENENDEZ: Okay. I would suggest we 15 try to define it. 16 MR. TRIAS: Yeah. But, for example, the 17 point that Mr. Behar was raising of the plaza, 18 the plaza counts 75 percent, and we were 19 thinking maybe count only 50 percent, meaning a 20 hardscaped paver plaza. Those are the issues 21 that we need to get a grasp on, because some 22 people believe that there should be more green, 23 more lawns and trees, other people believe that 24 the balance between the building arcade and the 25 plaza and the green space is more important.</p>

<p style="text-align: right;">Page 77</p> <p>1 So that's the discussion, and my 2 perspective on this, my professional 3 perspective on this, is that I have never had 4 the opportunity to work with such a great City, 5 that has such a great process. I mean, this is 6 the best process I know, in terms of dealing 7 with design, by far. So to somehow assume that 8 things are not going well is wrong. Things are 9 going very well. 10 Now, we can make them better, sure, and I 11 think one of the issues is, the ground level 12 discussion, emphasize ground level. I think 13 that the upper level landscape is good, from a 14 design point of view, like Mr. Behar and Mr. 15 Bellin explained, but I think that the public 16 interest really is to create that pedestrian 17 area at the ground level. That is the most 18 effective way to help the discussion. So 19 that's the issue. 20 And the other issue is, maybe with 21 examples, maybe we can have a discussion and 22 show some examples. 23 MS. MENENDEZ: I think that's a great idea. 24 Yeah. 25 MR. TRIAS: What does this mean, versus --</p>	<p style="text-align: right;">Page 79</p> <p>1 scientific method, but certainly it does have 2 some data. 3 MR. AIZENSTAT: Is there a way to do it on 4 a sliding scale -- 5 MS. BALIDO-HART: Right. 6 MR. AIZENSTAT: -- as opposed to a direct 7 percentage that equates to every project across 8 the board? 9 MR. TRIAS: Yes. Yes, that can be done. 10 MS. BALIDO-HART: Right. 11 MS. MENENDEZ: Okay. So you're going to -- 12 MR. BEHAR: To answer -- one more, to 13 answer your question -- 14 MS. BALIDO-HART: Yes. 15 MR. BEHAR: -- I think the intent, both, to 16 have more open space, more relief at the 17 pedestrian level, okay. Not necessarily -- I 18 don't think it goes to having green areas. 19 It's to having more relief so the buildings are 20 set back. They're not as close to -- 21 MS. MENENDEZ: Massive. Break up the massing. 22 MR. BEHAR: Yes, breaking up the massing. 23 I think that's the intent of this Ordinance. 24 MS. BALIDO-HART: Right. And I think, at 25 the same time, we all agree that we want to</p>
<p style="text-align: right;">Page 78</p> <p>1 MS. MENENDEZ: Show the existing versus the 2 proposed. 3 MS. VELEZ: That would help. 4 MS. BALIDO-HART: Yeah. The examples would 5 be very beneficial, because, again, the 6 percentages just seem like they've been pulled 7 out of thin air. And I think -- I want to make 8 sure we're clear on something. What is the 9 intent? What is the goal? Is the goal here to 10 increase more open space? Is it to increase 11 more -- to have more green space or a 12 combination thereof? 13 I just really want to make sure we 14 understand the heart behind this. 15 MR. TRIAS: The goal of the sponsor of this 16 area, which is Commissioner Lago, was to 17 increase the green areas. Now, that doesn't 18 have to be the only goal, but that was the goal 19 that he expressed. 20 MR. AIZENSTAT: How did the percentages 21 come about? How did the numbers come about? 22 How did you get those? 23 MR. TRIAS: They are some existing numbers, 24 and we increased them based on the experience 25 of looking at projects. So it's not a very</p>	<p style="text-align: right;">Page 80</p> <p>1 make sure that we don't create problems with 2 projects that are proposed and that we don't 3 unnecessarily create issues, and I think we all 4 recognize that each property is different. So 5 I think we need to give some consideration to 6 the fact that each property is different, and 7 we all share the same spirit, that each 8 property needs to be the best it can be. 9 So I'm just concerned, again, by the 10 rigidity of these proposed percentages and I'm 11 in favor of the sliding scale concept and 12 ranges, perhaps. 13 MR. TRIAS: Very good. 14 MS. MENENDEZ: Julio wants to speak. 15 MR. GRABIEL: A couple of comments. I 16 agree with my fellow architects. An owner, 17 developer, once he goes through the first 18 approval of the Board of Architects, he commits 19 in some cases millions and millions of dollars 20 to get a project through. It would be totally 21 unfair to have an owner spend that kind of 22 money and then, when he comes to the final 23 Board of Architects, say, "Oh, by the way, we 24 can't, you need an additional ten percent." 25 MS. MENENDEZ: So you're advocating the</p>

<p style="text-align: right;">Page 81</p> <p>1 issue of -- at the preliminary, okay.</p> <p>2 MR. GRABIEL: Preliminary. Yeah, that's</p> <p>3 one.</p> <p>4 Two, we've been fighting very much to try</p> <p>5 to get affordable housing in the City, and</p> <p>6 specifically on North Ponce. I would hate to</p> <p>7 think that some of these requirements would be</p> <p>8 impacting the possibility of developers to do</p> <p>9 that.</p> <p>10 MR. BEHAR: Absolutely.</p> <p>11 MR. GRABIEL: And I don't know the</p> <p>12 specifics. I've never developed a project</p> <p>13 there. I don't know how we would do it, but I</p> <p>14 think I would like the Staff and the City to</p> <p>15 take a look at that and see, by increasing the</p> <p>16 percentage of green, how does that impact the</p> <p>17 opportunity for development, and is it going to</p> <p>18 make it such an affordable project, that then</p> <p>19 we lose the baby with the bath water, okay.</p> <p>20 And Number Three, we have not talked about</p> <p>21 it in this body, but how about the idea of</p> <p>22 green roofs. Coral Gables has not pushed for</p> <p>23 green roofs, but it is something that if you</p> <p>24 see, all over the country, it is being adopted</p> <p>25 by major cities and minor cities, and I don't</p>	<p style="text-align: right;">Page 83</p> <p>1 hardship, where we're going to deter potential</p> <p>2 good projects from developers coming to the</p> <p>3 North Ponce corridor area. So we've got to</p> <p>4 carefully look into those numbers.</p> <p>5 MR. TRIAS: Yes.</p> <p>6 MR. BELLIN: Ramon, I think we need a</p> <p>7 starting point, and the Code is very specific</p> <p>8 about what the setbacks are. And because of</p> <p>9 those setbacks, what the Code specifies, we</p> <p>10 know what the green space is going to be to</p> <p>11 start, and that's about twelve percent.</p> <p>12 Now, if we want to get to 25 percent, I</p> <p>13 think you let the developer get to the other 13</p> <p>14 percent, whatever it is, any way that he can.</p> <p>15 If he's got green space in the right-of-way,</p> <p>16 and he can use that towards what he's lacking,</p> <p>17 that's fine. Some lots don't, some do.</p> <p>18 And then you can use the elevated, the</p> <p>19 balconies, and the roof decks.</p> <p>20 MR. TRIAS: Well, that's the way that I</p> <p>21 interpret the sliding scale that Ms.</p> <p>22 Balido-Hart proposed. Some requirement at the</p> <p>23 ground level and then some others optional</p> <p>24 areas --</p> <p>25 MR. BELLIN: But the Code gives us that</p>
<p style="text-align: right;">Page 82</p> <p>1 know if going to green roofs as a benefit to</p> <p>2 the developer by increasing maybe the ability</p> <p>3 of them to build additional units or whatever,</p> <p>4 is something we can look at, which in addition</p> <p>5 to that we can tie it into the open green</p> <p>6 space, and I don't know -- we've never talked</p> <p>7 about it. I don't even know if you've looked</p> <p>8 at it, but I think that's something, as this</p> <p>9 body, we should be looking at.</p> <p>10 MR. TRIAS: And I think that that's a</p> <p>11 separate issue, to some extent, in the sense</p> <p>12 that the critical issue right now is the ground</p> <p>13 level pedestrian areas. There's a belief,</p> <p>14 which I agree with, that they can be better.</p> <p>15 If we find a way to do that, I think we've done</p> <p>16 something very, very valuable.</p> <p>17 In addition, we can look at the</p> <p>18 environmental benefits of green roofs and so on</p> <p>19 as an additional aspect of the discussion, but</p> <p>20 I do think, though, that there's a need to</p> <p>21 focus on the ground level areas in the front</p> <p>22 and in the areas that shape the City. I mean,</p> <p>23 that really matters.</p> <p>24 MR. BEHAR: I agree with Mr. Grabiels</p> <p>25 second point. We don't want to create a</p>	<p style="text-align: right;">Page 84</p> <p>1 now. I don't know why we're changing it. It</p> <p>2 gives us that option.</p> <p>3 MR. TRIAS: As I said, I think we have one</p> <p>4 of the best Codes and certainly the best</p> <p>5 process anywhere. I don't think anybody should</p> <p>6 think that that is not true.</p> <p>7 Now, the only thing that is not clear, I</p> <p>8 think, is the ground level requirements or the</p> <p>9 thing that could be better. I do agree with</p> <p>10 that statement.</p> <p>11 Now, for me, a sliding scale would be,</p> <p>12 okay, something is required at the ground</p> <p>13 level, and then it's optional whether you do it</p> <p>14 at the ground level or somewhere else, that</p> <p>15 additional green space. For example, that</p> <p>16 would be one option. We can propose that to</p> <p>17 you next time, among other options, and see</p> <p>18 where that goes.</p> <p>19 MS. BALIDO-HART: Among ranges, as well,</p> <p>20 and, as I said, some visual illustrations would</p> <p>21 be helpful.</p> <p>22 MR. AIZENSTAT: Yeah, that would be great.</p> <p>23 MR. BEHAR: Marshall, I have a question for</p> <p>24 you. Do you, on projects -- and just a</p> <p>25 hypothetical project -- that you do have a</p>

<p style="text-align: right;">Page 85</p> <p>1 parking pedestal, because some projects will 2 require you to do that, the setback required is 3 greater than three feet, right? 4 MR. BELLIN: If you have above ground 5 parking. If you have a parking garage, yes. 6 MR. BEHAR: Yes. Let's say that, because 7 in this area I think the Code has allowed up to 8 a hundred units per acre, if I'm not mistaken. 9 MR. TRIAS: That's the latest change. 10 MR. BELLIN: It's the Infill. 11 MR. BEHAR: Okay. So if we do that, I 12 would venture to say that a hundred percent of 13 those projects will require an above ground 14 parking structure. At that point, you have to 15 do a garage, so your setback is going to be 16 greater than three feet. Correct? Right? 17 MR. BELLIN: But that's -- 18 MR. BEHAR: We agree to that. Let's 19 just -- 20 MR. BELLIN: If it's a parking garage, the 21 setback is the same as the building. 22 MR. BEHAR: Okay. 23 MR. BELLIN: Okay. 24 MR. BEHAR: Thank you. That's the point. 25 If the intent here is to create, in my</p>	<p style="text-align: right;">Page 87</p> <p>1 I'm proposing is that we look for an option to 2 be able to do that, because, at the end of the 3 day, you're going to get the benefit at the 4 street level. 5 MS. BALIDO-HART: What's the down side to 6 that? 7 MR. TRIAS: No, there's no down side. And 8 that's allowed if you're doing a Mixed-Use 9 building and get Mediterranean Bonus, et 10 cetera, you do have some flexibility with 11 setbacks already in some other aspect of the 12 Code. 13 MR. BEHAR: In some other aspect. 14 MR. TRIAS: What Mr. Behar is speaking of 15 is MF-2, a straight MF-2 project, right? 16 MR. BEHAR: Correct. 17 MR. TRIAS: Which doesn't have all of the 18 benefits that some of the other projects have. 19 MS. BALIDO-HART: Right. 20 MR. TRIAS: So we could propose applying 21 those same benefits perhaps to MF-2. 22 MR. BELLIN: Robert, in an MF-2, you can go 23 to within eight feet of the front property line 24 for the first two stories. So you're 25 eliminating a lot of green area.</p>
<p style="text-align: right;">Page 86</p> <p>1 opinion, based on conversation I had with 2 Mr. Trias and with the Commissioner, is to 3 create a more open area that the public will 4 benefit from, so I think that a reduction of 5 some setback, if -- to give you an example, 6 again, like I said before, if I reduce the rear 7 setback by five feet, I should be able to put 8 those five feet in the front to create more of 9 an open space at the street level, and that's 10 what we need to look at, I think, also, 11 reducing -- be able to modify the setback and 12 not say that -- you know, because, whether my 13 colleagues agree or not, every building that 14 has a hundred units per acre will have a 15 parking pedestal, which is the same setback as 16 the building. 17 My opinion is, we should look at those 18 buildings, because if I have those two projects 19 abutting -- you know, back to back, I should be 20 able to get them closer, so I could get the 21 benefit at the street level. 22 MS. BALIDO-HART: What's the down side to 23 doing that? 24 MR. BEHAR: Right now we're not allowed to 25 do that. You're not allowed to do that. What</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. BEHAR: See, I don't think that's a 2 good thing to do. I rather push a building 3 back and get more green in the front. 4 MR. BELLIN: Go and look at projects that 5 have been built that way, designed that way, 6 and I think you'll find that having -- you 7 know, townhouse projects are perfect examples, 8 but we've done a number of them. Go and look 9 at them and then tell me if you think that it's 10 reasonable or not, where you bring the living 11 units as a buffer to the parking, and -- 12 MR. BEHAR: Okay. 13 MS. BALIDO-HART: I mean, again, I can't 14 visualize this without an illustration. 15 MR. BEHAR: I think you got the message. 16 MS. MENENDEZ: I think he's got the 17 message, he's going to come back and the only 18 thing I wanted to point out -- 19 MR. TRIAS: My instructions are clear. 20 MS. MENENDEZ: -- Ramon, is, in your memo, 21 in the last paragraph, that has nothing to do 22 with the topic, so make sure we don't include 23 that next time. You saw that one, too? 24 MR. TRIAS: As you know, all of my staff 25 has resigned, and I have a new staff person</p>

<p style="text-align: right;">Page 89</p> <p>1 right here. We have Jennifer. So she's the 2 full department right now in terms of Planning. 3 MS. MENENDEZ: Okay. Welcome, Jennifer. 4 MR. GRABIEL: That's your department? 5 MS. MENENDEZ: Staff resigning might be an 6 indication of something, Ramon. You have to be 7 careful. 8 MR. TRIAS: No. No. It has to do with, 9 they have better options elsewhere. So that's 10 what happens. 11 MS. MENENDEZ: I doubt that. I doubt that. 12 MR. TRIAS: But, anyway, what has happened 13 is that this is very complicated and we're 14 trying to get it through the process. We're at 15 the very beginning of the process. My advice 16 is that it's not ready. That's what I would 17 say. And hopefully we can look at it again in 18 August. 19 MS. MENENDEZ: Okay. 20 MR. GRABIEL: Thank you, Ramon. 21 MS. MENENDEZ: Let's go to the last item. 22 MR. TRIAS: Thank you. 23 The last item is to be presented by Public 24 Works, Jessica Keller is here, and she has a 25 PowerPoint, I think.</p>	<p style="text-align: right;">Page 91</p> <p>1 for the record? 2 MS. KELLER: That's okay. I'm Jessica 3 Keller. I'm the Assistant Public Works 4 Director. I oversee transportation 5 sustainability. As I mentioned, these are 6 pretty straight-forward. Most of the items 7 that are identified in the policy are captured 8 in the Comprehensive Plan, but we want to take 9 this a step further, particularly in light of 10 the fact that in 2016 Smart Growth America 11 released its annual report, that once again put 12 our state in the top spot as the most dangerous 13 state for pedestrians, and placed our region as 14 the eleventh most dangerous in the country. 15 Over 1,000 jurisdictions in the U.S. have 16 made formal commitments to streets that are 17 safe and convenient for everyone, no matter 18 their age, income, race, ethnicity, physical 19 ability or how they choose to travel, by 20 passing Complete Streets Policy. 21 As part of our multi-modal transportation 22 planning process, we've developed the City's 23 Sustainable Complete Streets Policy, and our 24 goal is that our policy receive national 25 recognition as one of the strongest and most</p>
<p style="text-align: right;">Page 90</p> <p>1 MS. KELLER: I'm waiting for my PowerPoint. 2 MS. MENENDEZ: Okay. Ready? 3 MS. KELLER: I'm waiting for my PowerPoint. 4 We can go. This is very straight-forward. 5 Most of the elements -- my name is Jessica 6 Keller. I'm the Assistant Public Works 7 Director. 8 MS. MENENDEZ: Can you read the item for 9 the record, please, Item 9 -- do you have that 10 with you -- on the agenda? It's Sustainability 11 Complete Streets Policy. 12 MS. KELLER: I don't have the agenda in 13 front of me. I have the actual -- 14 MS. MENENDEZ: This is a Resolution of the 15 City Commission of Coral Gables, Florida 16 providing for a Sustainable Complete Streets 17 Policy and directing Staff to develop 18 implementation strategies to increase the 19 livability of all streets, implementation 20 strategies to increase the liability -- oh, 21 this is duplicated here -- of all streets for 22 all modes of travel for residents -- or for 23 citizens of all ages and abilities in Coral 24 Gables. 25 I'm sorry, can you state your name again,</p>	<p style="text-align: right;">Page 92</p> <p>1 comprehensive that truly reflects who we are as 2 a community. 3 What makes this particular policy stand out 4 is this commitment to sustainability and 5 resiliency, Historic Preservation, storm modern 6 management practices, accessibility and 7 attention to aesthetics. 8 MR. BELLIN: Maria, before he goes, don't 9 we have to make a motion with respect to the 10 last item? 11 MS. MENENDEZ: No, I think - he's coming 12 back. I'm sorry. 13 MS. KELLER: That's okay. 14 MR. BELLIN: I know, but don't we have to 15 make a motion for him to bring it back or -- 16 MS. MENENDEZ: I don't think so. Do we 17 have to make a motion to bring the previous 18 item? I think we gave directions to Staff to 19 come back in the future, but I don't think that 20 requires a motion of our Board Members. 21 MR. TRIAS: No, it doesn't. We'll schedule 22 it for our next meeting. 23 MS. MENENDEZ: Right. That's what I thought. 24 MR. BELLIN: Okay. 25 MS. KELLER: All that we're doing is, we're</p>

1 looking for your support of the policy.

2 MS. MENENDEZ: Right.

3 MS. KELLER: And I'm happy to answer any
4 questions.

5 MS. MENENDEZ: Okay. That concludes your
6 presentation?

7 MS. KELLER: That's it. Yes. It's very --

8 MS. MENENDEZ: Okay. So does anybody have
9 any questions?

10 I have quick questions. How are you going
11 to incorporate the Sustainable Complete Streets
12 Policy into development projects?

13 MS. KELLER: Essentially it's already
14 incorporated into our processes. Every street
15 that we look at, that comes through our office,
16 we look for all of the elements already. It's
17 not really changing the way we do business
18 whatsoever.

19 MS. MENENDEZ: Okay. Okay. That's really
20 all I had.

21 MS. BALIDO-HART: You're just putting into
22 writing something that's already in practice?

23 MS. KELLER: Absolutely.

24 MS. BALIDO-HART: All right.

25 MR. GRABIEL: We need to move on this --

1 MS. MENENDEZ: Yeah. I mean, we can show a
2 motion if there's --

3 MR. GRABIEL: I would like to move to
4 support the policy.

5 MS. MENENDEZ: Move to support the policy,
6 okay.

7 MR. BEHAR: I'll second it.

8 MR. BELLIN: I'll second it.

9 MS. MENENDEZ: Okay. Can we call the roll,
10 please?

11 THE SECRETARY: Eibi Aizenstat?

12 MR. AIZENSTAT: Yes.

13 THE SECRETARY: Jolie Balido-Hart?

14 MS. BALIDO-HART: Yes.

15 THE SECRETARY: Robert Behar?

16 MR. BEHAR: Yes.

17 THE SECRETARY: Marshall Bellin?

18 MR. BELLIN: Yes.

19 THE SECRETARY: Julio Grabiell?

20 MR. GRABIEL: Yes.

21 THE SECRETARY: Maria Velez?

22 MS. VELEZ: Yes.

23 THE SECRETARY: Maria Menendez?

24 MS. MENENDEZ: Yes.

25 Thank you.

1 MS. KELLER: Thank you.

2 MS. VELEZ: That was easy.

3 MR. BEHAR: Motion to adjourn.

4 MS. MENENDEZ: Motion? Okay. Do I hear a
5 second?

6 MR. GRABIEL: Second.

7 MS. VELEZ: Second.

8 MS. MENENDEZ: Okay. Have a great evening.
9 (Thereupon, the meeting was adjourned at 7:30

10 p.m.)

1 CERTIFICATE

2
3 STATE OF FLORIDA:

4 SS.

5 COUNTY OF MIAMI-DADE:

6
7
8
9 I, NIEVES SANCHEZ, Court Reporter, and a Notary
10 Public for the State of Florida at Large, do hereby
11 certify that I was authorized to and did
12 stenographically report the foregoing proceedings and
13 that the transcript is a true and complete record of my
14 stenographic notes.

15
16 DATED this 18th day of July, 2017.

17
18
19 SIGNATURE ON FILE

20
21
22
23
24
25
NIEVES SANCHEZ