

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.

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

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

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

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.

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

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.

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.

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?

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

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

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.

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

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.

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

1 Ramon something?  
 2 Ramon --  
 3 MR. TRIAS: Yes.  
 4 MS. MENENDEZ: -- this item before us  
 5 today, is it going to come back for any Zoning  
 6 or Land Use changes?  
 7 MR. TRIAS: No.  
 8 MS. MENENDEZ: Okay. So this is the only  
 9 time we're going to see it --  
 10 MR. TRIAS: Yes.  
 11 MS. MENENDEZ: -- because they're building  
 12 as of right? It's for the alley vacation; is  
 13 that correct?  
 14 MR. GARCIA-SERRA: Correct.  
 15 MS. MENENDEZ: Okay.  
 16 MR. TRIAS: It's a commercial project that  
 17 is going to request Mediterranean Bonus and  
 18 that's the only thing that has to be reviewed,  
 19 by the Board of Architects, not by the Planning  
 20 and Zoning.  
 21 MR. BELLIN: Ramon, I have a question.  
 22 There was a Site Specific -- there was a Site  
 23 Specific on this particular site with respect  
 24 to the setback.  
 25 MR. TRIAS: The Mediterranean Bonus

1 process allows for the setback relief, as you  
 2 know.  
 3 MR. BELLIN: Okay. Yes. Okay.  
 4 MS. MENENDEZ: Okay. Go ahead, please.  
 5 MR. GARCIA-SERRA: Good evening, Madam  
 6 Chair, Members of the Board. Mario  
 7 Garcia-Serra, with offices at 600 Brickell  
 8 Avenue, representing Riviera Plaza Holdings, a  
 9 limited partnership, the owner of the Riviera  
 10 Plaza Shopping Center located at 1542 South  
 11 Dixie Highway, indicated on this aerial  
 12 photograph there outlined in red. I'll point  
 13 to it now. This property here.  
 14 I'm joined today by Seth Gadinsky and Rey  
 15 Melendi, principals of the ownership entity,  
 16 Javier Font, our project architect, and Tim  
 17 Plummer, our traffic consultant.  
 18 The project -- excuse me, the property is  
 19 about 64,000 square feet in size, which is  
 20 equivalent to about an acre and a half. We are  
 21 proposing to demolish to existing retail center  
 22 and to build a new four-story retail center,  
 23 which will be anchored by a supermarket on the  
 24 fourth floor, with additional retail spaces on  
 25 the ground floor and parking on Levels 2 and 3.

1 The project complies with its existing  
 2 Zoning and is actually well below the maximum  
 3 floor area permitted today as of right. We're  
 4 permitted a maximum floor area of 224,000  
 5 square feet and are proposing 74,340 square  
 6 feet. So less than a third of what is  
 7 permitted.  
 8 As was mentioned in the Staff presentation,  
 9 the only approval which we are seeking is the  
 10 vacation of a platted alley, which has  
 11 historically never served an alley purpose.  
 12 I'll take out a survey indicating where that  
 13 alley is located.  
 14 As you can see, the platted alley is  
 15 highlighted in yellow on the survey that we  
 16 have of the property, bisects the property in  
 17 two, but it does not bisect it evenly. For  
 18 some reason, it leaves this narrow strip of  
 19 land on the south side. This has been the  
 20 condition since 1964.  
 21 As Ramon mentioned, the original plat had  
 22 the alley going down the center of the  
 23 property. I don't think anybody knows the  
 24 reason why it was moved. It was moved for some  
 25 reason, but, as he mentioned, never really

1 utilized as an alley. Many of us have already  
 2 been in this parking lot many times over the  
 3 years. It really just serves as part of the  
 4 parking area of the property. There's no  
 5 distinction between alley, parking aisles and  
 6 parking spaces, when you're in that parking lot  
 7 right now. For that reason, it really doesn't  
 8 serve any of the purposes originally intended  
 9 for alleys, and Staff has found that it's  
 10 consistent with the Comprehensive Plan and the  
 11 applicable criteria in the Zoning Code for it  
 12 to be vacated.  
 13 Once it's vacated, the property is  
 14 consolidated, we would then develop on the  
 15 newly consolidated property all of the purposes  
 16 that are traditionally served by the alley,  
 17 such as servicing the property, utilities will  
 18 be arranged for either by the internal loading  
 19 and parking and driveway areas that there are  
 20 in the building or by alternative easements  
 21 that are going to be offered to the utilities.  
 22 With that said, I'm going to ask Javier  
 23 Font, our project architect, to now just walk  
 24 you through the plans and the renderings of the  
 25 project and give a little further explanation,

1 but not too long or too detailed, either.  
 2 MR. FONT: I'll make it quick.  
 3 Good evening, Javier Font, Behar Font &  
 4 Partners, architects for the project.  
 5 As Mario and Ramon pointed out, we've been  
 6 able to achieve an as of right project under  
 7 the Mediterranean Bonuses. Basically, it is a  
 8 four-story building. On the ground floor, it  
 9 is mostly retail, with a small amount of  
 10 parking. On the top of the plan here is US-1.  
 11 And if you're familiar with the site today,  
 12 there's a curb cut on US-1, that then comes out  
 13 on Yumuri.  
 14 So we've done away with the curb cut on  
 15 US-1, to sort of alleviate that traffic  
 16 concern, and we've got an arcade that runs the  
 17 entire length of US-1. We've also pulled back  
 18 the exit onto Yumuri, which is a little  
 19 difficult right now, because it is so close to  
 20 US-1, and people come around when there are  
 21 people trying to pull out. So we moved that  
 22 sort of mid block.  
 23 So, from a pedestrian point of view, the  
 24 building is slightly set back from US-1 to  
 25 allow for landscaping, and there's an arcade

1 parking spaces there, and all parking is taken  
 2 up, you still have an internal access to go up  
 3 the ramp to go up to the parking on the second  
 4 and third floors. There's elevators there,  
 5 also, on the south side of the property, a  
 6 loading area on the southwest corner for the  
 7 project.  
 8 Alfredo, if you could just -- there we go.  
 9 That's the second level. Exclusively parking,  
 10 with the exception of the elevator, lobby, and  
 11 some minor back of house.  
 12 Next one is -- the next level is the fourth  
 13 floor. The plan that you saw before is  
 14 representative of both, the second and the  
 15 third floors. There's a total of 298 parking  
 16 spaces in the project.  
 17 This is where the anchor supermarket space  
 18 would be, on the fourth floor. It's very  
 19 similar to sort of other modern types of  
 20 supermarkets you see in other areas, such as  
 21 South Beach and Brickell, where the retail area  
 22 is elevated, you park in a structured parking  
 23 area, and you go up an escalator elevator to  
 24 the shopping area.  
 25 Now, if we go on to the renderings, here's

1 that runs the entire length of the property,  
 2 and a paseo that runs through the property.  
 3 So a pedestrian can come all along US-1  
 4 covered, and then turn on Yumuri, and then, at  
 5 mid block, like I said --  
 6 MR. LEEN: Please, stop.  
 7 Our Code -- you cannot present under our  
 8 Code, because you're an associate of Behar  
 9 Font. So what you can do, though, is you can  
 10 answer questions that are asked to you as a  
 11 fact witness. You just can't present.  
 12 MR. FONT: Okay.  
 13 MR. LEEN: So I've let Mr. Garcia-Serra  
 14 know. So he'll be doing the presentation.  
 15 MR. FONT: Sounds good. He will probably  
 16 do a better job than me.  
 17 MR. GARCIA-SERRA: I'll make some overtime  
 18 pay and also work as a project architect right  
 19 now.  
 20 So here we have the ground floor plan,  
 21 indicating the three different retail spaces  
 22 that are proposed for the ground floor.  
 23 There's about 26 some parking spaces there  
 24 behind the retail spaces, which could be  
 25 accessed from Yumuri. If you access those

1 a rendering of the project from the south side,  
 2 so from Madruga. You can see there, there's an  
 3 arcade that wraps around the entire building,  
 4 providing a covered area for pedestrians.  
 5 There will be access, of course, to retail and  
 6 the elevator lobby to the supermarket from this  
 7 side, and here we have the elevation from South  
 8 Dixie Highway, similar to the one on Madruga.  
 9 You'll notice that right in the middle of  
 10 the facade, there's going to be a space there  
 11 where we are contemplating potentially  
 12 incorporating the public art along the facade  
 13 of the building there, right under that middle  
 14 architectural feature. The arcade continues  
 15 around here, transparent storefronts there  
 16 along South Dixie Highway and along the arcade.  
 17 And that is, I think, the conclusion of the  
 18 architectural presentation.  
 19 MS. MENENDEZ: Okay. Thank you.  
 20 MR. GARCIA-SERRA: I'll just sum it up with  
 21 a few other words. Staff is recommending  
 22 approval with certain conditions. Those  
 23 conditions are acceptable to us, noting, of  
 24 course, the correction that was already made on  
 25 the record, that the project was already

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

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 Placetas 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

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

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.

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.

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

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

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.

1 MR. AIZENSTAT: Okay.  
 2 MR. GARCIA-SERRA: And here it is sort of  
 3 highlighted on a survey, indicating -- that  
 4 highlighted yellow area is where we'd be  
 5 drafting -- proffering the easement for public  
 6 access from there, so that Chase could continue  
 7 to use that alley to whatever extent they use  
 8 it now.  
 9 MR. AIZENSTAT: Has anybody contacted Chase  
 10 to see if they wanted to vacate their portion,  
 11 also, so you could do it as an entirety?  
 12 MR. GARCIA-SERRA: One of the  
 13 representatives of the property owner -- it's  
 14 not Chase Bank. Chase leases the property --  
 15 was at our Neighborhood Meeting, and we brought  
 16 up that idea. We had thought about it all  
 17 through the, you know, sort of project  
 18 development stage. You know, it was a bit of a  
 19 lift, considering that you'd need to get not  
 20 only their cooperation, but probably,  
 21 realistically, if you're going to do that, you  
 22 may as well do the whole alley and get the  
 23 other property owners, and so because of the  
 24 difficulty of coordination, we didn't pursue  
 25 it. They do know it's an option. You know,

1 they do know it's an option.  
 2 MR. AIZENSTAT: Okay. And the other  
 3 question which I had is, the alley is roughly  
 4 about 6,000 square feet that's being vacated.  
 5 MR. GARCIA-SERRA: Correct.  
 6 MR. AIZENSTAT: As it stands now, I assume,  
 7 since it's a dedicated alley, there is no tax  
 8 consequence to the City.  
 9 MR. GARCIA-SERRA: Correct.  
 10 MR. AIZENSTAT: Once the alley is vacated,  
 11 it now becomes taxable to the property owner?  
 12 MR. GARCIA-SERRA: It will. It will be  
 13 subject to taxation.  
 14 MR. AIZENSTAT: So it's a benefit to the  
 15 City and the County.  
 16 MR. GARCIA-SERRA: Sure.  
 17 MR. AIZENSTAT: Okay. Thank you.  
 18 MS. MENENDEZ: Anybody else have questions?  
 19 I have a couple.  
 20 Ramon, on Page 9, your recommendation is a  
 21 little confusing. It says -- well, actually,  
 22 where it says, "The summary of the basis for  
 23 approval," is that a mistake? It's addressing  
 24 a walk-up counter.  
 25 MR. TRIAS: Yeah, that's a typo. I

1 apologize for that.  
 2 MS. MENENDEZ: Okay. So everything -- this  
 3 whole thing, I think, is incorrect, right?  
 4 It's Page 9, your last page, where you signed.  
 5 The first paragraph, under Summary of Basis for  
 6 approval.  
 7 MS. VELEZ: No, that should be struck.  
 8 MR. TRIAS: Yes.  
 9 MS. MENENDEZ: Okay. So I wanted to just  
 10 make that, for the record.  
 11 The access easement, Mario --  
 12 MR. AIZENSTAT: Good catch.  
 13 MS. MENENDEZ: The access easement, will  
 14 that be dedicated to the City?  
 15 MR. GARCIA-SERRA: It will be an easement  
 16 in favor of the City.  
 17 MS. MENENDEZ: Why would you -- why don't  
 18 you just vacate the portion that does not  
 19 affect the entrance and exit to the existing  
 20 alley? In other words, why are you vacating  
 21 the entire alley, if, in fact, you need that  
 22 portion there to be able to access the alley  
 23 next to it?  
 24 MR. GARCIA-SERRA: Well, you would still --  
 25 the thing is that you're no longer utilizing

1 the rest of the alley as it exists to the east,  
 2 and in order to sort of do the access that  
 3 we're looking for, you still need some of our  
 4 property. So, as you can see, right here is  
 5 this former alley, but there is not --  
 6 MS. MENENDEZ: But that's the right-of-way.  
 7 MR. GARCIA-SERRA: No. That's actually our  
 8 property.  
 9 MS. MENENDEZ: Your property goes all of  
 10 the way to the curb?  
 11 MR. GARCIA-SERRA: Madrugá.  
 12 MS. MENENDEZ: Oh, really.  
 13 MR. GARCIA-SERRA: It does.  
 14 MS. MENENDEZ: Oh, wow.  
 15 MR. GARCIA-SERRA: Yeah. It's a weird -- I  
 16 don't know why they ever configured it that  
 17 way, but indeed it left this area here under  
 18 our ownership.  
 19 MS. MENENDEZ: I see. I didn't realize  
 20 that. So your property goes -- the outer line  
 21 is your property?  
 22 MR. GARCIA-SERRA: Right.  
 23 MS. MENENDEZ: So, in other words, it's the  
 24 alley, then you have a strip of property --  
 25 MR. GARCIA-SERRA: Correct.

1 MS. MENENDEZ: -- south of the alley?  
 2 MR. GARCIA-SERRA: Right.  
 3 MS. MENENDEZ: Wow. Okay. I understand  
 4 that then.  
 5 And then I wanted to ask you, what is the  
 6 importance of Ordinance 228 that you mentioned  
 7 in your letter, if that Ordinance really refers  
 8 to an alley that's west, north of it? I'm not  
 9 sure why you mentioned that.  
 10 MR. GARCIA-SERRA: Let me take a look.  
 11 MS. MENENDEZ: It's on your letter dated  
 12 October 19 to our Public Works Director, and  
 13 it's in the last paragraph. You mentioned that  
 14 Ordinance, but I don't see what's the -- how  
 15 it --  
 16 MR. GARCIA-SERRA: Oh, that basically --  
 17 the reason I bring it up, that was the  
 18 Ordinance, if I remember correctly, that  
 19 vacated the alley on the -- further south, in  
 20 the Wendy's property, and basically what's  
 21 happening and what has happened over time is  
 22 that alley, which previously bisected the whole  
 23 block -- so from what we know today as Wendy's,  
 24 down to our property, has been moved over the  
 25 years, closed at that end, and so the overall

1 purpose of the alley, which historically alleys  
 2 in Coral Gables really traditionally serve to  
 3 bisect a block in two, essentially, and be able  
 4 to access both, the north and the south --  
 5 MS. MENENDEZ: So you just mentioned it for  
 6 the purpose of bringing out the fact that it's  
 7 been --  
 8 MR. GARCIA-SERRA: Right, in context --  
 9 MS. MENENDEZ: All right.  
 10 MR. GARCIA-SERRA: -- how the alley has  
 11 been either closed or relocated and so forth  
 12 since the original Merrick plan in the '20s.  
 13 MS. MENENDEZ: Okay. All right. Any other  
 14 questions from our Board Members? No?  
 15 Do I have a motion?  
 16 MR. BELLIN: I'll make a motion to approve.  
 17 MR. GRABIEL: I'll second it.  
 18 MS. MENENDEZ: Okay. Jill, can you call  
 19 the roll, please?  
 20 THE SECRETARY: Julio Grabiél?  
 21 MR. GRABIEL: Yes.  
 22 THE SECRETARY: Maria Velez?  
 23 MS. VELEZ: Yes.  
 24 THE SECRETARY: Eibi Aizenstat?  
 25 MR. AIZENSTAT: Yes.

1 THE SECRETARY: Jolie Balido-Hart?  
 2 MS. BALIDO-HART: Yes.  
 3 THE SECRETARY: Marshall Bellin?  
 4 MR. BELLIN: Yes.  
 5 THE SECRETARY: Maria Menendez?  
 6 MS. MENENDEZ: Yes.  
 7 MR. GARCIA-SERRA: Thank you very much.  
 8 Have a good night.  
 9 MS. MENENDEZ: Thank you.  
 10 Where is Ramon? Oh.  
 11 MR. TRIAS: I'm right here.  
 12 MS. MENENDEZ: Ramon, can you read the next  
 13 item on the agenda, please?  
 14 MR. AIZENSTAT: Can we call Robert back in?  
 15 MS. MENENDEZ: Of course.  
 16 MR. TRIAS: I'm going to ask the City  
 17 Attorney to read the --  
 18 MS. MENENDEZ: Of course.  
 19 MR. TRIAS: Thank you.  
 20 MS. SUAREZ: Has someone called Mr. Behar  
 21 back in?  
 22 Ramon, can you call Mr. Behar back in?  
 23 MR. TRIAS: Yeah.  
 24 MS. SUAREZ: I see him coming.  
 25 MS. MENENDEZ: Thank you.

1 MR. AIZENSTAT: Here he comes. He's  
 2 walking in.  
 3 MS. MENENDEZ: You're delaying our meeting.  
 4 MS. SUAREZ: The next item is Number 7, an  
 5 Ordinance of the City Commission of Coral  
 6 Gables, Florida providing for a text amendment  
 7 to the City of Coral Gables Official Zoning  
 8 Code by amending Article 4, "Zoning Districts,"  
 9 Division 3, "Nonresidential Districts," Section  
 10 4-301, "Commercial Limited District" requiring  
 11 conditional use review for medical clinics  
 12 located within a Commercial Limited zoning  
 13 district; providing for repealer provision,  
 14 severability clause, codification, and  
 15 providing for an effective date.  
 16 Thank you.  
 17 MR. AIZENSTAT: If we can just note for the  
 18 record that Mr. Behar is back on the dais.  
 19 MR. TRIAS: May I have the PowerPoint,  
 20 please?  
 21 Madam Chair, this is a very, very straight  
 22 forward amendment. Basically, currently, in  
 23 the Commercial Limited District, medical  
 24 clinics are allowed, but if they happen to be  
 25 over 10,500 square feet, they have to be a

1 Conditional Use.  
 2 Now, that has created some issues, because  
 3 Commercial Limited tends to be next to Single  
 4 Family or Residential areas and so on, and the  
 5 way that the medical clinic business has  
 6 evolved through the years, it has a lot of  
 7 traffic, and the impacts are very significant.  
 8 So what we are recommending is to strike  
 9 through all of the dimensional qualities that  
 10 we have in the Zoning Code, and simply make the  
 11 medical clinic a Conditional Use. Simple as  
 12 that.  
 13 MR. GRABIEL: Any and all.  
 14 MR. TRIAS: Yeah, in the Commercial Limited  
 15 Zoning District. That is the request, and  
 16 Staff recommends approval.  
 17 MS. MENENDEZ: Can I just ask, how did this  
 18 come up?  
 19 MR. TRIAS: This came up within the context  
 20 of the discussion of some of the buildings  
 21 north of Eighth Street, along Ponce de Leon,  
 22 760 Ponce de Leon, 747 Ponce de Leon, and  
 23 another one. I forget exactly the address.  
 24 What happened there is that the buildings,  
 25 through the years -- and these are buildings

1 MR. BELLIN: -- Commercial Limited?  
 2 MR. TRIAS: Just CL. And like I said, CL  
 3 already allows a medical clinic and already  
 4 allows it as a Conditional Use, if it's over  
 5 10,500 square feet. So the only change we're  
 6 making is to say, okay, fine, it's only going  
 7 to be allowed as a Conditional Use.  
 8 MS. MENENDEZ: So it's more restrictive, is  
 9 what you're saying?  
 10 MR. TRIAS: Yes. Yes.  
 11 MR. BELLIN: Does it have any effect with  
 12 respect to a C Zone?  
 13 MR. TRIAS: With respect to, what?  
 14 MR. BELLIN: To a Commercial Zone, not a  
 15 CL.  
 16 MR. TRIAS: No. Only CL. Only CL. C Zone  
 17 is not affected.  
 18 MR. BELLIN: So what happens if you have a  
 19 C Zone and residential across the street? I  
 20 know it's not very common, but what if you have  
 21 that kind of situation?  
 22 MR. TRIAS: It will be reviewed according  
 23 to the rules for C, for Commercial.  
 24 MR. BELLIN: Okay.  
 25 MS. MENENDEZ: Did we have any public

1 that date back to the '60s and before --  
 2 through the years, there has been more and more  
 3 activity going on, and the neighbors are  
 4 concerned about traffic and the general impact  
 5 of the activity in the neighborhood.  
 6 MS. MENENDEZ: So based on those samples,  
 7 we decided to modify the Code to restrict --  
 8 MR. TRIAS: Yeah.  
 9 MS. MENENDEZ: Okay.  
 10 MR. TRIAS: And it makes some sense,  
 11 because this is for Commercial Limited, which  
 12 is not that common in the City. It's only in  
 13 areas that are next to Single Family and  
 14 Residential areas.  
 15 So what happens is that, in our view, it  
 16 works better as a Conditional Use, because then  
 17 the Commission is able to make conditions  
 18 related to parking, related to traffic, related  
 19 to the impacts that it may have on the  
 20 neighborhood.  
 21 MS. MENENDEZ: Okay. Do we have -- I'm  
 22 sorry.  
 23 MR. BELLIN: I have a question. This is  
 24 with respect just to CL --  
 25 MR. TRIAS: Yes.

1 wanting to speak on this item? Any public?  
 2 No?  
 3 Okay. Any other comments or questions to  
 4 Staff? No?  
 5 Do I have a motion?  
 6 MR. BELLIN: I'll make a motion to approve.  
 7 MS. MENENDEZ: Okay. Do I have a second?  
 8 MS. VELEZ: I'll second. I'll second.  
 9 MS. MENENDEZ: Okay. Jill, can you call  
 10 the roll, please?  
 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: Robert Behar?  
 18 MR. BEHAR: Yes.  
 19 THE SECRETARY: Marshall Bellin?  
 20 MR. BELLIN: Yes.  
 21 THE SECRETARY: Julio Grabiell?  
 22 MR. GRABIEL: Yes.  
 23 THE SECRETARY: Maria Menendez?  
 24 MS. MENENDEZ: Yes.  
 25 Next item, Madam City Attorney.

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

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

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

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

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.

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

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

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

1 do we qualify it in such a way that the  
2 landscape becomes a significant benefit to the  
3 City and the residents and visitors?

4 MR. TRIAS: Yeah, we added some language  
5 that talks about that specifically, but it's  
6 not enough.

7 MR. GRABIEL: Okay.

8 MR. TRIAS: What does the job is the  
9 process, the process that we have through the  
10 Board of Architects, and I think -- you know,  
11 again, I think that's the key. The key is that  
12 we have that process, other people don't, other  
13 cities don't.

14 Yes.

15 MR. BELLIN: It seems like we're discussing  
16 this situation before we hear from the public,  
17 and I would like to hear from them before it  
18 gets to us.

19 MS. MENENDEZ: Sure. Well, because he's  
20 still doing his presentation, but you're right,  
21 we probably should have waited for our comments  
22 until after the public spoke, and I probably  
23 should have asked Jill if there's anyone that  
24 wanted to speak to this issue.

25 THE SECRETARY: Yes. We have three.

1 Mario Garcia-Serra.

2 MR. GARCIA-SERRA: Good evening, Madam  
3 Chair, Members of the Board, Mario  
4 Garcia-Serra, with offices at 600 Brickell  
5 Avenue, not representing any particular client  
6 on this matter, just here of interest, of  
7 course, since I'm involved quite often in real  
8 estate development projects here in the City.

9 I have two points that I would like to  
10 make. Number One is a point that I believe has  
11 already been made, I wasn't here for the whole  
12 discussion, but the idea that perhaps something  
13 a little bit more sophisticated than just  
14 straight formulas is what's appropriate to  
15 govern and make sure that we have the right  
16 amount of landscaped open space on the ground  
17 floor of a project.

18 You know, when you look at the list right  
19 now, and it goes anywhere probably from about  
20 ten percent to twenty-five percent, when you're  
21 getting up to twenty-five percent, that's  
22 already a pretty significant number, is that  
23 complicating design of good projects?

24 You'll note that the twenty-five percent,  
25 in part, is in the MF-2 district, which is a

1 Zoning District which does not see the level of  
2 sort of development activity that you think  
3 would be appropriate in re-development activity  
4 in certain areas, and you wonder if that is  
5 part of the complicating factor in  
6 re-developing those sites.

7 Landscaped open space in the ground floor  
8 is, generally a good idea, you can't say that  
9 it's a bad idea, but you don't want it -- you  
10 want it to only enhance projects and be able to  
11 enable projects to happen that are going to  
12 overall improve the City and its neighborhoods.

13 The second point is the fact that this  
14 change, whenever it comes, will be a change  
15 that's going to be taking place while other  
16 projects are going through the Development  
17 Review approval process. So I think it's very  
18 important. I think it's fair. I think it's  
19 protective of people's, you know, vested  
20 interests and due process here, that this  
21 ordinance include, as similar ordinances have  
22 included in the past, some sort of  
23 grandfathering provision, whereby if you're  
24 already at a certain point in the development  
25 approval process, such as the project perhaps

1 that came before us, whether that be  
2 preliminary Board of Architects approval  
3 perhaps, that that project -- those projects  
4 still be subjected to the rules in place when  
5 they started being developed and proposed.

6 MS. MENENDEZ: I think that would be more  
7 at the Commission level.

8 MR. GARCIA-SERRA: Okay.

9 MS. MENENDEZ: I'm not sure that -- I mean,  
10 you could probably get like our comments on it,  
11 but I think that's more at the Commission  
12 level.

13 MR. LEEN: Madam Chair, could I add  
14 something to that?

15 MS. MENENDEZ: Of course.

16 MR. LEEN: We have a current policy that --  
17 which the Commission has endorsed and adopted,  
18 that we look at the final Board of Architects  
19 review, the second one, not the preliminary,  
20 and that's where, in a sense -- it's not truly  
21 vested rights, because the Commission can  
22 change it, but that's where the Commission is  
23 recognizing your rights to vest, in the sense  
24 that we're not going to change the Code at that  
25 point as to you. That can change, though.

1 What the Resolution says is that the  
2 Commission can pick a different date, if it  
3 wishes, and I'm sure that they would love the  
4 recommendation of the Planning and Zoning Board  
5 as to that.

6 I also had one point I just wanted to make  
7 regarding open space. The way that the  
8 proposed Ordinance is written, and I know Mayor  
9 Valdes-Fauli has raised this point, and also  
10 Commissioner Lago, that they want open space to  
11 be right on the ground floor. They don't want  
12 to step up or step down. And, you know, that's  
13 very important for you to know and think about  
14 in making your recommendation.

15 I just wanted to make one point, though.  
16 There's still the legal aspect to that, which  
17 is that -- I've given opinions in the past,  
18 that the Board of Architects, for aesthetic  
19 purposes, can have some leeway to deviate from  
20 that, if they're imposing a condition of  
21 approval. Likewise, for the ADA, sometimes  
22 things will come up where there may need to be  
23 a ramp or some sort of deviation from the norm,  
24 in order to address those sorts of concerns,  
25 and I just want to be clear that that still

1 commenced the process and it may take four or  
2 five months before a project comes for the  
3 final Board of Architects.

4 MR. LEEN: True.

5 MR. BEHAR: So that may, you know --

6 MR. LEEN: So there may be a reason to have  
7 a different point. It could be the application  
8 date, it could be the first Board of  
9 Architects, and that could be recommended to  
10 the Commission.

11 MR. BEHAR: Because, you know, going  
12 through the process in the City is a lengthy  
13 process. So not that we want to delay the  
14 project, but, you know, we have to consider an  
15 alternate date, not final Board of Architects.

16 MR. LEEN: It is within your authority to  
17 recommend that.

18 MR. BELLIN: Craig --

19 MR. LEEN: Yes.

20 MR. BELLIN: -- it's always been, as far as  
21 I know, preliminary Board of Architects,  
22 because that's when you're given the right to  
23 start construction documents, once you get the  
24 preliminary Board of Architects, and you can't  
25 have a guy, you know, waiting to get to the

1 exists, all of those sorts of interpretations  
2 exist, but the general idea of this proposed  
3 Ordinance would be that it would be at ground  
4 floor, but there could be -- Staff is going to  
5 have a little bit of leeway, the Commission and  
6 you will have leeway when you do Conditional  
7 Use reviews, when you impose a condition of  
8 approval. The Board of Architects will have  
9 some leeway, as well.

10 MS. MENENDEZ: Okay. Thank you.

11 MR. GARCIA-SERRA: On that point, Craig, I  
12 remember also when -- I think it was the Impact  
13 Fee Ordinance, which was the last Ordinance  
14 approved by the City Commission that had a sort  
15 of grandfathering language, aside from final  
16 Board of Architects approval, it also included  
17 any project that was --

18 MR. LEEN: Subject to a development agreement.

19 MR. GARCIA-SERRA: -- subject to a  
20 development agreement approved at a public  
21 hearing.

22 MR. LEEN: Yes.

23 MR. BEHAR: But the problem with the final  
24 Board of Architects, that could be months down  
25 the line and the project would have already

1 final Board and have this problem, because then  
2 you can, you know, throw the plans away.

3 MR. LEEN: But I believe the Commission  
4 chose the second Board of Architects, right,  
5 the final?

6 MR. TRIAS: I think so. Yes, and that's a  
7 policy choice. They could chose one or the  
8 other, and if you want to recommend the  
9 preliminary, that's perfectly fine, and that's  
10 an appropriate role for the Planning and  
11 Zoning --

12 MR. BEHAR: But Marshall makes a good  
13 point. You know, if we want to see good  
14 development happen in Coral Gables, a developer  
15 is not going to take the chance and go through  
16 the whole -- spend the money in the whole  
17 construction document, wait six months for that  
18 to happen, and then come back later and say,  
19 "Oh, I can't get it approved."

20 MS. MENENDEZ: But what happens in the  
21 cases where the preliminary approval of the  
22 Board is issued, but then the plans change?  
23 I've seen that happen. Then the developer, all  
24 of a sudden, decides to change the plans. Are  
25 they grandfathered in because of the

1 preliminary date or does it change?  
 2 MR. BEHAR: No, if it's a minor change that  
 3 is because of, you know, some minor  
 4 modification, it should not change. If a  
 5 developer comes back with a brand new project,  
 6 completely different, well, that's a different  
 7 case.  
 8 MS. MENENDEZ: Right. But to me,  
 9 preliminary just means that it's still  
 10 evolving. I mean, I've seen so many  
 11 developments come through -- when I used to be  
 12 with Coral Gables, so many development comes  
 13 through and then they change after the  
 14 preliminary and then they come in for another  
 15 preliminary, you know.  
 16 MR. BELLIN: But that's when the process  
 17 starts again. There's a preliminary. You  
 18 change the project. You go for another  
 19 preliminary.  
 20 MS. MENENDEZ: Or they come in for the  
 21 first review with some changes. I mean, it's  
 22 just -- I think a final is more -- I mean --  
 23 MR. LEEN: Well, and the reason we chose  
 24 the final was because -- my recollection is,  
 25 when you get that final approval, you have

1 eighteen months that that's good for, then, at  
 2 that point. So, you know, 1-110 --  
 3 MS. MENENDEZ: That makes sense to me.  
 4 MR. LEEN: -- of the Zoning Code had a real  
 5 time period where that was valid. So it seemed  
 6 like if you were going to go to all of the  
 7 trouble to get the final BOA approval, that it  
 8 would be a hardship, at that point, to then  
 9 apply a whole new law to you, where you would  
 10 have to change everything that you've done.  
 11 Whereas, a preliminary, there seemed to be  
 12 more -- I'm just telling you the thinking. You  
 13 know, you can disagree with it, certainly, but  
 14 the thinking was that there was more leeway  
 15 after preliminary BOA. You haven't even gotten  
 16 Zoning approval yet. There could be changes to  
 17 the Zoning Code or something like that.  
 18 And a lot of times, when people go, after  
 19 preliminary BOA, to Zoning, they get some  
 20 feedback, they change it, they go back to the  
 21 BOA. So the thinking was that that was  
 22 somewhat premature, but for something like  
 23 this, if you think that that's the date it  
 24 should be, the opinion that my office gave and  
 25 the Resolution passed by the Commission allows

1 for them to pick preliminary BOA as the  
 2 grandfathering date. So you can recommend  
 3 that.  
 4 MR. BEHAR: Well, my opinion, something  
 5 like this, it would be more appropriate at  
 6 preliminary, because when you have, for  
 7 example, a Site Plan that complies with the  
 8 requirements today, this would change -- this  
 9 will alter that plan completely. So for us to  
 10 go through that whole process and get it drawn  
 11 all of the way to a hundred percent and submit  
 12 it, and then you've got to come back and change  
 13 it --  
 14 MS. MENENDEZ: But at what point do you  
 15 submit after the preliminary approval? What's  
 16 the lag time?  
 17 MR. BEHAR: Like Marshall said, the  
 18 preliminary approval gives you the confidence  
 19 to go forward and continue the process, the  
 20 drawings for the project. You don't submit --  
 21 you know, on a major project, you don't submit  
 22 the drawings within the first, you know, ninety  
 23 to a hundred twenty days.  
 24 MS. MENENDEZ: But when you go to the Board  
 25 of Architects after preliminary approval, are

1 you submitting construction documents? Are you  
 2 submitting so much detail that, you know, it's  
 3 fixed?  
 4 MR. BEHAR: No.  
 5 MS. MENENDEZ: I mean, I think that you  
 6 just submit the aesthetics, the architectural  
 7 drawings.  
 8 MR. BEHAR: But then you go forward, you  
 9 move forward with the construction documents.  
 10 MR. TRIAS: Madam Chair.  
 11 MR. BEHAR: And you get your final Board of  
 12 Architects at the completion of those drawings.  
 13 MS. MENENDEZ: Okay.  
 14 MR. BEHAR: And then, during that time  
 15 could lapse, you know, six months, whatever.  
 16 And then, if I've got to come back at that  
 17 point and say, "Oops, you've got to apply --"  
 18 MS. MENENDEZ: Right. I understand. I  
 19 understand.  
 20 MR. GARCIA-SERRA: If I may, just one more  
 21 relevant point on that point exactly. The  
 22 Ordinance which Craig and I are remembering,  
 23 that had a grandfather provision most recently,  
 24 was the Ordinance amending the new impact fees.  
 25 When you're creating the new impact fees,

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.

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

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.

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

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,

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

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

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

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.

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

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

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

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

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

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

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.

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 --

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

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

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

1 issue of -- at the preliminary, okay.  
 2 MR. GRABIEL: Preliminary. Yeah, that's  
 3 one.  
 4 Two, we've been fighting very much to try  
 5 to get affordable housing in the City, and  
 6 specifically on North Ponce. I would hate to  
 7 think that some of these requirements would be  
 8 impacting the possibility of developers to do  
 9 that.  
 10 MR. BEHAR: Absolutely.  
 11 MR. GRABIEL: And I don't know the  
 12 specifics. I've never developed a project  
 13 there. I don't know how we would do it, but I  
 14 think I would like the Staff and the City to  
 15 take a look at that and see, by increasing the  
 16 percentage of green, how does that impact the  
 17 opportunity for development, and is it going to  
 18 make it such an affordable project, that then  
 19 we lose the baby with the bath water, okay.  
 20 And Number Three, we have not talked about  
 21 it in this body, but how about the idea of  
 22 green roofs. Coral Gables has not pushed for  
 23 green roofs, but it is something that if you  
 24 see, all over the country, it is being adopted  
 25 by major cities and minor cities, and I don't

1 hardship, where we're going to deter potential  
 2 good projects from developers coming to the  
 3 North Ponce corridor area. So we've got to  
 4 carefully look into those numbers.  
 5 MR. TRIAS: Yes.  
 6 MR. BELLIN: Ramon, I think we need a  
 7 starting point, and the Code is very specific  
 8 about what the setbacks are. And because of  
 9 those setbacks, what the Code specifies, we  
 10 know what the green space is going to be to  
 11 start, and that's about twelve percent.  
 12 Now, if we want to get to 25 percent, I  
 13 think you let the developer get to the other 13  
 14 percent, whatever it is, any way that he can.  
 15 If he's got green space in the right-of-way,  
 16 and he can use that towards what he's lacking,  
 17 that's fine. Some lots don't, some do.  
 18 And then you can use the elevated, the  
 19 balconies, and the roof decks.  
 20 MR. TRIAS: Well, that's the way that I  
 21 interpret the sliding scale that Ms.  
 22 Balido-Hart proposed. Some requirement at the  
 23 ground level and then some others optional  
 24 areas --  
 25 MR. BELLIN: But the Code gives us that

1 know if going to green roofs as a benefit to  
 2 the developer by increasing maybe the ability  
 3 of them to build additional units or whatever,  
 4 is something we can look at, which in addition  
 5 to that we can tie it into the open green  
 6 space, and I don't know -- we've never talked  
 7 about it. I don't even know if you've looked  
 8 at it, but I think that's something, as this  
 9 body, we should be looking at.  
 10 MR. TRIAS: And I think that that's a  
 11 separate issue, to some extent, in the sense  
 12 that the critical issue right now is the ground  
 13 level pedestrian areas. There's a belief,  
 14 which I agree with, that they can be better.  
 15 If we find a way to do that, I think we've done  
 16 something very, very valuable.  
 17 In addition, we can look at the  
 18 environmental benefits of green roofs and so on  
 19 as an additional aspect of the discussion, but  
 20 I do think, though, that there's a need to  
 21 focus on the ground level areas in the front  
 22 and in the areas that shape the City. I mean,  
 23 that really matters.  
 24 MR. BEHAR: I agree with Mr. Grabiell's  
 25 second point. We don't want to create a

1 now. I don't know why we're changing it. It  
 2 gives us that option.  
 3 MR. TRIAS: As I said, I think we have one  
 4 of the best Codes and certainly the best  
 5 process anywhere. I don't think anybody should  
 6 think that that is not true.  
 7 Now, the only thing that is not clear, I  
 8 think, is the ground level requirements or the  
 9 thing that could be better. I do agree with  
 10 that statement.  
 11 Now, for me, a sliding scale would be,  
 12 okay, something is required at the ground  
 13 level, and then it's optional whether you do it  
 14 at the ground level or somewhere else, that  
 15 additional green space. For example, that  
 16 would be one option. We can propose that to  
 17 you next time, among other options, and see  
 18 where that goes.  
 19 MS. BALIDO-HART: Among ranges, as well,  
 20 and, as I said, some visual illustrations would  
 21 be helpful.  
 22 MR. AIZENSTAT: Yeah, that would be great.  
 23 MR. BEHAR: Marshall, I have a question for  
 24 you. Do you, on projects -- and just a  
 25 hypothetical project -- that you do have a

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

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

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.

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

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.

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,

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

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

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.)  
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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 NIEVES SANCHEZ  
 22  
 23  
 24  
 25