

CITY OF CORAL GABLES
LOCAL PLANNING AGENCY (LPA)/
PLANNING AND ZONING BOARD MEETING
VERBATIM TRANSCRIPT
CORAL GABLES CITY HALL
405 BILTMORE WAY, COMMISSION CHAMBERS
CORAL GABLES, FLORIDA
WEDNESDAY, MARCH 14, 2018, COMMENCING AT 6:05 P.M.

Board Members Present:

Eibi Aizenstat, Chairman
Robert Behar
Marshall Bellin
Maria C. Velez
Julio Grabiell

City Staff and Consultants:

Ramon Trias, Planning Director
Craig Collier, Special Counsel
Miriam Soler Ramos, City Attorney
Jennifer Garcia, City Planner
Arceli Redila, Principal Planner
Dona Spain, Historical Resources &
Cultural Arts Director
Eduardo Santamaria, Public Works Director
Yamilet Senespleda, City Engineer
Jill Menendez, Administrative Assistant, Secretary

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(Thereupon, the following proceedings were held.)

CHAIRMAN AIZENSTAT: Let's get started. We are four right now, which is a quorum, so we'll get started.

Good evening. I'd like to call the meeting to order. I would ask everybody to silence your cell phones or pagers or any other electronic devices at this time.

Four Members of the Board shall constitute a quorum, and the affirmative vote of four Members of the Board shall be necessary for the adoption of any motion. If only four Board Members are present, which is the case at this moment, an applicant may request and be entitled to a continuance to the next regularly scheduled meeting of the Board. If the matter is continued due to a lack of quorum, the Chairperson or Secretary of the Board may set a Special Meeting to consider such matter.

In the event that four votes are not obtained, an Applicant may request a continuance or allow -- a continuance or allow the Applicant to proceed to the City Commission without a recommendation.

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Also Participating:

Mario Garcia-Serra, Esq., on behalf of Item Number 6
Raul Carreras, Architect
Masoud Shojaee
Henry Pinera
Hector Lombana
Alicia Fernandez
Jeffrey Flanagan
Jorge Navarro, Esq., on behalf of Item Number 7
Alberto Cordoves, Architect
Tucker Gibbs, Esq., on behalf of Caffè Violetto
Paul Savage

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Also, for lobbyist registration, I'd like to do a disclosure. Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance Number 2006-11 must register with the City Clerk prior to engaging in lobbying activities or presentations before City Staff, Boards, Committees and/or City Commission. A copy of the Ordinance is available in the Office of the City Clerk. Failure to register and provide proof of registration shall prohibit your ability to present to the Board.

As Chair, I now officially call the meeting of the City of Coral Gables Planning and Zoning Board of March 14, 2018. The time is 6:05.

Jill, if you'll please call the roll.

THE SECRETARY: Jolie Balido-Hart?

Robert Behar?

MR. BEHAR: Here.

THE SECRETARY: Marshall Bellin?

MR. BELLIN: Here.

THE SECRETARY: Julio Grabiell?

MR. GRABIEL: Here.

THE SECRETARY: Maria Menendez?

Maria Velez?

Eibi Aizenstat?

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1 CHAIRMAN AIZENSTAT: Here.
 2 Please be advised that this Board is a
 3 quasi-judicial board and the items on the
 4 agenda are quasi judicial in nature, which
 5 requires Board Members to disclose all ex parte
 6 communications and site visits.
 7 An ex parte communication is defined as any
 8 contact, communication, conversation,
 9 correspondence, memorandum or other written or
 10 verbal communication that takes place outside
 11 of a public hearing between a member of the
 12 public and a member of the quasi-judicial board
 13 regarding matters to be heard by the Board.
 14 If anyone made any contact with a Board
 15 Member regarding an issue before this Board,
 16 the Board Member must state, on the record, the
 17 existence of the ex parte communication and the
 18 party who originated the communication. Also,
 19 if the Board Member conducted a site visit
 20 specifically related to the case before the
 21 Board, the Board Member must also disclose such
 22 visit. In either case, the Board Member must
 23 state, on the record, whether the ex parte
 24 communication and/or site visit will affect the
 25 Board Member's ability to impartially consider

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1 CHAIRMAN AIZENSTAT: Okay.
 2 MS. VELEZ: Thank you.
 3 CHAIRMAN AIZENSTAT: That is noted.
 4 Any other comments?
 5 Good pick up.
 6 No?
 7 Is there a motion? We have a second. No
 8 discussion? Call the roll, please.
 9 THE SECRETARY: Robert Behar?
 10 MR. BEHAR: Yes.
 11 THE SECRETARY: Marshall Bellin?
 12 MR. BELLIN: Yes.
 13 THE SECRETARY: Julio Grabiell?
 14 MR. GRABIEL: Yes.
 15 THE SECRETARY: Maria Velez?
 16 MS. VELEZ: Yes.
 17 THE SECRETARY: Eibi Aizenstat?
 18 CHAIRMAN AIZENSTAT: Yes.
 19 What I'd like to do at this time is change
 20 the order, and I'd like to start first with the
 21 Discussion Item, which is on the agenda as Item
 22 Number 6, which is the update to the Venera
 23 Mixed-Use Site Plan.
 24 MR. BEHAR: Mr. Chair --
 25 CHAIRMAN AIZENSTAT: Yes.

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1 the evidence to be presented regarding -- in
 2 this matter. The Board shall also state -- the
 3 Board Member shall also state that his or her
 4 decision will be based on substantial competent
 5 evidence and testimony presented on the record
 6 today.
 7 Does any Board Member have such
 8 communication?
 9 MR. BEHAR: No.
 10 CHAIRMAN AIZENSTAT: Okay. Everybody
 11 that's going to be talking, if they'd please
 12 stand up to be sworn in.
 13 Proceed.
 14 (Thereupon, the participants were sworn.)
 15 CHAIRMAN AIZENSTAT: Welcome. Let it be
 16 noted, please, that Member Maria Velez has
 17 joined us, so we now have five members.
 18 The first item we'll do is the approval of
 19 minutes.
 20 MR. BEHAR: Motion to approve.
 21 MR. GRABIEL: Second.
 22 MS. VELEZ: I have a comment.
 23 CHAIRMAN AIZENSTAT: Yes, please.
 24 MS. VELEZ: I was referred to as
 25 "Mr. Velez."

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1 MR. BEHAR: -- for the record, I will
 2 recuse myself from this item.
 3 CHAIRMAN AIZENSTAT: Okay.
 4 MR. BEHAR: There's a conflict and I want
 5 to put it on the record.
 6 CHAIRMAN AIZENSTAT: Okay.
 7 MR. BEHAR: So I will step out.
 8 CHAIRMAN AIZENSTAT: You'll be back for the
 9 other items?
 10 MR. BEHAR: Yes, I'll be back for the
 11 following items.
 12 CHAIRMAN AIZENSTAT: Thank you.
 13 MR. GARCIA-SERRA: And Mr. Chair, if I may,
 14 with regards to changes to the agenda, there
 15 was another item that I'm representing here
 16 this evening, Number 9, the replat of the, I
 17 gather, the Agave Ponce site, Agave Ponce,
 18 LLC --
 19 CHAIRMAN AIZENSTAT: That's been deferred.
 20 MR. GARCIA-SERRA: Okay. Has it already
 21 been deferred?
 22 CHAIRMAN AIZENSTAT: Yes.
 23 MR. GARCIA-SERRA: Okay.
 24 CHAIRMAN AIZENSTAT: Actually, let me go
 25 ahead and say that. Before we start, if

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anybody is here for Item Number 8 or Item Number 9 on the agenda, those two items have been deferred by the Applicant.

MR. TRIAS: Mr. Chairman, as you know, the Venera project is a Mixed-Use Site Plan that has been going through the process. In terms of the design, there has been an addition of land. As you may recall, right at the west side of the project, there was a small commercial parcel. That has been incorporated into the design. As a result, there have been some changes, in terms of the numbers.

The residential units that went to the Commission on February 13th was 189. The project currently has 165. And then there's also an office component, which is located in the new area that has been added to the project.

The Commission considered this item, and then requested that it be sent back to you for comment, because of the change on the Site Plan. The bulk of the project is the same. The only change is that minor change in the west side.

The Applicant is here to explain it in

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detail, and if you have any questions, I'll be happy to help you.

MR. GRABIEL: I have a question. Did the Commission see it with the change?

MR. TRIAS: Yes.

MR. GARCIA-SERRA: Good evening, Mr. Chair, Members of the Board, Mario Garcia-Serra, with offices at 600 Brickell Avenue, representing this evening Sunset Place Luxury Holdings, LLC, Shoma San Remo, LLC and San Remo Office Associates, LLC. These are the owners and contract purchasers of the properties located at 1500 Venera Avenue, 1515 San Remo and 1537 San Remo.

The property is approximately 1.78 acres in size. We have it indicated here in an aerial photograph right behind them, and the extent of our Zoning requests are that we're proposing to change the Land Use and Zoning on the 1515 San Remo site only and looking for a Site Plan approval that covers the entire project area.

This project already came before you at your October meeting, at which you unanimously recommended approval. What we are here to talk to you about are the changes which have been

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made to the project since October.

As Ramon mentioned, the most prominent change has been the addition of this property, which I'll point to now, located at 1537 San Remo. You'll remember that this was a bit of a hole in the doughnut situation. It was one pre-existing office building that was going to be between the Plaza San Remo to the west and the Venera project to the east. We have since gone under contract to purchase that property, and have incorporated it into the project as an office building.

It's a five-story office building, about 15,000 square feet. You can see it in this elevation at the extreme left. I'll have the architect, of course, make something of a more detailed presentation on it.

In response to comments received at the First Reading before the City Commission, we have lowered the project's density to 165 units, which is just 15 units more than what is permitted today with just Site Plan review approval, and we changed the unit mix so as to bring down the number of one bedroom units, so that the unit mix now is roughly evenly split

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between one, two and three bedrooms.

The amount of ground floor retail was also reduced by about 10,000 square feet to 20,000 square feet, and I'll now ask Raul Carreras, project architect with Bermello, Ajamil, to just give you some more detail, in particular, on that new Phase Two building at 1537 San Remo.

MR. CARRERAS: Good evening, Members of the Board. Raul Carreras, with Bermello, Ajamil & Partners, with offices at 2061 South Bayshore Drive, Suite 1000, Miami, Florida 33133.

As was explained, I guess the reason of our visit today was the annexation of that additional 50-foot property. What we are proposing or what has been presented before the Commission is a five-story office building, making the project a true Mixed-Use now. The original project already contained ground floor retail, and it continues to do so, and if you'll allow me -- the project continues to have all of the yellow area as retail space, lining all of the street frontages and right-of-ways. So retail use of the ground floor, the introduction of the office building.

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1 The ground floor of that will be an office,
2 with back of house and support spaces, and then
3 four stories of usable office space above,
4 totaling about 15,000 square feet.

5 It was designed in a similar vernacular to
6 the original building to -- it's a separate
7 standalone structure, but with similar
8 architectural features. A conscious effort was
9 made to not have any additional driveway cuts
10 off of San Remo, so it is fully -- it fully
11 engages the right-of-way and the pedestrian
12 experience.

13 And, then, lastly, we do view it as one
14 comprehensive Site Plan and we are looking to
15 integrate the hardscape and landscape
16 improvements throughout the entire length of
17 the newly acquired property, and we have more
18 information on the other building, if you'd
19 like, but other than that, I'll be here to
20 answer any questions.

21 MS. VELEZ: I have a question.

22 MR. CARRERAS: Yes.

23 MS. VELEZ: I noticed that there is no
24 change in the parking. Does this five-story
25 building incorporate its own parking?

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1 MR. CARRERAS: It does not. It will rely
2 on parking in the main building. We're now at
3 a total of 356 spaces in the main building. By
4 the Shared Parking Calculation, we require 318.
5 So using the Shared Parking Matrix, we do have
6 excess parking.

7 MS. VELEZ: And will that be available to
8 the public, who will visit that office
9 building, as well?

10 MR. CARRERAS: Yes. The first floor of
11 parking, the second story, has been designated
12 for the retail patrons and I guess the office
13 building, also, and then private levels for the
14 residences will be above the second level.

15 MS. VELEZ: And you don't think that the
16 addition of 15,363 square feet of office space
17 will require additional parking?

18 MR. CARRERAS: Well, I'm saying what the
19 numbers tell us. If you believe the Shared
20 Parking Matrix and that residential units will
21 not be there, there is some possibility of
22 having an efficiency of parking.

23 MR. GARCIA-SERRA: I think it's important
24 to note also that the amount of retail space
25 and residential units are reduced, also.

14

1 MR. CARRERAS: Yeah.

2 MS. VELEZ: All right. So we have 24 less
3 residential units.

4 MR. CARRERAS: And 15 -- or 10,000 square
5 feet less of commercial.

6 MS. VELEZ: Less of commercial.

7 MR. CARRERAS: We're down to 20,000 square
8 feet from 30.

9 MS. VELEZ: I have reservations on that,
10 because I don't know -- I mean, I visit the
11 building next door, the Plaza San Remo --

12 MR. CARRERAS: The Whole Foods.

13 MS. VELEZ: -- and there is difficulty
14 finding parking there, when you go either to
15 the grocery store or to visit a --

16 MR. CARRERAS: A medical office.

17 MS. VELEZ: -- a medical office.

18 MR. CARRERAS: Uh-huh.

19 MS. VELEZ: It's difficult to find parking.

20 CHAIRMAN AIZENSTAT: Will the office space
21 be condominium or rentals?

22 MR. CARRERAS: I believe -- I'm going to
23 defer to you all, but I believe, rental.

24 MR. SHOJAE: These are rental.

25 MR. CARRERAS: Rental.

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1 CHAIRMAN AIZENSTAT: So it's a rental
2 project.

3 MR. COLLIER: We can't have you respond from
4 the audience. If you would just put your name
5 on the record.

6 CHAIRMAN AIZENSTAT: Thank you.

7 MR. COLLIER: And I assume you were sworn
8 in, as everybody else was sworn in, or do you
9 need to be sworn in?

10 MR. SHOJAE: I need to be sworn in.

11 MR. COLLIER: You need to be sworn in?

12 MR. SHOJAE: Yes.

13 MR. COLLIER: Okay.

14 (Thereupon, the participant was sworn.)

15 MR. SHOJAE: Yes, I do.

16 MR. COLLIER: Would you state your name and
17 address.

18 MR. SHOJAE: Yes. My name is Masoud
19 Shojae. I'm the President and CEO of the
20 Shoma Group. They --

21 CHAIRMAN AIZENSTAT: Your address, please.

22 MR. SHOJAE: I'm sorry?

23 CHAIRMAN AIZENSTAT: Your address.

24 MR. SHOJAE: Oh, my address. 201 Sevilla,
25 Suite 300, Coral Gables.

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1 This project, of course, the last piece, we
2 were trying to accommodate our neighbor, and
3 that's why we purchased the site. So the best
4 use of this property obviously is office
5 building, really, and that's why we converted
6 it to office. And in order to alleviate the
7 impact of the traffic, so I reduce by -- the
8 total from 189 to 165, and, also, we reduced
9 the retail by 10,000 square feet, and we are
10 creating more amenities for the residential
11 side, and I think it's a plus.

12 CHAIRMAN AIZENSTAT: What amenities? What
13 additional amenities are you creating?

14 MR. SHOJAEE: We want to create like a
15 bowling alley for the people that are going to
16 be living there, and we're going to create
17 some -- the art center inside the lobby -- I
18 mean, in those areas. So these are the
19 examples that we're going to do.

20 CHAIRMAN AIZENSTAT: Will the bowling alley
21 be open to the public?

22 MR. SHOJAEE: No. Only for people that are
23 going to be living there.

24 CHAIRMAN AIZENSTAT: Okay.

25 MS. VELEZ: Thank you.

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1 MR. SHOJAEE: Thank you.

2 CHAIRMAN AIZENSTAT: Any other comments?
3 Marshall?

4 MR. BELLIN: No.

5 CHAIRMAN AIZENSTAT: Does anybody -- since
6 we're having a Discussion Item --

7 MR. COLLIER: By the way, I wanted --

8 CHAIRMAN AIZENSTAT: Go ahead.

9 MR. COLLIER: I've been advised actually
10 that the Commission wanted your recommendation.
11 So even though it's on as a Discussion Item,
12 it's my understanding that the City Commission
13 wants your recommendation on this additional
14 item that apparently was not before them, as I
15 understand it; is that correct?

16 MR. GARCIA-SERRA: What went before the
17 City Commission was this project area that
18 you're seeing now. The building itself, the
19 Phase 2 building, was there, but at that point
20 in time it was a residential building. We
21 converted it to office in response to comments
22 from the City Commission to reduce the
23 residential density. So this is the first time
24 that the office building has been presented to
25 a City Board, other than the Board of

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1 Architects.

2 MR. COLLIER: Other than the Board of
3 Architects?

4 MR. GARCIA-SERRA: Correct.

5 MS. VELEZ: Oh, okay.

6 MR COLLIER. So this is new --

7 MR. GRABIEL: Do we need to make a motion?

8 CHAIRMAN AIZENSTAT: Well --

9 MR. COLLIER: -- and was not presented to
10 the City Commission and the City Commission is
11 looking for your recommendation on this
12 additional part of the development.

13 CHAIRMAN AIZENSTAT: I think, before -- if
14 they're looking for a recommendation, one of
15 the things that I would ask, if there's anybody
16 here from the public that --

17 MR. GARCIA-SERRA: If I could conclude, and
18 then maybe --

19 CHAIRMAN AIZENSTAT: Oh, I thought you were
20 done. I'm sorry.

21 MR. GARCIA-SERRA: Almost. We're close to
22 it.

23 CHAIRMAN AIZENSTAT: Sorry about that.

24 MR. GARCIA-SERRA: We feel that overall
25 these changes are improvements on an already

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1 very good project, because of the increase of
2 the mix of uses in the project, and now the
3 entire block is designed for new development
4 and we no longer have the issue of having to
5 design around an older pre-existing building in
6 the middle of the block, which previously
7 existed.

8 We have everybody here from the project
9 team to entertain questions, of course. Since
10 it seems you're going to entertain comments
11 from the public, I would ask for just some time
12 to rebutt afterwards and that's the conclusion
13 of our presentation.

14 CHAIRMAN AIZENSTAT: Mario, just if I may
15 ask, there were recommendations that were made
16 by this Board when you brought it before us the
17 last time.

18 MR. GARCIA-SERRA: Correct.

19 CHAIRMAN AIZENSTAT: Were all of those
20 recommendations implemented into your plan?

21 MR. GARCIA-SERRA: They were all
22 incorporated. They were various sort of facade
23 and street level recommendations for
24 improvements, an additional \$50,000 in
25 additional contributions for neighborhood

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1 improvements.

2 The issue of how to handle the retail
3 frontage, which I remember in particular Mr.
4 Grabiell was addressing, has, to a great extent,
5 been addressed by the fact that we now have
6 acquired that property and have incorporated it
7 as part of the project, but the other things,
8 such as doing streetscape on both sides of the
9 street and so forth have all been incorporated.

10 CHAIRMAN AIZENSTAT: And there was also a
11 comment that was based on that driveway where
12 the "T" is, right there. I think there was
13 some kind of a comment that was made --

14 MR. GARCIA-SERRA: That's where we were
15 looking to try to activate and have more
16 storefront space, as opposed to back of house
17 or a driveway. We did incorporate that.

18 CHAIRMAN AIZENSTAT: All right. You did.

19 MS. VELEZ: And remind me where the waste
20 is removed.

21 MR. GARCIA-SERRA: Back of house -- Raul?
22 I'll let the expert in that --

23 MR. CARRERAS: The trash collection room is
24 back here. The truck will enter through that
25 one driveway cut, service, and come back out,

21

1 and in response to -- I think the comment last
2 time was that we had several back of house
3 spaces, generator, FPL, et cetera. We've lined
4 it with a two-foot deep storefront, so that you
5 do have storefront and you have the ability to
6 have advertising, have something a little bit
7 more animated and not just a blank wall.

8 So that's how we've addressed that. The
9 roll-up door, we can't get away from, but we
10 did in the elevation at least treat it more
11 nicely than just your metal roll-up doors.

12 CHAIRMAN AIZENSTAT: Okay. Thank you.

13 MR. BELLIN: Craig, I have a question. The
14 Commission did look at this project with the
15 addition or they haven't?

16 MR. COLLIER: Well, as Mario explained, and
17 I apologize, I don't think I had my mike on,
18 this was looked at, but it was part of
19 residential, and it was -- but Ramon is going
20 to bail me out of this question.

21 MR. TRIAS: Yes. I was at the Commission
22 Meeting. So what happened is, as a result of
23 the Commission discussion -- as a result of
24 that Commission discussion, they made some
25 changes. So it's not exactly what you have

22

1 here. This is the result of the Commission
2 discussion.

3 As you know, many times that happens.
4 First Reading, you get some comments, and then,
5 in Second Reading, you have some modifications.
6 The modifications are less units and more
7 office space, basically.

8 Now, in terms of parking, because of the
9 different changes in terms of the less units
10 and less square footage for retail, they've
11 used the Shared Parking Matrix, which is a very
12 straight-forward Code provision, and that's how
13 they have accommodated those spaces. So those
14 are the facts.

15 Now, the Commission did say that they were
16 looking for your opinion and recommendation
17 given the fact that the site had become a
18 little bit larger. So I think it would be
19 appropriate that you listen to any public
20 comment and anybody from the audience, and then
21 take a vote, up or down, based on your opinion.

22 CHAIRMAN AIZENSTAT: Ramon, was there any
23 additional parking study done?

24 MR. TRIAS: Well, it was reviewed by Public
25 Works, like we always do, but the issue is that

23

1 once you use that matrix, it's simply black and
2 white. If it's yes, it's yes.

3 CHAIRMAN AIZENSTAT: And what about a
4 traffic study based on the additional offices?

5 MR. TRIAS: Traffic? I don't know if that
6 was updated. Was that updated?

7 MR. GARCIA-SERRA: Indeed. The traffic
8 study was updated with all current program
9 information, submitted to the City. There
10 wasn't any change in the recommendations of
11 that traffic study.

12 MR. BELLIN: Ramon --

13 CHAIRMAN AIZENSTAT: Go ahead, please,
14 Marshall.

15 MR. BELLIN: Ramon, did the Commission have
16 any concerns about the new project?

17 MR. TRIAS: Well, they voted for it, and
18 it's going to Second Reading as soon as it
19 passes the Planning and Zoning. So the
20 concerns they had, they expressed, and they had
21 to do with density and issues like that. They
22 were incorporated into the design and that's
23 what you're looking at.

24 MR. BELLIN: Can we be clear as to the
25 recommendations that they made?

24

1 MR. TRIAS: I would defer to the City
2 Attorney if he had -- do you have the -- I
3 mean, I don't want to speak for the Commission
4 without the Minutes.

5 MR. BELLIN: Okay.

6 MR. COLLIER: I apologize. I'm not clear on
7 the question. What is --

8 MR. BELLIN: If the Commission had some --
9 they sent it back to us for a reason.

10 MR. COLLIER: Well, I think they sent it
11 back to you, because of this addition, that
12 they wanted you to look at.

13 MR. TRIAS: Let me --

14 MR. COLLIER: Fortunately, we do have the
15 City Attorney here.

16 MR. TRIAS: Let me give it a try. The
17 reason -- they're interested in your opinion.
18 They want your professional or your view, as
19 experts on planning, on the changes. That is
20 the way I understood the request.

21 MS. RAMOS: Good evening. The Commission
22 was concerned about density, about size, and
23 about traffic, the traffic impact in the area,
24 but they specifically referred it back to you
25 because, between the time that it came to

25

1 Planning and Zoning, and when it went to City
2 Commission, that sliver of property on the
3 side, that's now commercial, was added to the
4 Site Plan, and it was put forth as residential.

5 The Commission felt that the entire thing
6 had not been reviewed by this Board, with the
7 addition of that building, and so they sent it
8 back here, and now there's been some changes
9 made to address the more general concerns of
10 the Commission, but the idea is for you to
11 review it together with this additional new
12 building that's now commercial.

13 MS. VELEZ: So initially it was presented
14 as additional residential?

15 MS. RAMOS: Correct, to the City
16 Commission.

17 MS. VELEZ: So now it has switched to
18 office use, okay.

19 MS. RAMOS: But in either event, you had
20 not ever seen that additional piece and that's
21 what the City Commission wanted you to weigh in
22 on.

23 MS. VELEZ: I think aesthetically I
24 remember the last time that little piece just
25 looked like David next to two Goliath.

26

1 MR. GARCIA-SERRA: Yeah.

2 MS. VELEZ: So it's good to see it
3 incorporated into something else. I think,
4 probably, the use as office limits a lot or
5 diminishes somewhat the concerns of the traffic
6 and the parking. Now I'm much clearer, that
7 we're doing the shared. That makes lot of
8 sense.

9 MR. TRIAS: Yeah. The theory of the Shared
10 Parking Matrix is that if one has office and
11 residential, that's better than it's all office
12 or all residential, in terms of parking
13 demands. The reason why there's an issue with
14 parking demand on the other building is
15 probably because it's only offices and retail.

16 CHAIRMAN AIZENSTAT: Now, but the study or
17 the matrix is done based upon the parking
18 spaces that are not assigned to owners or
19 living units or are they taking the same living
20 unit spaces and assigning it during the day to
21 the office?

22 MR. GARCIA-SERRA: When you use that
23 matrix, you can't assign parking.

24 MR. TRIAS: Right.

25 CHAIRMAN AIZENSTAT: Okay. That answers

27

1 that.

2 MR. TRIAS: There are some rules, and
3 they're in the Code, and they're very clear. I
4 mean, it's black and white.

5 MR. BELLIN: Ramon, I have a question.

6 MR. TRIAS: Yes.

7 MR. BELLIN: The parking for the little
8 office building is in the main building?

9 MR. TRIAS: Yes.

10 MR. BELLIN: And how is it accessed? They
11 have to walk through the --

12 MR. TRIAS: From the sidewalk.

13 MR. BELLIN: So they can't go directly from
14 the office building into the --

15 MR. TRIAS: The buildings are separated, so
16 there's no connection.

17 MR. BELLIN: Okay.

18 CHAIRMAN AIZENSTAT: I'd like to go ahead
19 and open it up to the public at this time.
20 Have people signed up?

21 THE SECRETARY: We only have one speaker,
22 and it is Mr. Pinera.

23 CHAIRMAN AIZENSTAT: I think there's
24 another gentleman that wants to sign up also.

25 Have you been sworn in?

28

1 MR. PINERA: No.
 2 CHAIRMAN AIZENSTAT: If you would raise
 3 your hand, please.
 4 MR. COLLIER: Wait. To actually save time,
 5 I believe this gentleman wants to speak, and
 6 he's also not been sworn in.
 7 CHAIRMAN AIZENSTAT: Is there anybody else
 8 that's here, that wishes to speak on any item,
 9 that has not been sworn in?
 10 Okay.
 11 MR. PINERA: Wow, suddenly everybody wants
 12 to talk about this project, after I showed up.
 13 CHAIRMAN AIZENSTAT: We're going to go
 14 ahead and swear the three of you in at this
 15 time, if you'd -- go ahead and proceed, please.
 16 (Thereupon, more participants were sworn.)
 17 CHAIRMAN AIZENSTAT: Thank you.
 18 If you'd state your name and address, for
 19 the record, please.
 20 MR. PINERA: Sure. My name is Henry
 21 Pinera. I live at 1215 Aduana Avenue, and I'm
 22 here representing the larger Riviera
 23 Neighborhood Association. I just want to get a
 24 few things on the record prior to going to
 25 Commission, as I'm sure that you guys will soon

29

1 understand why.
 2 So I should also mention that I have a
 3 degree in computer engineering from the
 4 University of Miami, and I graduated in 1998.
 5 The reason I mention that is because an
 6 engineering degree will tell you that the
 7 stated purpose for a building will have an
 8 impact on the design requirements.
 9 Now, I'm going to show you that the stated
 10 purpose for this building is student housing,
 11 and I'm going to introduce some evidence that
 12 was given to the Riviera Neighborhood
 13 Association that shows that this is clearly a
 14 student housing project and that the intent is
 15 student housing, first and foremost.
 16 MS. VELEZ: Thank you.
 17 MR. GRABIEL: Thank you.
 18 CHAIRMAN AIZENSTAT: Thank you.
 19 Will you also give a copy to the secretary?
 20 MR. PINERA: Actually, I believe Ramon
 21 already entered this evidence as part of the --
 22 MR. TRIAS: Yeah, it's already in the record.
 23 CHAIRMAN AIZENSTAT: Okay. If you would
 24 please direct everything to the dais, I'd
 25 appreciate it.

30

1 MR. TRIAS: We can provide it.
 2 CHAIRMAN AIZENSTAT: Please proceed.
 3 MR. PINERA: Okay. So if you'd like one,
 4 here.
 5 CHAIRMAN AIZENSTAT: He has.
 6 MR. PINERA: I wanted to make sure I had
 7 enough for them, the Board Members.
 8 Okay. So, as you can see, the first page
 9 is a web screenshot from the Dodge Report's
 10 website, which is a construction website that
 11 bids projects out, and it is clearly labeled,
 12 Venera Student Housing. This was a screenshot
 13 from January 17, 2018.
 14 We then went ahead and purchased the entire
 15 package, which has all of the design
 16 schematics. We've sent those design schematics
 17 to Mr. Trias, and -- I'm sorry, the --
 18 Walter -- Mr. Walter Foeman, as well. Have the
 19 full schematics been entered into the record,
 20 the ones that we sent?
 21 MR. TRIAS: What you sent was entered into
 22 the record, yes.
 23 MR. PINERA: I'm sorry?
 24 MR. TRIAS: Yes, what you sent was entered
 25 into the record.

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1 MR. PINERA: Including the CAD drawings?
 2 MR. TRIAS: I don't recall the details, but
 3 if that was part of the attachment, then it
 4 was, yes.
 5 MR. PINERA: It was a link, because the CAD
 6 drawings are obviously PDFs and very large, so
 7 they would have to have been downloaded. They
 8 were zip files --
 9 MR. TRIAS: We certainly can follow up on
 10 that, if that was not done properly.
 11 CHAIRMAN AIZENSTAT: After the meeting, you
 12 can follow up with him. It's duly noted.
 13 MR. PINERA: Okay. So that's the first
 14 page. The second page is the cover page for
 15 the project. As you can see, it says,
 16 "Schematic design documents." It has the
 17 address. It has the date of November 28, 2017,
 18 and very importantly, it also designates the
 19 owner as Landmark Properties. Landmark -- I'll
 20 explain who Landmark Properties is in a second.
 21 The next cover page, the next page, the
 22 third page of the document, is the overall
 23 summary provided by Dodge, and at the very top,
 24 the title states, Student Housing -- Venera
 25 Student Housing, and it also underscores that

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1 the owner, and in parenthesis, private, is
2 Landmark Properties, with an address of Athens,
3 Georgia.

4 The next page is a document from Bermello,
5 Ajamil & Partners, who I believe is represented
6 here. Is that correct?

7 Okay. And I'll just read the one
8 highlighted sentence. "The site is not only
9 within walking distance to the Shops at Sunset
10 Place and the neighboring Rivera Park, but more
11 importantly the proximity to the University of
12 Miami and the Metrorail Transit Station along
13 Dixie Highway makes this location prime for
14 student apartments." So there is an intent to
15 market to students with this.

16 The next page is also a screenshot from
17 Landmark Properties' web page, directly from
18 Landmark Properties' web page, and the
19 screenshot was taken February 12, 2018, and you
20 can clearly see that they refer to themselves
21 as the nation's top developer of student
22 housing two years running.

23 The next page that I'd like to call out,
24 and you may have to skip ahead, I may not have
25 ordered it correctly, is labeled, Preliminary

33

1 Geotechnical Engineering Report.

2 Are you guys able to see the Preliminary
3 Geotechnical and Engineering Report? And it
4 says it was prepared for Landmark Collegiate
5 Development of Athens, Georgia. Again, why
6 would -- and I believe the owner, last week,
7 when he had his meeting with some of the --
8 with some of the residents, pointed out that,
9 no, this was his property and that Landmark was
10 not engaged.

11 I won't speak to that. That's the
12 impression that I got during that meeting, but
13 why would another company pay for a development
14 that was not their own? It says, "Landmark
15 Collegiate Development, LLC." Again, pointing
16 to the same company that has already stated
17 that they are one of the foremost developers of
18 collegiate housing, student housing.

19 Next is another document from another
20 construction partner, not just the architect,
21 from Cast Construction, detailing the trade
22 responsibilities. You'll note that the very
23 top is labeled, Venera Student Housing, Coral
24 Gables, Florida, and the bid was due January
25 29, 2018.

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1 There's other documents, such as this, in
2 the larger package that was a full zip file
3 that I sent to the Commissioners and that I
4 sent to Ramon Trias. I will also gladly send
5 the full package that we purchased to you guys.
6 If you guys want the e-mail, I'll send you the
7 e-mail completely, as well.

8 The last document that I have says -- it is
9 Exhibit C, and this is another document that
10 was included in that same packet. Again, at
11 the very top, it says, "Venera Student
12 Housing," and it is insurance requirements. So
13 this is another angle on -- or another document
14 that shows that even the insurance refers to it
15 as Venera Student Housing.

16 So the fact that the purpose of this
17 project is primarily around student housing,
18 and that as far as I can tell -- was this made
19 aware to you prior to this?

20 CHAIRMAN AIZENSTAT: I'll let you please
21 finish your comments as opposed to
22 interrogatories.

23 MR. PINERA: Okay. But --

24 CHAIRMAN AIZENSTAT: And I'll let you go
25 ahead and put it on the record.

35

1 MR. PINERA: Okay. I'm guessing you guys
2 were not aware of this prior to this or maybe
3 only recently made aware of this after the
4 first time it came to be. If they are trying
5 to hide the true purpose of this, doesn't it
6 have an impact on a lot of the studies that
7 we're talking about, the traffic studies,
8 because the traffic patterns are going to be
9 different?

10 I remember, a lot of times I had -- when I
11 had classes at the University of Miami, I had
12 time between my classes, and I might go back
13 and forth multiple times to the University. So
14 that's going to change the traffic studies.

15 Also, the fact that they're -- and I'm sure
16 that the numbers have changed, but the total
17 number of bedrooms associated with this
18 project, I believe at the meeting last week,
19 which may have changed, was 327. So if you
20 guys can do the math, just total the number of
21 three-bedroom units, multiply it out -- all of
22 those units, multiply it out, get the total
23 number of rooms, that is the density that we
24 should be looking at strictly, because if this
25 is going to be aimed at student housing, you

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cannot argue that you're going to have a young family renting that three-bedroom unit and having one car for the parents, and one of them is a work at home parent with an office, and you also can't argue that there's going to be a small child there that's not going to take up a car.

The more likely scenario is instead that they will take up each and every parking spot and there will not be enough parking spots. This impacts the businesses that are around the entire neighborhood.

I just wanted to get this on the record.

CHAIRMAN AIZENSTAT: Thank you very much.

MR. PINERA: Thank you.

CHAIRMAN AIZENSTAT: Thank you.

Can you call the next speaker, please?

THE SECRETARY: Hector.

MR. LOMBANA: Good evening all. It's my pleasure to address you for the first time. My name is Hector Lombana, and I live at 1233 San Ignacio, and my wife walks the dogs in that area every day, and I walk every once in a while, although obviously I don't walk as much as she does.

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seen them at Publix, and they go to the other place and they're there. So the impacts on the traffic study, I don't know what that has done in their traffic studies, because I haven't seen them, okay.

To discriminate against rental properties based on who is going to inhabit, being college students or not, I have a house next door to mine that is rented to college students every year. They're some of the nicest people I've ever met. They go to the University of Miami and it takes some requirements to get there, and they're very sweet, sometimes they even bring cookies and stuff. They have their parties, you know. I've had college students living in my house, okay, and unless they're falling off the roof or something, which they never have, it's never a problem.

I think this is a -- this thing about it being some kind of a subterfuge, I mean, I got this in my door, this thing that has been given to you. Somebody slid this in my door the other day. I mean, I think everybody in town or in the area got one of these. And I talked to my next door neighbor, and he goes -- and

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But magna cum laude graduate of Rutgers University in 1974, and went to law school and graduated from law school in 1977. I'm a lawyer. I've been a practicing lawyer in Coral Gables for at least 20 years -- 18 years, actually, and I'm not here under anybody's employ, okay. Nobody's paying me.

I'm taking a position and I'm going to tell you what it is, okay? I am a member of the Riviera Neighborhood Association, and we walk that area. This is a great project, okay, all right. Why? Because there are plazas involved with this project, the street area will be made more beautiful, there will be businesses that will draw more people to walk.

Unlike you, Ms. Velez, I've never had a problem parking at Publix and I shop there all of the time, whenever my wife sends me, or at the other place, Whole Foods, because there's plenty of parking in both places. You guys have done -- I guess, you and your predecessors have done a good job.

The issue about students, well, there's a bus that picks up and takes students from the University of Miami, both to Publix -- I've

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he's like, who cares who is going to live in there. They're going to live in a building. I mean, somebody is going to be paying their rent, and I'm sure they're not going to be paying it, their parents are, so this is just a complete red herring that means nothing.

These people have disclosed the fact that this is going to be a rental property from the very first moment. If they're trying to rent the building and a family comes in, they're not going to say, "No, you can go away. We're not going to rent to you." I'm pretty sure about that, okay.

It's a great project. There are other problems in that area that have nothing to do with you all, for example, the amount of traffic that's generated by that Riviera Day School, that they block all of Trionfo Street, waiting to get people in there. I mean, the street is completely blocked alongside. You can't even drive there. The school at Sunset Elementary, the streets are completely blocked. I was there today and it was just massive problems, okay, but it has nothing to do with well-appointed, well-researched and

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1 well-planned out buildings, okay, that have
2 now -- has now -- the amount of residences has
3 now been reduced in order to make sure that
4 this project will survive, okay.

5 With that, thank you spending time with me.
6 I appreciate you, and if anybody needs anything
7 or whatever, I have a card, especially if they
8 have a good case, I'll take that.

9 CHAIRMAN AIZENSTAT: Thank you.

10 THE SECRETARY: Ms. Fernandez.

11 MS. FERNANDEZ: My name is Alicia
12 Fernandez, and that area has old buildings --

13 CHAIRMAN AIZENSTAT: Can you state your
14 address, please, for the record.

15 MS. FERNANDEZ: I'm sorry, 6000 Granada
16 Boulevard.

17 CHAIRMAN AIZENSTAT: Thank you.

18 MS. FERNANDEZ: Okay. I believe this is a
19 great project, that will enhance the area. It
20 has old buildings now, and this will replace
21 the old buildings. And the open space, we can
22 use and we can enjoy in that area, and I think
23 it just enhances the area more than having all
24 of those little buildings there, the way they
25 are now, and I hope you approve this project.

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1 project. They usually have other things, such
2 as study areas, which also are not present in
3 this project.

4 This is a rental apartment project. By the
5 way, that is defined in the Zoning Code, and,
6 by the way, you can tell by just looking at the
7 plans that are before you.

8 The documents circulated don't have the
9 names of any of the owner or the applicant
10 entities or any of their affiliates. My client
11 is one of the most prolific developers here in
12 Miami-Dade County, one of the most successful
13 of both, condominium and rental projects,
14 commercial and non-commercial. You know, his
15 name is well-known. He is not Landmark.

16 Landmark, as best we can gather, is
17 potentially an entity that is interested in
18 purchasing this site and has circulated these
19 documents in their ability to try to price and
20 see what they should offer for the property,
21 but Landmark is not my client, and it's pretty
22 clear. You can go on the public records of
23 Miami-Dade County, look at the deed, see what
24 corporate entities have acquired this property,
25 and look under Sunbiz.com for you to see who is

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1 Thank you.

2 CHAIRMAN AIZENSTAT: Thank you.

3 Are there any other speakers?

4 THE SECRETARY: No.

5 CHAIRMAN AIZENSTAT: Mario, would you like
6 to --

7 MR. GARCIA-SERRA: Thank you, Mr. Chair.
8 Indeed, I think the only objection that was
9 raised was this issue of student housing, and
10 I'll spend a little time talking about that.
11 And just from the get-go, I think it's already
12 been mentioned by some of the other speakers,
13 but it's very important to point out that
14 whether we talk about the City or the State or
15 this Country, we do not regulate either an
16 ownership nor do we discriminate against who
17 can potentially be living in a living unit.

18 Going to what is actually before you and
19 what this project is, from the very beginning,
20 we've always stated these are rental
21 apartments, and these are rental apartments.
22 These are not dorms. Dorms have communal
23 bathrooms, as we all remember from our college
24 days. Dorms have communal eating areas.
25 Neither one of which is present in this

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1 affiliated with each of those corporate
2 entities. You will see they will ultimately
3 come back to Masoud Shojaee. They do not come
4 back to this Landmark company.

5 We're intending to have an apartment
6 building, which is open to all tenants who
7 qualify. As long as you pass the background
8 check and credit checks and so forth, we will
9 rent to you. We cannot and should not
10 discriminate against anyone, including if you
11 are a student. Imagine the odd situation we
12 would have, what if we have somebody who is a
13 professional, who we're renting to, but then
14 decides to become a student, as sometimes
15 happens, are we then supposed to kick him out?

16 You know, in reality what is being -- the
17 concern or the fear that there is here of maybe
18 too much noise or too much people living in one
19 unit is addressed by other parts of the Zoning
20 Code which are already in place. We have a
21 noise ordinance, that regulates noise. If
22 people are being too loud after a certain time,
23 then the police come and they shutdown the
24 party. You know, they have the force of law
25 behind them in order to do that.

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1 In Coral Gables, we cannot have more than
2 three unrelated persons living together.
3 Again, another law that could be enforced to
4 make sure there isn't any overcrowding of any
5 units, but again, remember, we cannot say,
6 we're not going to approve this, because this
7 entity owns it or we think they might own it or
8 we hear that somebody else has said that they
9 might ultimately want to be interested in
10 buying and purchasing it at some point. That
11 is purely completely against the law, much less
12 can we say, we'll approve you, but don't you
13 rent to X, Y and Z, whatever that X, Y and Z
14 might be, including students.

15 So with that said, I think it's pretty
16 clear what the law is, and I think this is a
17 project which was excellent to begin with. You
18 guys recognized that when you unanimously
19 recommended approval by a 5 to 0 vote back in
20 October. It's only gotten better. It's only
21 gotten better because of input from the City
22 Commission, input from the neighbors and our
23 own development of the project, and I just hope
24 you acknowledge that and permit us to move
25 forward with a continued recommendation of

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1 approval.

2 CHAIRMAN AIZENSTAT: Thank you.

3 MR. GARCIA-SERRA: Thank you.

4 CHAIRMAN AIZENSTAT: At this time, I'll go
5 ahead and close the floor.

6 Craig, I have a question for you. We have
7 this in our agenda and it's advertised as a
8 Discussion Item.

9 MR. COLLIER: Well, I saw on the agenda it
10 said, Discussion Item, and perhaps it could
11 have been described a little bit better on the
12 agenda, but I believe that you're making a
13 recommendation. You're not approving the
14 project. You're making a recommendation to the
15 Commission. So I think you've got the
16 jurisdiction to make that recommendation.
17 You've been requested by the Commission to do
18 so. So I think it's appropriately -- it's
19 appropriately before you.

20 CHAIRMAN AIZENSTAT: You don't think that
21 we would have had more people to come and talk
22 about this project otherwise?

23 MR. COLLIER: Well, how did -- the agenda
24 items, Ramon, how are they advertised or how
25 are they --

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1 MR. TRIAS: Well, it was advertised on the
2 agenda. Now, the way that we understood this
3 is that the public hearing, the official public
4 hearing, with notice and so on, had taken place
5 already, and this was a second meeting at the
6 request of the Commission.

7 So it's possible that we could have more
8 people; however, I think that the fact that
9 there was a hearing at the Commission, and that
10 that was already attended by some of the
11 citizens and so on, made it well-known in the
12 community, and then some individuals have come
13 in and some have actually given input through
14 the process, including Mr. Pinera.

15 I mean, there has been a conversation. So
16 it's up to you. You can take whatever action
17 you think is appropriate at this point. I
18 think that the Commission is interested in your
19 expert opinion as the Board that makes
20 recommendations on planning, given the fact
21 that some changes have been made. So that's
22 the way that I understood that request.

23 CHAIRMAN AIZENSTAT: But in this case,
24 there would be no vote that could be taken --
25 go ahead.

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1 MR. COLLIER: I have the benefit of being
2 able to consult with the City Attorney this
3 evening. If the Board feels uncomfortable and
4 believes that there needs to be a deferral for
5 purposes of providing additional notice, you
6 have the opportunity to do so. It's been
7 pointed out to me that it is going to go back
8 for a Second Reading before the City
9 Commission. So there will be that notice, as
10 well.

11 So there is that -- this is going to go
12 before a second public hearing before the City
13 Commission.

14 MR. TRIAS: In addition, I think that the
15 Applicant is going to say that they had a
16 neighborhood meeting, right? Yes.

17 MR. GARCIA-SERRA: Correct. We had a
18 neighborhood meeting which was noticed, and --

19 CHAIRMAN AIZENSTAT: How many people
20 attended?

21 MR. GARCIA-SERRA: The sign-in sheet had
22 about ten, and I would say, probably, in total,
23 from the neighborhood, maybe about twelve. You
24 know, there's always a few that don't sign in.
25 And at that meeting, we announced also that

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1 this hearing -- or this presentation was taking
2 place a week from today.

3 From my client's point of view, of course,
4 we've already been to this Board. You've given
5 the recommendation of approval. We've gone to
6 the City Commission. The City Commission
7 wanted your input. You know, I don't know if
8 that necessarily means comments or a vote or
9 action, but I think, you know, you just need to
10 communicate substantively what you think of the
11 changes and permit us to move forward.

12 You know, this has already been a long
13 process for us, and to prolong it any further,
14 I don't think would be of benefit to anybody,
15 including the public that's already had ample
16 opportunity to provide input.

17 CHAIRMAN AIZENSTAT: Okay. I would
18 actually like to ask my fellow Board Members
19 for their thoughts.

20 MR. BELLIN: I have a question. Ramon,
21 these are -- basically they're two different
22 lots or is it one platted lot?

23 MR. TRIAS: It's one property, and what
24 happens is that in the Mixed-Use regulations
25 you can have multiple buildings. It's the only

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1 time where you're able to do that.

2 MR. BELLIN: That was my question.

3 MR. TRIAS: But it is one property.

4 MR. BELLIN: Is there any issue with the
5 separate buildings? And with respect to the
6 parking, it's one owner, so --

7 MR. TRIAS: Well, the issue is that it has
8 to remain one property. You cannot just do a
9 lot split, let's say, in the future.

10 MR. BELLIN: No, I mean --

11 MS. VELEZ: So there will be a restrictive
12 covenant?

13 MR. TRIAS: Yes. Yes.

14 CHAIRMAN AIZENSTAT: Yes.

15 MR. GRABIEL: I don't know what's the best
16 way of approaching it, but I think we all voted
17 on this project before, and, if anything else,
18 it has been improved. All of the
19 considerations and concerns that we had
20 previously I think have been addressed. It's a
21 great building for that site.

22 As has been clearly said, we cannot
23 discriminate against who rents a private
24 property, and, as a matter of fact, I think
25 that bringing students to that area is actually

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1 going to improve the area. They will use the
2 retail, the restaurants, et cetera. Most
3 students, I don't know, but when I was a
4 student, I didn't have a car, and I don't think
5 most students who come to the University of
6 Miami necessarily have a car.

7 So I'm in agreement with the building the
8 way it is and I have absolutely no problem
9 recommending it personally to the Commission
10 the way it is.

11 CHAIRMAN AIZENSTAT: Maria?

12 MS. VELEZ: My only concern at this point
13 is that we are missing several members of our
14 group here tonight, but that's the way it is.

15 CHAIRMAN AIZENSTAT: But we do have a
16 quorum.

17 MS. VELEZ: We have a quorum, yes, but
18 otherwise I agree with Julio. I liked the
19 project the first time around. I like the
20 office component.

21 The only thing I don't like is the fact
22 that you can't access the office building from
23 the parking. I think I'm with Marshall on
24 that.

25 MR. BELLIN: Yeah.

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1 MS. VELEZ: I think that makes it a little
2 difficult, unless people park on the street or
3 something else, but that's -- but that would be
4 it.

5 CHAIRMAN AIZENSTAT: Okay. One of my
6 recommendations would be for the City to
7 actually look into licensure -- you know,
8 licensing or whatever is needed for this
9 building. I know that you cannot discriminate
10 against who your rent and so forth, but I don't
11 know what the life safety would be for a
12 building if it's a certain way or how it's
13 inhabited or if you need a specific type of
14 license that is different. That would be my
15 only recommendation additional, for the Staff
16 and the City to look into that.

17 Can we get a motion --

18 MR. TRIAS: Okay. Mr. Chairman, I would
19 advise you to take a vote.

20 CHAIRMAN AIZENSTAT: As a recommendation?

21 MR. TRIAS: Yeah. That would be my advice
22 to you.

23 CHAIRMAN AIZENSTAT: So you want us to take
24 a vote --

25 MR. COLLIER: I think that since the City

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1 Commission is looking for your thoughts on it,
2 I think it would be appropriate, since the
3 Board acts by motion, to make a motion.

4 CHAIRMAN AIZENSTAT: It's just unusual when
5 something is listed as a Discussion Item to go
6 into a roll call.

7 MR. COLLIER: Right, because it's not
8 typical that the City Commission would refer to
9 seek input on apparently what is a rather
10 narrow issue about how this additional
11 property, since it was not before you in the
12 format that it is now, that I think they just
13 want your input for that.

14 CHAIRMAN AIZENSTAT: Okay. Are there any
15 other recommendations besides the ones that I
16 have made for this project? No?

17 Is there a motion?

18 MR. BELLIN: I'll make a motion.

19 CHAIRMAN AIZENSTAT: And what would that
20 motion be?

21 MR. BELLIN: Approve.

22 CHAIRMAN AIZENSTAT: As presented?

23 MR. BELLIN: Yes.

24 MR. GRABIEL: I second it.

25 CHAIRMAN AIZENSTAT: With the --

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1 MR. GRABIEL: But include the Chairman's
2 notes.

3 MR. BELLIN: Yes.

4 CHAIRMAN AIZENSTAT: Okay. We have a
5 first, we have a second. Any other comments?
6 No?

7 Call the roll, please.

8 THE SECRETARY: Marshall Bellin?

9 MR. BELLIN: Yes.

10 THE SECRETARY: Julio Grabiell?

11 MR. GRABIEL: Yes.

12 THE SECRETARY: Maria Velez?

13 MS. VELEZ: Yes.

14 THE SECRETARY: Eibi Aizenstat?

15 CHAIRMAN AIZENSTAT: Yes.

16 MR. GARCIA-SERRA: Thank you very much.
17 Have a good night.

18 CHAIRMAN AIZENSTAT: Thank you.

19 Can we call Robert back in? Thank you.
20 Thank you.

21 We are still in session. Here comes
22 Robert. Perfect. Thank you, Robert.

23 MR. BEHAR: You're welcome.

24 CHAIRMAN AIZENSTAT: If you could please
25 note that Robert has come back into the

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1 meeting. The time is 6:58.

2 Before we continue, Jeff, would you come up
3 to the podium please?

4 Jeff was our previous Chairman, who
5 recently retired or -- he served on the Board
6 since 2008, I think, if I'm not mistaken, and I
7 just want to take a moment and I wanted to say
8 thank you and a lot of gratitude, and I really
9 mean that, for all of your service that you
10 have done to the Board, and on behalf of all of
11 us.

12 MS. VELEZ: Oh, how sweet.

13 MR. FLANAGAN: Thank you.

14 CHAIRMAN AIZENSTAT: You've given a lot of
15 input and a lot of hours.

16 MR. FLANAGAN: Thank you. Thank you very much.

17 CHAIRMAN AIZENSTAT: Okay.

18 MR. FLANAGAN: That was a surprise. Thank
19 you very, very much.

20 CHAIRMAN AIZENSTAT: You're welcome. Thank
21 you. We thank you.

22 Let's go ahead and continue.

23 MR. COLLIER: Are we going to Agenda Item
24 Number 5?

25 CHAIRMAN AIZENSTAT: That is correct.

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1 We're going back.

2 MR. COLLIER: Okay. I'm going to read the
3 title. An Ordinance of the City Commission of
4 Coral Gables, Florida providing for text
5 amendments to the City of Coral Gables Official
6 Zoning Code, by amending Article 4, "Zoning
7 Districts," Section 4-101, "Single-Family
8 Residential (SFR) District;" and Article 5,
9 "Development Standards," to modify and clarify
10 provisions regulating single-family residential
11 standards related to garages, Floor Area Ratio
12 (FAR) calculations, fences, and walls, and
13 accessory uses; proving for a repealer
14 provision, providing for a severability clause,
15 codification, and providing for an effective
16 date.

17 It should read, "Effective date," in the
18 agenda. Item 5 on for public hearing.

19 CHAIRMAN AIZENSTAT: Thank you.

20 MR. TRIAS: Thank you very much.

21 Mr. Chairman, this is an item that is
22 relatively complex, and at the same time, very
23 straight-forward. We have a variety of
24 amendments to the Zoning Code that deal with
25 single-family regulations, and it covers a lot

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of topics. You've discussed them before.

In the package, we also included the Best Practices Manual and a map that we have created, that is an interactive map, that allows to check Zoning, and in this place, in the case of single-family, the fact that we have Site Specifics makes it interesting or very helpful to have that map, because it's not only the regulations that you have, you have some additional ones that apply in some areas, and in some other areas, they do not apply.

So what I would like to do is probably take questions from you, if you have any issues that you are concerned or interested in, and I know that there are some neighbors that may have some comments, so I would also advise you to let them speak, but I won't make a presentation, in the interest of time, and maybe we can have some general questions, and then let the neighbors participate.

MR. BELLIN: Ramon, I would like to congratulate Staff for really cleaning up a lot of the issues that we've had over the years.

MR. TRIAS: Well, thank you. They've done a great job, and they're sitting right there.

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Could you stand, because they've done a Jennifer and Arceli, they've done a fantastic job?

MR. BELLIN: There were really two items that I was concerned about, the lot depth of 75 feet or less, you did get a reduction in the front setback requirement, and that one was taken out.

MR. TRIAS: Well, we also gave more authority to the Board of Architects to deal with variances and specific issues. So I think it balances out.

MR. BELLIN: Okay. There was some issue with solar power.

MR. TRIAS: Yes.

MS. VELEZ: With what?

MR. GRABIEL: Solar power.

MR. BELLIN: Yeah. And I know that it gets a little messy, in terms of, if somebody wants to put solar in their house, and if they have a north exposure, how is that going to be handled?

MR. TRIAS: Well, Page 14 has the language on solar energy, and, again, it gives the Board of Architects explicit authority for issues of

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aesthetics compatibility. Right now the Code doesn't speak of solar energy. So it's the first time that we include it.

MR. BELLIN: I mean, solar really has to face south. So if the house faces north or if the house faces south, then the panels would be on the front of the house, as opposed to the rear.

MR. TRIAS: Yes, and we anticipate that needs to be reviewed on a case by case basis. That's what we've done so far. And we've been able, through the design process, to improve on designs that may have affected the aesthetics of houses negatively through the process of review by the Board of Architects, every time it has been better. And that's the only way that we could really answer this issue.

MR. BELLIN: Okay.

MR. BEHAR: I have a question on the roofs.

MR. TRIAS: Yes, sir.

MR. BEHAR: Are you intending that --

MR. TRIAS: Which page?

MR. BEHAR: Page 15.

MR. TRIAS: Yes.

MR. BEHAR: Are you intending that the only

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roof material should be barrel tile?

MR. TRIAS: No. No. That's the only sentence that we're changing in the Code. So everything else in the Code remains. What happens is that, in the barrel tile definition, we're adding that it has to be three inches in depth, which is something that is the standard procedure. Yes, the standard right now, it's just that it's not in the Code. So that's all we're doing. We're just adding.

MR. BEHAR: You're adding, the depth of the barrel tile should be a minimum three inches?

MR. TRIAS: Yes.

MR. GRABIEL: But you allow flat concrete roofs?

MR. TRIAS: Yes. You're allowed everything else that is in the Code right now. We're not changing that. We're just adding the dimension -- the three dimensional aspect of the tile.

CHAIRMAN AIZENSTAT: Ramon, what's happening with the consultant that the City is supposed to have for the Zoning Code Re-Write?

MR. TRIAS: The Commission selected the consultant, which is Duany and Plater-Zyberk, and that the contract is being negotiated. I

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1 think it should be finished within the next
2 week or so. I mean, I have participated in
3 that discussion.

4 CHAIRMAN AIZENSTAT: And going through this
5 exercise or this process that we're going
6 through tonight, how does that come into play
7 with the Zoning Code Re-Write?

8 MR. TRIAS: I would call this Phase 1 and
9 basically it deals only with issues that we
10 were aware of in single-family. So I think
11 that the Phase 2 is going to be a little bit
12 more comprehensive. It may deal with issues
13 such as open space, that we've addressed, and
14 so on.

15 CHAIRMAN AIZENSTAT: Correct, but will that
16 consultant look through the entire Code?

17 MR. TRIAS: Yes, but we will --

18 CHAIRMAN AIZENSTAT: So he's going to go
19 through this, also, then?

20 MR. TRIAS: I don't think so. I mean, if
21 they have some ideas -- I think this is -- I
22 mean, the best way that I describe this is that
23 the main consultant is Elizabeth Plater-Zyberk
24 and she was part of the committee that -- the
25 volunteer committee that worked with us on this

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1 regulation. So I don't anticipate any changes
2 as a result of that process.

3 CHAIRMAN AIZENSTAT: Okay.

4 MS. VELEZ: The FAR on Pages 8 and 9, the
5 FAR does not include all items that are listed
6 on Page 9.

7 MR. TRIAS: Yes. Correct.

8 MS. VELEZ: So, one story roof terrace, I'm
9 trying to visualize --

10 MR. TRIAS: Breezeways or porches is
11 probably the key, the next two items after
12 terrace. Sometimes porches were being included
13 in FAR. That discourage providing porches,
14 same thing with breezeways and terraces. So
15 that was the thinking.

16 MS. VELEZ: So the idea would be to
17 encourage porches?

18 MR. TRIAS: Yeah, outdoor spaces.

19 MS. VELEZ: Outdoor spaces?

20 MR. TRIAS: Outdoor spaces, yes.

21 MS. VELEZ: So whether they're screened or
22 not, they would not be included in the FAR?

23 MR. TRIAS: Yes.

24 MS. VELEZ: And what is a stacked or two
25 story porch? I have no idea what that is.

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1 MR. TRIAS: There's some houses that have a
2 two-story porch in the back, for example,
3 overlooking a golf course, for example. And,
4 in those cases, it was really -- the Code
5 discouraged that type of design, which really
6 enhances the aesthetics of buildings in many
7 cases. So we felt that --

8 MS. VELEZ: With a porch on the second
9 story?

10 MR. TRIAS: Yeah. Yeah. I mean, generally
11 speaking anything that was outdoor, except for
12 the carports, should be encouraged, in the view
13 of the committee.

14 MS. VELEZ: But that still allows us to
15 build more concrete, because the terrace would
16 be concrete. So we would have less green space
17 in a --

18 MR. BEHAR: But I don't think that's the
19 intent. I think, on the second floor, you have
20 something on the ground and that would be -- if
21 I read it correctly, it's to encourage more
22 covered areas on top of what could be a roof.

23 MS. VELEZ: Right. But that doesn't do
24 anything about the one story roof terrace,
25 which they were encouraging more build out that

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1 we're not counting in that FAR.

2 MR. BEHAR: Yes.

3 MR. TRIAS: Yes. I mean, I would answer
4 that that is one of the choices that were made
5 by the committee. They recommended that the
6 Code should encourage outdoor spaces attached
7 to the house, spaces that are not air
8 conditioned, for example.

9 MS. VELEZ: Which previously would have
10 been considered for the FAR, and now they're
11 not.

12 MR. TRIAS: Yes. Yes.

13 MR. BEHAR: My only concern would be that,
14 in the future, they would not be able to
15 enclose that space.

16 MR. TRIAS: That's always an issue. That's
17 always an issue, yes.

18 MR. BEHAR: So, I mean, assuming that
19 everything will be done with a permit, so maybe
20 there's got to be some language that spaces
21 designated for covered outdoor space cannot be,
22 you know, covered, meaning, enclosed.

23 MS. VELEZ: But we're deleting the
24 language. We're deleting language that exists
25 that says, provided that a covenant is

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submitted stating that such roof terrace and breezeway or porch will not be enclosed.

MR. TRIAS: We could keep that language.

MS. VELEZ: Yeah, because otherwise it's very easy to put on all of these open things, and then at some point they start closing them up. Then the FAR jumps through the roof.

MR. TRIAS: Yeah, this draft has gone through many, many re-writes, and I'm glad you caught that, because I don't think it was the intent to eliminate that.

MR. BEHAR: Should we open it up to the public?

CHAIRMAN AIZENSTAT: Yeah.

Any other comments? No? Let's go ahead and open it up to the public. Thank you.

THE SECRETARY: Jeff Flanagan.

MR. FLANAGAN: After nine years on that side, it's a little awkward being here.

Mr. Chairman, Members of the Board, good evening. Jeffrey Flanagan, my address is 4810 San Amaro Drive, in Coral Gables.

You know that I have some objections to this. I think I have sent a couple of e-mails when it was either proposed to be before you or

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was, back last year, in 2017.

I think my biggest concern is the discouragement -- it started as a prohibition. I think it is now discouraged to have driveways in the front yards of houses on corner lots. So when I see such attention to specific lots in the City, I wonder and question what problem this is trying to solve.

The City is built out. I don't know how many vacant corner lots there are. I have explained to you, personally I have a unique -- I think it's a unique parcel. It's a corner lot. I have my -- the garage is on the side, so it complies with the requirement that it face the side street, but, in my case, for whatever reason, when the house was built in 1956, the garage was set back 60 feet.

So rather than the garage being at the street, it's at the far end of the property. So my back door looks like the front door, and my backyard is taken up by most of the driveway. I bought it like that. I'm fine with that. What I don't like is that my front door goes nowhere. You walk out the front door, you have a front porch, and it stops.

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There's no sidewalk in front of the house, and so you have 30 feet of grass and swale area before you hit pavement.

So, to me, it's a front door and a walkway to nowhere. The house is not properly faced, in my opinion. The front of my house is San Amaro. There's no driveway on San Amaro. I would like to put a driveway in. I think it helps to properly front a house. And if you have a driveway that is serving a front door or serving some access to the dwelling, I don't see why we would discourage having a driveway of that nature. If there was no access to a dwelling, who wants a driveway to nowhere?

Likewise, if I understand the proposal correctly, if I were to build a carport or put a porte cochere in the front of the house, I could then have a driveway. Nonsensical to me to add mass, add more rooftop, bring the structure closer to the street, just so I can have a driveway.

So I think I have explained it clearly in the past. I hope I have tonight. I think, as long as a driveway is serving access to the house, that we should allow driveways. I don't

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see us having a proliferation of vacant corner lots, and that this is a significant problem in the City that we need to worry about solving.

I would also note that the requirement that it serve a garage may create non-conformities right now, because I know of several homes that have converted their garages legally many years ago. They don't have another carport or porte cochere, so they have a driveway that leads to the house and to the front door and that's it. And I think there are some other provisions in here that begin to create some inconsistencies, and I may have clarified it with Ramon.

On the setback issue, that's Page 5, specifically on the interior side, it used to say that an interior lot shall have minimum side setbacks totaling 20 percent of the lot width. The word, total, has been deleted right now, which would lead one to believe that each side setback needs to be 20 feet of your lot width, which is going to create non-conformities throughout the City.

MR. TRIAS: Right, but that's not the intent, right, so -- yeah.

MR. FLANAGAN: But I just want to -- we're

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1 clear on that?

2 MR. TRIAS: Yeah, we're clear.

3 MR. FLANAGAN: It should be 20 percent of

4 the lot width total.

5 MR. TRIAS: We should include the word,

6 total, so -- for clarity. We discussed that

7 earlier. So, yeah, I agree with you.

8 MR. FLANAGAN: Okay. An earlier iteration

9 of this was requiring casement windows at the

10 front facade. I see now -- it's on Page 13 --

11 has been changed to state that "Based on

12 compatibility with the neighborhood, the Board

13 of Architects may requirement casement windows

14 on every facade that faces the street."

15 MR. TRIAS: Right.

16 MR. FLANAGAN: I mean, I know casement may

17 be the preferred style. They happen to be the

18 most expensive style. And the Board of

19 Architects already has, I thought, significant

20 latitude to require and recommend certain

21 design standards. So I'm not sure that that's

22 something that needs to be codified in the Code

23 at this point.

24 And then one item that might be a typo,

25 Ramon, Page 14, when we're talking about

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1 artificial turf --

2 MS. VELEZ: Yeah. It says, "Not."

3 MR. FLANAGAN: Right. It says, "It may be

4 approved by the Development Review official,"

5 et cetera, et cetera, "when it's" -- this says,

6 "when it is not compatible with the

7 neighborhood character." We should delete the

8 word, not.

9 MR. TRIAS: That is a typo, yes.

10 MR. FLANAGAN: So I think that very

11 generally covers my concerns. The biggest one,

12 of course, being the driveway issue, and I

13 would respectfully request that you recommend

14 against that provision, that so long as a

15 driveway serves an access to the dwelling, of

16 course, it would need to be reviewed by the

17 Board of Architects, if it's a new driveway,

18 and that, of course, they can deem it's

19 appropriate or not. We should let it follow

20 its usual path.

21 So thank you for having me.

22 CHAIRMAN AIZENSTAT: Thank you.

23 MS. VELEZ: Thank you.

24 MR. TRIAS: Mr. Chairman, to resolve that

25 issue, maybe that's the answer, it's just to

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1 remove the "shall be discouraged" and replace

2 it with "shall be reviewed by the Board of

3 Architects."

4 MR. GRABIEL: What page are we on?

5 MR. TRIAS: That's Page 10, and it has to

6 do with the driveways. Is that appropriate?

7 MS. VELEZ: The last sentence of Paragraph

8 13.

9 MR. FLANAGAN: I mean, that would seem more

10 appropriate to me.

11 MR. TRIAS: I mean, I think that some of

12 the members of the committee felt very strongly

13 about this issue. So I think review by the

14 Board of Architects is sufficiently --

15 MR. BEHAR: Yeah, in some cases -- I know

16 this particular house, because I know where

17 Jeff lives, I think what he's stating is true,

18 is factual. It makes sense in some cases. In

19 his particular case, I would agree with him.

20 MR. TRIAS: Yeah.

21 MR. BEHAR: Okay. Mr. Chair, if you don't

22 mind, I would request -- and nothing against

23 Jeff, but can we limit speakers to a maximum of

24 maybe two minutes, because otherwise we're

25 going to be here, and we have a couple of more

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1 items, for a long time, please?

2 CHAIRMAN AIZENSTAT: Yes.

3 MR. BEHAR: So maybe we limit it to two

4 minutes per speaker.

5 CHAIRMAN AIZENSTAT: That's fine.

6 MR. COLLIER: Just a clarification on that,

7 Ramon. So we're going to remove -- on Item 13,

8 with driveways, it's going to say, rather than

9 "shall be discouraged," strike that, and it's

10 going to say, "subject to review by the Board

11 of Architects"? Is that the --

12 MR. TRIAS: Yes. Yes. That is my

13 recommendation.

14 MR. COLLIER: Okay.

15 MR. FLANAGAN: Okay.

16 MR. BELLIN: Ramon --

17 CHAIRMAN AIZENSTAT: Go ahead.

18 MR. BELLIN: -- I have a question, and I

19 didn't think about this until Jeff mentioned

20 it. Is the side setbacks -- because I work

21 with this a lot, I know that the intent is 20

22 percent --

23 MR. TRIAS: Yes.

24 MR. BELLIN: -- of the lot width. What if

25 you have a lot that's 200 feet wide, does that

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1 mean you have a 40-foot required setback? I
2 know that's not the case, but maybe we ought to
3 clarify it.

4 MR. TRIAS: Okay. We should clarify that a
5 little bit more. Do you have any thoughts on
6 the language that would be appropriate or would
7 you like Staff to work on it, and --

8 MR. BELLIN: I mean, I think it's a pretty
9 simple solution to remedy it.

10 MR. TRIAS: Okay. All right.

11 MR. BELLIN: Just somebody who is not
12 familiar with the Code may interpret that as,
13 you've got a 400-foot whatever --

14 MR. TRIAS: All right.

15 CHAIRMAN AIZENSTAT: Call the next speaker,
16 please.

17 THE SECRETARY: No more speakers on this
18 item.

19 CHAIRMAN AIZENSTAT: No more speakers on
20 this subject?

21 So, Ramon, what are you looking for from
22 us?

23 MR. TRIAS: Well, actually, this is an
24 official action -- this is a public hearing, so
25 you need to make any comments you would like,

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1 and we're open to making revisions, and then
2 we'll take it to the Commission as soon as we
3 are able to.

4 CHAIRMAN AIZENSTAT: So, at this point,
5 without bringing it back any further or any
6 other revisions for us to look at; is that
7 correct, Ramon?

8 MR. TRIAS: Yes. This is the public
9 hearing.

10 MR. COLLIER: Right.

11 Mr. Chairman, I would suggest that since --
12 I think you already requested any other
13 speakers and no one has stepped forward, so I
14 think, if there's a motion to approve, it
15 should be as amended, as we've noted the
16 amendments this evening.

17 CHAIRMAN AIZENSTAT: Yes. Correct.

18 Is there any other discussion from any
19 other Board Members?

20 MR. GRABIEL: The only other question I
21 have, and was brought up, is the casement
22 windows. Why is casement windows the preferred
23 window? I mean, historically most of the homes
24 in Coral Gables had single or double hung
25 windows. So why is casements now a preferred

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1 choice?

2 MR. TRIAS: Mr. Grabiell, I think that has
3 been a preference of some of the architects,
4 and you're correct, it's a preference, and I
5 think that we just wanted to have some language
6 in the Code or they recommended some language
7 in the Code to be able to have a more informed
8 discussion with the applicants, because the
9 practical issue is that some applicants buy the
10 windows prior to going to the Board of
11 Architects.

12 So the more language that we have in the
13 Code, then the more clear it is that they have
14 to go through the architects' review prior to
15 making a selection. So that was the thinking.

16 MR. GRABIEL: But casement is the Board of
17 Architects' preference? Is that why it's here?

18 MR. TRIAS: That's where it's coming from.
19 And one may disagree. I think that's certainly
20 an aesthetic choice.

21 MS. VELEZ: I find it strange that we are
22 requiring casement windows when Coral Gables
23 has had so many options.

24 MR. TRIAS: It just says, "May require."
25 It doesn't say, "Shall require."

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1 CHAIRMAN AIZENSTAT: Have you had an issue
2 that you have to change it?

3 MR. TRIAS: Well, we've had the issue that
4 I described. People are not aware, and then
5 they buy windows, and then they go to the Board
6 of Architects, and the Board of Architects
7 says, "Wait a second. This doesn't match the
8 architecture of the house."

9 And the thinking was that there was a need
10 to have some language in the Code, so people
11 would be more informed that the Board of
12 Architects is going to review it, so take --

13 CHAIRMAN AIZENSTAT: Those people that buy
14 their windows before they come to the Board of
15 Architects probably aren't going to look at the
16 Code, either. So I don't know if you're going
17 to solve that issue that way.

18 MR. TRIAS: I don't expect that this is
19 going solve the issue, but it may help a little
20 bit. So that was the thinking behind all of
21 this.

22 CHAIRMAN AIZENSTAT: To me, it should be up
23 to the Board of Architects on a specific case
24 by case design.

25 MR. BEHAR: I agree with you a hundred

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1 percent. I think the Board should make --
 2 MR. TRIAS: But, Mr. Chairman, that's what
 3 it says. I mean, it says, "May require."
 4 MR. BEHAR: But I think by putting the
 5 word, you know --
 6 CHAIRMAN AIZENSTAT: "May."
 7 MR. BEHAR: -- "may" -- I think you're -- I
 8 would leave it more open.
 9 MR. GRABIEL: Proposing --
 10 MR. TRIAS: And I'm not going to deny that
 11 that was the intent of some of the members that
 12 participated in this process.
 13 CHAIRMAN AIZENSTAT: Right.
 14 Maria.
 15 MS. VELEZ: Right under that, we talked
 16 about this last time, the interior garages,
 17 carports must be stucco. You know, I think
 18 last time we talked about maybe we could have
 19 drywall inside a garage, as opposed to stucco,
 20 so I don't know why it shall be stucco.
 21 And the other item was, on the pool decks,
 22 18 inches from the property line, on Page 12, I
 23 totally object to a pool deck at 18 inches from
 24 the property line.
 25 CHAIRMAN AIZENSTAT: Maria, are you saying

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1 it should not go into the setback?
 2 MS. VELEZ: Precisely. And I mentioned
 3 that last time. We have utility easements all
 4 over the place. Eighteen inches is not going
 5 to do it. I don't think we should have
 6 something in the nature of a pool deck, that is
 7 solid and not movable, that close to the
 8 property line.
 9 CHAIRMAN AIZENSTAT: By the other hand,
 10 what happens if they do a pool deck that's
 11 floated on sand, that they can go ahead and
 12 lift up?
 13 MS. VELEZ: That would be movable, but,
 14 then, again, you would have to monitor that
 15 they don't turn it into concrete after they
 16 pass the permits, you know.
 17 MR. TRIAS: There may be a distinction
 18 between walkways and decks, for example.
 19 MS. VELEZ: Yeah. A deck is much more -- I
 20 think a deck is much more permanent than a --
 21 MR. TRIAS: Yeah. I think the issue here
 22 is that we're dealing with driveways, decks,
 23 pool decks, patios, walkways as one, and that
 24 maybe we need to separate it.
 25 MS. VELEZ: Not a walkway that is composed

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1 of pavers that can be moved.
 2 MR. TRIAS: Now, driveways tend -- some
 3 driveways tend to be close to the property line
 4 and they seem to work okay. I mean, the way I
 5 see it, maybe the distinction is that decks are
 6 different.
 7 MR. BEHAR: Yeah, I think the distinction
 8 may clarify that, but I think you're right,
 9 some driveways are closer to the property line
 10 and you may have no choice, because, you know,
 11 you need the back up space, whatever. So I
 12 think if there's a distinction between those, I
 13 think that might clarify and simplify this
 14 matter.
 15 MR. TRIAS: Yeah, we could work on that.
 16 MS. VELEZ: Thank you.
 17 CHAIRMAN AIZENSTAT: Any other comments?
 18 Robert?
 19 MR. BEHAR: No.
 20 CHAIRMAN AIZENSTAT: Marshall?
 21 MR. BELLIN: No.
 22 CHAIRMAN AIZENSTAT: No? Everybody good?
 23 MR. BEHAR: I'll make a motion to approve
 24 as amended, with all of the comments that we
 25 have -- somebody hopefully took notes of that.

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1 Ramon, hopefully you took --
 2 MR. TRIAS: I did.
 3 MR. GRABIEL: I'll second it.
 4 CHAIRMAN AIZENSTAT: We have a first and a
 5 second. Any other comments? No?
 6 Call the roll, please.
 7 THE SECRETARY: Julio Grabiell?
 8 MR. GRABIEL: Yes.
 9 THE SECRETARY: Maria Velez?
 10 MS. VELEZ: Yes.
 11 THE SECRETARY: Robert Behar?
 12 MR. BEHAR: Yes.
 13 THE SECRETARY: Marshall Bellin?
 14 MR. BELLIN: Yes.
 15 THE SECRETARY: Eibi Aizenstat?
 16 CHAIRMAN AIZENSTAT: Yes.
 17 The next item is Item Number 7.
 18 Craig, if you'd read it into the record,
 19 please?
 20 MR. COLLIER: Item Number 7, Resolution of
 21 the City Commission of Coral Gables, Florida
 22 requesting an encroachment agreement and mixed
 23 use site plan review pursuant to Zoning Code
 24 Article 4, "Zoning Districts," Division 2,
 25 "Overlay and Special Purpose Districts,"

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1 Section 4-201, "Mixed-Use District (MXD)," for
2 the mixed use project referred to as "Gables
3 Living" on the property legally described as
4 Lots 1 thru 8 and Lots 39 thru 42, Block 1,
5 Industrial Section (390 Bird Road and 4012
6 Laguna Street), Coral Gables, Florida;
7 including required conditions; providing for an
8 effective date. Item 7, public hearing.

9 MR. TRIAS: Mr. Chairman, I have a
10 PowerPoint and the Applicant also has a
11 presentation, so I'll try to go quickly.

12 The project is highlighted in yellow here,
13 in terms of the areas, right, bounded by Bird
14 Road, Le Jeune and Laguna Street. It's an "L"
15 shape, but there's a little parcel in the
16 middle of the "L" that is actually owned by the
17 City, and that is why part of the request is an
18 encroachment agreement.

19 The project is encroaching -- it's keeping
20 the City property open for traffic, but it's
21 building on top of it. So that's the issue
22 here.

23 The context, as you can see, is right next
24 to Coral Gables High and next to the Mixed-Use
25 project or in close proximity to the Mixed-Use

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1 project that is recently completed, Merrick
2 Manor, and Vialetto's Restaurant is right next
3 to it, also.

4 The project is in the Industrial area,
5 which, as you know, has regulations that allow
6 Mixed-Use development, which is the type of
7 project that is being requested. It's a
8 Mixed-Use Site Plan. The Zoning and the Land
9 Use are not changing. They remain as they are.

10 Also, the project is in the GRID area,
11 which is the area where traffic issues are
12 reviewed and measured and certainly studied,
13 but they don't have an impact on the
14 concurrency requirements.

15 Now, the conceptual rendering that you see
16 here has a taller area and a less tall area.
17 Now, that reflects the fact that, for the first
18 100 feet from Bird Road, there's a maximum
19 height of 45 feet, because of the fact that it
20 faces residential across the street. That is
21 the way that all of the projects that have been
22 reviewed so far are designed, and I think it
23 does create some good high quality spaces along
24 Bird Road. The rest of the project is a little
25 over a hundred feet, which is what's allowed in

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1 the Industrial District.

2 The request is the Mixed-Use Site Plan,
3 and, of course, the encroachment. Now, the
4 Site Plan, if you look at the ground level, you
5 can see that there is an arcade going all
6 around the block. In fact, one of the
7 recommendations was to really go all around the
8 project. If you look at the area in the bottom
9 of the picture, there's some missing link. I
10 hope that the Applicant has updated the
11 drawings to do that.

12 And, then, in the blue is highlighted the
13 land that is owned by the City. It's not an
14 alley. It's actually a parking lot, but it
15 does function as an alley, because it does
16 connect to the existing alley that is right
17 behind Vialetto.

18 So that remains at that ground level. It
19 remains open. It actually remains with
20 on-street parking. They're proposing some
21 parallel parking, but it provides access to
22 their parking garage, and then the rest of the
23 ground level is going to be retail or the lobby
24 of the residential. So it's a Mixed-Use
25 building, as required by Code, with all of the

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1 proper ideas, in terms of sidewalk design and
2 arcades.

3 The statistics are here, 121 units and 147
4 parking spaces, and you can see, in yellow, the
5 parking, which is right on top of the
6 Commercial, in the area that is less tall
7 within the project.

8 And here we have some of the proposed
9 dimensions, and the Applicant will explain that
10 in more details, the architect, so I won't go
11 into it in great detail.

12 That is the entrance to the residential
13 building from Laguna Street, as you can see
14 from the ground level, and also the entrance
15 into the parking garage, both are from Laguna.
16 So the frontage all along Bird Road and Le
17 Jeune is fully pedestrian.

18 The Site Plan information, the Applicant
19 will go into more detail, but it's provided for
20 you for your review. It complies with the
21 requirements of the Code. And the setbacks,
22 because of the regulations of the Mediterranean
23 Bonus and so on, are zero, but that doesn't
24 mean that we're having a building that doesn't
25 have pedestrian areas and so on. And the open

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space, as required currently by Code, is exceeded in terms of the minimum sizes.

Now, Staff has reviewed this project. In July, we had the DRC, with comments from all of the departments. We had our Staff meeting in February, and we've been able to get comments from the different Staff people.

In terms of the review time line, we have the DRC meeting in July, Board of Architects in November. I think there were several meetings of the Board of Architects, if I recall -- so there was very significant design improvements through the process -- a Neighborhood Meeting and then the Planning and Zoning Board meeting today.

There were letters to property owners within 1,500 feet because of the requirements of the Code, and that shows you the map of the people who received the letters. And in terms of public notice, there were two times letters to property owners, three times the property was actually posted, DRC, Board of Architects and for tonight's meeting. It was posted three times on the website and there was one newspaper advertisement for tonight's meeting.

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Staff recommends approval, with several conditions that are in the Staff Report, and we can go into it in some detail later on, and Staff has determined that this application is consistent with the Code -- with the Comprehensive Plan's goals, objectives and policies.

And the Conditions of Approval, there are some design conditions that I would like the Applicant to explain whether or not they included them. I hope they did and we'll discuss them in some more detail. And there's some public contribution, in terms of a public parking contribution of \$125,000 toward the open space, and \$125,000 towards mobility improvements, beyond the impact fees, beyond what's required by Code. That is my presentation.

The Applicant has some presentation, and then I'll be happy to answer any questions. Thank you.

CHAIRMAN AIZENSTAT: Thank you.

MR. NAVARRO: Good evening, Board Members, Mr. Chair. For the record, my name is Jorge Navarro, with offices at 333 Southwest 2nd

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Avenue. With me this evening is my client, Sergio Pino, our project manager, Abby Solomon (phonetic), our project architect, Alberto Cordoves, and our traffic engineer, Juan Espinoza.

I'd like to start with discussing our Mixed-Use site plan approval and then we can go into the building encroachment approval that we're requesting.

Most of you may be familiar with this site. It is the site of the old Chevron station. It's located at the southeast corner of Bird Road and Le Jeune Road. It's really a signature corner and a marquee intersection for the City. It serves as the gateway to the Village of Merrick Park, and it's remained vacant and undeveloped for many years.

This site, a few years ago, was approved for a Chase Bank that really was not approved in accordance or, you know, with the regulation that the MXD has been promoting for many years, and which have been very successful in the MXD and which has led to the redevelopment of the MXD with a lot of different Mixed-Use projects.

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It was a building that basically was fronting onto Le Jeune. It had a large surface parking lot and it had some drive thru facilities on Laguna Street.

So in its place, we're very excited to present to you this new Mixed-Use project. It's a Mixed-Use building that contains about 8,500 square feet of ground floor retail. It has upper level residences, and it's lined with arcades and a colonnade that really, I think, is in line with the quality that you see today as part of the Village of Merrick Park.

The building is 103 feet of habitable space. It's about 121 feet with the architectural elements. This is consistent with the Henry project that was approved directly to our east. It's also consistent with the Merrick Manor project that's just to our south.

One of the things that we worked on, with guidance from your Planning & Zoning Director and with input from the City's police department, is that, as many of you know, this site is directly across the street from Coral Gables High, and we understand that, at the end

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1 of the school day, we have a large number of
2 children and students that go and cross in
3 front of our project in order to get to the
4 7-Eleven, and what we've done is, we've
5 provided a 12-foot wide colonnade in front of
6 our property, so that we could provide a
7 protected, safe pedestrian passage between the
8 school and the other properties.

9 We've lined this colonnade around our
10 building, and we've also installed trees along
11 the existing sidewalk, as you can see in the
12 rendering to my left here, in order to redirect
13 traffic or foot traffic underneath the
14 colonnade, and we think this is going to be a
15 significant enhancement to the area, and we
16 want to thank everybody's input for helping us
17 get to this point.

18 Regarding the alley encroachments, our
19 project is uniquely situated in that we have a
20 half acre site that fronts onto Bird Road, and
21 a separate 6,000 square foot lot that's just to
22 the south of an existing vehicular access way
23 that the City owns right in between both
24 parcels. I'm going to show an exhibit for you.

25 Currently, as you can see, this is the

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1 north parcel and this is the southern parcel
2 that we own. There's an existing alleyway.
3 It's about 40 feet in width. This alleyway
4 came as a result -- in 1969, this alley
5 actually ran north to south through that
6 northern parcel, and we worked with the City --
7 or not, we, because I wasn't around at that
8 time, but our predecessors in title worked with
9 the City to go ahead and relocate that alley
10 over to Lots 5 and 6, and that alley is
11 actually 40 feet in width. And as part of this
12 application, we're going to be maintaining the
13 existing width of that alley.

14 And if you could see on the diagram to the
15 right, we've kept the same functionality and
16 the same usability of that alley. Currently
17 there's approximately eight spaces that exist
18 today in that alley, with the new design of
19 providing larger sidewalks and some landscaping
20 elements. We're going to be having four
21 parking spaces.

22 MR. TRIAS: Yeah. It's not an alley. It
23 functions as such, but it's not an alley. It's
24 land owned by the City.

25 MR. NAVARRO: Correct. And I have a copy

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1 of the Ordinance --

2 MR. TRIAS: Just that correction.

3 MR. NAVARRO: Yeah, it's property that was
4 deeded by the old owner, and the deed was given
5 to the City for substituted alley purposes, but
6 it is owned by the City, which is one of the
7 reasons why we're asking for an encroachment
8 agreement as opposed to an alley vacation.

9 So we're replacing the additional parking
10 spaces. We're providing ten spaces within the
11 underground garage that will be given to the
12 City of Coral Gables Parking Department for
13 them to operate as replacement spaces. So as a
14 result, we're having a net increase in the
15 number of public spaces that would be available
16 for use by the patrons and visitors of this
17 area.

18 Also, if many of you have gone there today,
19 it's a very poorly lit alley. It doesn't have
20 very good sidewalks. We're going to be
21 providing lighting. We're going to be
22 providing decorative pavers, and we're going to
23 be creating an ambiance that I think will be
24 much more attractive and safer than what exists
25 today. We're actually replicating and

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1 mirroring this vehicular paseo, in light of the
2 ones that currently exist on San Lorenzo, which
3 have been very successful. We want to create
4 something similar to that. We actually have
5 the same width as those paseos, so we think it
6 will be very successful here.

7 With that, I'd like to just go over some of
8 the public benefits that we're providing for
9 the use of the encroached property. We are
10 providing a \$125,000 contribution to the City
11 for them to use for open space enhancements in
12 the area. We're also providing a \$125,000
13 contribution to the City for them to use as a
14 mobility fee for them to improve transportation
15 in the area.

16 With that, I'd like to introduce Alberto
17 Cordoves, our project architect, to walk you
18 through the details and I'd like to reserve a
19 few minutes for rebuttal, if needed.

20 MR. TRIAS: Mr. Chairman, if I could
21 correct -- you did not mention the 15 spaces
22 that are also part of that contribution.

23 MR. NAVARRO: So we're providing -- just to
24 clarify, and I know that we're still working on
25 some of the specifics, but we're providing four

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1 within the alley and currently ten within the
2 underground space. We'll try to get to
3 fifteen, if we can, total.

4 MR. TRIAS: All right. The recommendation
5 from Staff is fifteen.

6 MR. NAVARRO: Yeah. So we'll continue to
7 work on that. The idea was to make sure that
8 we replaced the spaces that are being lost
9 within our underground garage. Currently those
10 spaces are open to the elements. So when
11 people park there, they have to deal with the
12 heat during the summer, with rain during the
13 rainy months. So we're going to be providing
14 covered parking spaces, which I'm sure everyone
15 in the area will appreciate.

16 MS. VELEZ: The underground parking spaces
17 will be open to the public?

18 MR. NAVARRO: Correct, yeah.

19 So one of the things that we've done, and I
20 don't want to steal Alberto's thunder, but
21 we've basically provided two separate access
22 points. One is for residents, which comes
23 straight off of Laguna Street, and the other
24 one is for the commercial patrons and the other
25 patrons of the other uses in the area. That's

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1 the underground parking garage that's
2 accessible through the alley, and that's where
3 the ten additional or eleven additional spaces,
4 depending on our outcome with our discussions
5 with your Planning Director, are going to be
6 located.

7 MR. CORDOVES: Thank you, Jorge.

8 Albert Cordoves, with Corwil Architects,
9 4210 Laguna Street, Coral Gables, Florida.

10 First and foremost, I'd like to thank you,
11 Mr. Chair, Members of the Board, for providing
12 us the opportunity to be here tonight and for
13 your time reviewing our project. We're
14 extremely happy to be here today.

15 We have been working for some time with our
16 client, City Staff, Mr. Trias to produce what
17 we feel today is a great asset to the community
18 and a real incredible project for this marquee
19 corner in the City.

20 Let me just start with briefly explaining a
21 little bit of the Site Plan. We are proposing
22 121 units in a Mixed-Use product, and the
23 envelope, as Mr. Trias and Jorge mentioned
24 earlier, the bulk or the majority of the site
25 is a four-story envelope, and then the rest is

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1 a small tower footprint of about 100 by 100
2 that sits over the existing accessway or alley
3 and that's ten stories. So four to ten
4 stories, and that's the requirement of the
5 Code.

6 So we're proposing 121 units with a mix
7 that ranges from studios to ones, twos and
8 three bedrooms. Ground floor area, we're
9 essentially proposing roughly 8,000 square feet
10 of retail. And as you can see, essentially, as
11 we mentioned earlier, a completely colonnade
12 surrounding. One of the comments from the
13 Planning Department, which we are absolutely
14 studying and will be able to accommodate, is to
15 continue the colonnade through for basically
16 the beginning of the vehicular ramp to the end
17 of the property, which is the smaller property.

18 The vehicular entrances have been
19 segregated into two. We have one coming in
20 from Laguna, which is the bulk of the parking
21 coming to the second and third story portions
22 of the parking, and then the one single ramp
23 coming down to a single basement level from the
24 alley accessway.

25 All of the loading and unloading and the

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1 back of house, as you can see from the ground
2 floor plan, has been internalized --

3 Thank you. Thank you.

4 -- has been totally internalized and we
5 have our required loading spaces. We are
6 improving the alley, as you can see here, with
7 a clear height of fifteen feet at the lowest
8 level, ranging all of the way from fifteen to
9 seventeen.

10 Let me just briefly show you what the
11 basement level looks like. It's a very
12 organized and efficient parking scheme, with
13 obviously the means of egresses and the one
14 single elevator court from that level or the
15 ground level or to the retail component that
16 sits at the ground level.

17 Ground floor, we touched on; typical second
18 floor.

19 As you can see here, we have the parking
20 facility. And, as you'll notice from the
21 rendering, we took great lengths to really
22 harmonize that entire parking with the
23 elevation itself. A great expense, but we have
24 introduced barrel lights and real glass
25 mechanical ventilation instead of louvers, and

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1 from what we feel is totally integrated with
2 the rest of the architecture of the building
3 facade.

4 These levels are typical until we actually
5 get to the fourth level, which is where we have
6 the only units that are part of the four-story
7 complex or four-story envelope, and these are
8 units that sit over the two levels of parking.
9 And there, we integrate the entire floor at
10 that single level.

11 We have approximately ten units here on the
12 tower level. The levels above this, including
13 the roof level, is essentially this. We have a
14 great opportunity, as you can see from the
15 rendering, to incorporate some passive areas on
16 the roof, pedestrian passive areas, and at that
17 point, increasing the unit count from ten to
18 twelve, as we can do additional units in here,
19 which have perimeter for windows and so forth.

20 Essentially, that's typical all of the way
21 up from level five through ten, and as you can
22 see from our elevations, I think they're
23 well-articulated. It was very well-received.
24 We went twice to the Board of Architects, but
25 extremely well received by the Board, in terms

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1 of what we're trying to accomplish with the
2 actual style that we're introducing in this
3 particular site.

4 And with this, we'll be happy to answer any
5 questions or comments you may have.

6 CHAIRMAN AIZENSTAT: Thank you.

7 Any questions from the Board?

8 Robert?

9 MR. GRABIEL: No. No. Go ahead.

10 MR. BEHAR: I like the project. I really
11 like it. I think you've done a great job. I
12 think that, you know, the project -- knowing
13 the area a little bit, I think that it's a good
14 mix for the remaining of this block. I think
15 you guys have done a good job. I like the
16 fact -- well, the Code that requires that the
17 first 100 feet on Bird Road stays low, so it
18 gives a good transition to the residential
19 across the street to the north.

20 My only wish would have been that, on floor
21 second and third, where you have the parking
22 facing Bird Road, it would have been like a
23 liner unit instead of putting the parking
24 there, but I understand your lot is only a
25 hundred feet in depth, and you're limited, you

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1 know, what you could do.

2 And I like the fact that you're providing a
3 twelve-foot wide covered arcade walkway to
4 allow the students, the kids, to go through,
5 because, you know, you are bringing the project
6 all of the way to the property line, and
7 that -- I guess that will offset the need to
8 walk on the sidewalk, you know, and you walk
9 under the arcade.

10 I just don't know how the trees, you know,
11 the shade trees that you have planted on the
12 sidewalk, are really going to work, because,
13 you know, you've got five-foot sidewalks,
14 right? Those trees will have canopies. I
15 don't know how realistic those trees will work
16 there. I don't know if maybe, instead of shade
17 trees, you may have to do something else, maybe
18 a palm tree or something. Other than that, I
19 think you solved it very well.

20 The recommendation of Staff to continue the
21 arcade will be a good one, if it's possible. I
22 know that, you know, it's a small site, so you
23 could only have access -- and I think Public
24 Works requires you to have access directly from
25 the street. But other than that, I'm very

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1 pleased with what you've presented to us.
2 Thank you.

3 MR. CORDOVES: Thank you, Robert.

4 MR. NAVARRO: Thank you.

5 Yeah, and one of the comments, that's a
6 great comment, maybe with Ramon's help, like we
7 were able to extend the sidewalks, but we tried
8 to put liner units on Bird Road, and when we
9 weren't able to, that's where Alberto's
10 creativity came in, to try to create a fake
11 facade, that looks like we do have liner units,
12 so it doesn't look like a parking garage.

13 So even though it's not there, visually it
14 gives you the appearance that those are actual
15 residential units.

16 MR. BEHAR: You know, and I noticed that in
17 the rendering, which is very clear. In most
18 instances, you know, that's the only thing that
19 I wish it would have been doable.

20 I was going to throw out a crazy idea, but
21 I'm not, because --

22 MR. NAVARRO: We appreciate that.

23 MR. BEHAR: -- because your client is going
24 to say, "No."

25 MR. CORDOVES: Thank you.

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1 MR. TRIAS: Mr. Behar, they did do the
2 liner on Laguna, so they tried.

3 MR. CORDOVES: We did. It was one of the
4 things that we worked on together, and we
5 didn't have a liner on Laguna, and it was also,
6 you know, brought up by the Planning Department
7 and Staff, and we introduced the liner on
8 Laguna.

9 MR. GRABIEL: And it goes all of the way to
10 Bird on the corner?

11 MR. CORDOVES: Correct. I'm sorry?

12 MR. GRABIEL: The liner on Laguna goes all
13 of the way --

14 MR. CORDOVES: Correct. It goes to Bird.

15 MR. TRIAS: So there's a little bit of a
16 liner on Bird, just a small one.

17 MR. BEHAR: Yeah. On the corner.

18 MR. GRABIEL: Yeah.

19 MR. BELLIN: Albert, what size are these
20 studios?

21 MR. CORDOVES: The studios range from 500
22 to probably 575.

23 MR. BELLIN: You can't have a 500 square
24 foot studio, according to the Code.

25 MR. CORDOVES: Yeah, net is what we have

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1 right now, the way we calculated the area.

2 MR. BELLIN: I mean, the Code states that
3 the minimum size is 575. They looked a little
4 small. I'm just bringing it up. I don't know
5 how it affects your --

6 MR. CORDOVES: Okay. We'll look into that.

7 Right now we've represented the units. As
8 you know, we've tried working from the inside
9 out. The units might vary a little bit, but we
10 are not intending to change the number of
11 units, but if we need to make them a little
12 larger by Code, we will.

13 MR. BELLIN: Okay. I just wanted to bring
14 it up to you.

15 MR. CORDOVES: Thank you.

16 MR. GRABIEL: But I do like the idea of
17 having studios. I mean, we've been talking for
18 a long time of having affordable housing within
19 the City. I think the idea of studios help in
20 people who cannot afford a full size apartment.

21 I agree with my fellow architect that it's
22 a good project.

23 MR. CARRERAS: Thank you.

24 MR. GRABIEL: I wish, again, the same thing
25 of the liners. I would very much like to see

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1 how you solve that second and third floor, so
2 it does look like there is activity behind the
3 glass, but I'll let your creativity work on
4 that, but I think you have a tough assignment,
5 to make a flat piece of glass, with nothing
6 behind it, make it look like it's active, but I
7 commend the idea of doing that instead of a
8 screened parking lot.

9 There was two conditions that I heard, that
10 I don't know if you agreed to or not, but the
11 number of parking on the basement for the
12 public, the City is requiring fifteen. Were
13 you able to do that?

14 MR. CARRERA: We did. We did agree to
15 that, and we actually, I think, have a revised
16 set that shows the ten parking spaces.

17 MR. GRABIEL: Okay. And the continuation
18 of the arcade on Laguna.

19 MR. CARRERAS: Absolutely, yeah.

20 MR. GRABIEL: Okay. All right.

21 MR. NAVARRO: Yeah, we actually are
22 planning a meeting with Ramon for next week to
23 go through the conditions, and then show him
24 our changes and our goals to implement them
25 before it gets to Commission.

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1 MR. CARRERAS: Right.

2 MR. GRABIEL: I'm curious, that side that's
3 owned by the City, I assume, is being used by
4 the restaurant for parking now?

5 MR. NAVARRO: Correct.

6 MR. CARRERAS: Correct.

7 MR. GRABIEL: Are the fifteen spaces on the
8 basement supposed to take care of that
9 requirement?

10 MR. NAVARRO: So, right now, and I think
11 the representatives from the restaurant are
12 here, we've designed this project with our
13 neighbor in mind. One of the things that we
14 did was, we went ahead and left four spaces
15 within the alley that are going to be metered
16 spaces that they can continue to rent or lease
17 from the City, and then there's also ten spaces
18 now within the basement that they can also
19 lease, as well, to be able to operate their
20 valet operations once the building is complete.

21 MR. GRABIEL: Okay. All right.

22 MR. BELLIN: And I think you did an
23 extremely good job working with a very
24 difficult site.

25 MR. CARRERAS: Thank you.

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1 MR. BELLIN: Probably half of the
2 architects in Coral Gables looked at that site
3 at one time or another --

4 MR. GRABIEL: And discarded it.

5 MR. BELLIN: Yeah. And couldn't get it to
6 work.

7 MR. CARRERAS: Thank you, Marshall.

8 CHAIRMAN AIZENSTAT: A question. They're
9 contributing to the City -- go over the
10 contributions that they're giving to the City?
11 It's 125,000 --

12 MR. TRIAS: Yes. There are three
13 contributions. One is the parking, which is a
14 functional contribution, and it's fifteen
15 parking spaces, that's the Staff
16 recommendation. Number Two is \$125,000 towards
17 open space, and that's beyond any impact fees
18 that are required. And Number Three is 125,000
19 towards mobility improvements.

20 We have those two areas that we get
21 contributions from projects and then the City
22 uses that money collectively to implement some
23 projects.

24 CHAIRMAN AIZENSTAT: A project this size,
25 what would be required? Is that -- what's

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1 required is what they're giving?

2 MR. TRIAS: No. No. That's beyond what's
3 required, in terms of impact fees or in terms
4 of any other contribution.

5 CHAIRMAN AIZENSTAT: Any other
6 contributions, Art in Public Places, anything
7 like that?

8 MR. TRIAS: Yes. Yes. Yeah, Art in Public
9 Places is already listed. What I'm describing
10 is simply what's beyond what's typically
11 required.

12 MR. NAVARRO: Yeah. So some of the things
13 that we're doing is, we're obviously
14 undergrounding the FPL powerlines that
15 currently are on our property along Le Jeune.
16 We're also going to be constructing the spaces
17 underground, which go for about \$35,000 a
18 space, and then also making those two
19 contributions to the City, and, then, as part
20 of that, we'll be maintaining that alley and
21 also enhancing it with pavers and lighting and
22 all of the different construction elements that
23 are going to go into that.

24 MR. TRIAS: So the two issues that you
25 should discuss is the Mixed-Use Site Plan,

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1 clearly, and also the idea of the encroachment
2 over the property, if you believe that's a good
3 idea. So those are two separate issues that I
4 think have an impact on our discussion.

5 MR. COLLIER: Mr. Chairman, I just want to
6 make sure that at some point you open it up for
7 the --

8 CHAIRMAN AIZENSTAT: Well, I will. I will.

9 MR. COLLIER: Okay.

10 CHAIRMAN AIZENSTAT: The reason I ask that
11 question is, it's not going to be a popular
12 thing that I'm going to say, but the City has a
13 piece of land there, and what I see is, for
14 that piece of land, they're getting \$250,000
15 for the use.

16 MR. NAVARRO: So there's a couple of
17 things, and I have a history. I know that
18 there's been some sensitivity as to the
19 property that the City owns. When that
20 property was used as an alley swap, the
21 Ordinance that got approved said it was going
22 to be used for substitute alley purposes.

23 CHAIRMAN AIZENSTAT: Okay.

24 MR. NAVARRO: All right. So that piece of
25 land was really an alley that was running

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1 through our property that we switched over.

2 There's no way to build on that property
3 without blocking completely the alley, and you
4 couldn't build on that property alone. So it's
5 not as valuable, because of the fact that you'd
6 have to maintain at least 20 feet there. So
7 you would have like a Stiltsville almost
8 building there.

9 But, irrespective, when the land exchange
10 agreement that got approved for the Chase Bank,
11 we were providing \$329,000 with nothing else,
12 no benefits, in terms of replacement parking.
13 We were doing a parking lot for them.

14 So I think this deal actually, when you
15 look at it from what got approved for the
16 Collection Residences, they actually vacated an
17 entire alley that ran north through south on
18 the entire block. What Merrick Manor
19 contributed and what we're proposing today, I
20 think that -- what we've negotiated with Staff,
21 I think it's all in line with what's been
22 approved for that, considering the expense of
23 building the underground parking spaces that
24 the City will be able to operate in perpetuity
25 and generate revenue from, too, as well,

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1 because we're not taking any of the revenue
2 from those metered spaces. That all goes
3 directly into the City's coffers.

4 CHAIRMAN AIZENSTAT: I understand. If I
5 remember correctly with the Chase, there was a
6 swap of land, but the swap of land was for the
7 piece of land to still exist.

8 MR. NAVARRO: Correct. So what it was, it
9 was, we --

10 CHAIRMAN AIZENSTAT: It was still going to
11 be under City owned.

12 MR. NAVARRO: -- were swapping these two
13 pieces, and basically we were building eight
14 spaces within that parking lot and leaving the
15 alley. So now we have a total of fifteen
16 spaces, plus the two contributions, and those
17 spaces -- the other ones were surface parking
18 lot spaces. These are underground, which I
19 just asked my client how much they were to
20 construct, and my eyes kind of bulged out, but
21 we're also providing those, as well, plus all
22 of the enhancements to the alley, because, I
23 think, by the time that that alley is
24 constructed, right now, I think, when
25 pedestrians get close to that area, they kind

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1 of run and gun it to try to get away from that
2 area.

3 I think this is going to be inviting a lot
4 of people in there and we'll be maintaining it
5 in perpetuity, too, so we're taking that
6 headache off of the City's hands.

7 CHAIRMAN AIZENSTAT: I'd like to go ahead
8 and open it up to the public, please. Will you
9 call --

10 MR. CARRERAS: Thank you.

11 CHAIRMAN AIZENSTAT: Thank you.

12 THE SECRETARY: Tucker Gibbs.

13 MR. GIBBS: Good evening. My name is
14 Tucker Gibbs. I have Law Offices at 3835
15 Utopia Court in Coconut Grove, and I'm
16 representing Caffè Violetto, and the owners are
17 Marcelo Chopá, who is here with me tonight, and
18 Ernesto Fernandez, who couldn't make it, for
19 obvious reasons. They've got to run a
20 business.

21 Caffè Violetto is at 4019 Le Jeune Road,
22 next to the proposed development, and my
23 clients had specific issues concerning the
24 project, regarding many things that Jorge spoke
25 of already, the alley, parking, lighting,

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1 access to the restaurant during and after
2 construction, and the impact of that
3 construction on the restaurant.

4 We've met with the architect, and we've met
5 with Mr. Navarro, who is the attorney, as you
6 know, for the property owner, and because we're
7 working at settling our differences with the
8 property owner, and I wouldn't even call them
9 differences, these are issues and they've been
10 very helpful and proactive in dealing with
11 those issues, but because we're working on
12 settling these concerns, we are not ready
13 really to present our position on the
14 application, but we look forward to resolving
15 all of the issues before the City Commission
16 decision, and thank you very much.

17 CHAIRMAN AIZENSTAT: Thank you, Mr. Gibbs.

18 THE SECRETARY: Paul Savage.

19 MR. SAVAGE: Good evening. My name is Paul
20 Savage. I have a house at 522 Vilabella
21 Avenue. You may see me before this Board and
22 the City Commission as an attorney, and I am
23 not acting as an attorney. I have no client
24 other than myself.

25 I happen to be, with my home, in the mail

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1 out radius of this project, and I wanted to
2 come tonight and lend my support to the
3 application. It's a beautiful building.

4 I did have one small friendly amendment
5 that concerns the Conditions of Approval, and
6 most specifically the public benefit and
7 proffer of the funds that they pay into the
8 City's -- the contribution towards open space
9 and the contribution toward mobility.

10 One line item is \$125,000 to the Mobility
11 Improvements Fund, which is a great thing to
12 do; however, I remember there was a project
13 that was mentioned, called the Residences at
14 the Collection, that Mr. Garcia-Serra had at
15 the time. As you know, the project was never
16 built. But I remembered, on that file, that
17 that applicant proffered something in the range
18 of \$75,000 worth of improvements to a crosswalk
19 facility that would benefit the high school.

20 And so if they're paying \$125,000, I'm not
21 suggesting that they pay more, but I'm just
22 asking if possible could we earmark, so to
23 speak -- could I ask Staff to look at that
24 prior file proffer and see if we can do that.
25 That way, instead of going into the General

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1 Fund, it would go directly to that crosswalk
2 that would benefit the high school there,
3 which, by the way, I live near there, and the
4 high school has a great deal of positives and a
5 great deal of negatives and a great deal of
6 impact on the neighborhood, and so an improved
7 sidewalk will help. If we have that from the
8 other file, if Staff can identify that.

9 And then, lastly, on the alley, which I
10 guess we're using the wrong nomenclature, the
11 passage way that belongs to the City, I just
12 would like the applicant to emphasize and I
13 heard it several times, maybe they have a slide
14 they can show us, that there will be pedestrian
15 areas there, that it will be lighted and
16 improved. If they could just emphasize that,
17 because, after all, it is City property, and
18 we'd like to continue to be able to use it.
19 And that concludes my remarks. Thank you so
20 much.

21 CHAIRMAN AIZENSTAT: Okay. Are there any
22 more --

23 THE SECRETARY: No more speakers.

24 CHAIRMAN AIZENSTAT: No more speakers.
25 Okay.

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1 MR. NAVARRO: I was aware of that. That's
2 why I jumped the gun. I'm sorry.

3 So just to clarify, because we have been
4 working with your Planning Director on this
5 issue in great detail, our goal is to make this
6 less of an alley and more of a paseo. So one
7 of the things that we are doing is ensuring
8 that there is a covered sidewalk that's lit, so
9 that it can be a pedestrian friendly and safe
10 environment.

11 So, if I can, on those two areas here, we
12 have a sidewalk, that will be used, that will
13 provide pedestrian access through there. So if
14 you either park in the parking garage and want
15 to walk out and go to Merrick Park or to some
16 of the other uses in the area, you could use
17 that, and, if not, if you're waiting for your
18 car at Vialetto, you can go ahead and, you
19 know, take some cover underneath the lit paseo.

20 CHAIRMAN AIZENSTAT: Okay.

21 MR. NAVARRO: If I can, I'd just like to
22 address Mr. Gibbs' concerns. We had the
23 pleasure of meeting with Ernie and Marcelo and
24 Tucker yesterday. We understand that they have
25 some concerns regarding the impact our

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1 construction is going to have on their
2 business, so we are working with them on an
3 alley access management plan, to ensure that
4 they have access during construction, and also
5 a construction staging plan to attempt to
6 mitigate any impacts that we could have on
7 their business.

8 So we look forward to continuing to work
9 with them between tonight and First Reading at
10 the City Commission.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MR. NAVARRO: Thank you, and I'm here to
13 answer any questions. Our traffic engineer and
14 our architect are here, as well.

15 CHAIRMAN AIZENSTAT: Okay. At this time,
16 I'll go ahead and close the floor and open it
17 up to the Board.

18 MR. BEHAR: I mean, I don't have any other
19 comment. I'm ready to make a motion to approve
20 the project as presented to us.

21 MR. BELLIN: I'll second it.

22 MR. TRIAS: With the conditions.

23 MR. BEHAR: Yeah. Yeah. Yeah. Yes.

24 CHAIRMAN AIZENSTAT: With the conditions
25 that were set forth?

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1 MR. BEHAR: Yes.

2 CHAIRMAN AIZENSTAT: We have a first. We
3 have a second. Any comments? No?

4 Call the roll, please.

5 THE SECRETARY: Maria Velez?

6 MS. VELEZ: Yes.

7 THE SECRETARY: Robert Behar?

8 MR. BEHAR: Yes.

9 THE SECRETARY: Marshall Bellin?

10 MR. BELLIN: Yes.

11 THE SECRETARY: Julio Grabiell?

12 MR. GRABIEL: Yes.

13 THE SECRETARY: Eibi Aizenstat?

14 CHAIRMAN AIZENSTAT: Yes.

15 Thank you.

16 If we could go ahead and -- so the next
17 items, which are Item Number 8 and Item Number
18 9, have been deferred by the applicant, as I
19 had stated earlier.

20 We're going go ahead and move on to Item
21 Number 10.

22 MR. TRIAS: May I have the PowerPoint, please?

23 MR. COLLIER: Mr. Chairman, Item Number 10,
24 An Ordinance of the City Commission of Coral
25 Gables, Florida providing for text amendments

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1 to the City of Coral Gables Official Zoning
2 Code, Article 4, "Zoning Districts," Division
3 2, "Overlay and Special Purpose Districts,"
4 Section 4-201, "Mixed Use District (MXD),"
5 amending parking requirements for MXD projects
6 less than forty-five feet in height; providing
7 for a repealer provision, providing for a
8 severability clause, codification and providing
9 for an effective date. Item Number 10, public
10 hearing.

11 MR. TRIAS: Mr. Chairman, I have a brief
12 PowerPoint.

13 And the issue that we're going to deal with
14 is that, as you know, the City Code does a very
15 good job with the large parcels for Mixed-Use,
16 parcels that are over 20,000 square feet. Now,
17 when we deal with the smaller parcels, we have
18 a real challenge, and I'd like to show this
19 image that we have in black and white, this
20 really beautiful building. It's still there,
21 exactly the same, and it's a three-story
22 building, very nicely done, Mixed-Use, from the
23 1920s, et cetera, and what I would say is that
24 the difference between this and what the Code
25 allows is that it has no parking, and that's

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1 why you can have a nice building, a nice small
2 building. So that's the concept here.

3 Now, we've had public notification of the
4 meeting tonight, and we have posted the agenda
5 on City Hall, and we also have posted the Staff
6 Report on the website, and basically what we're
7 trying to do is look at the small parcels that
8 are left over from the development area in the
9 Industrial District, and there's not that many.

10 If you start looking at -- that may not be
11 the best map, but, in orange, you have the
12 parcels that are the small parcels that are in
13 between some of the larger buildings.

14 So what happens is that, for example, the
15 Caffè Vialletto is an example. If we do not
16 change the Code, basically the one story
17 building that is there now, that's as much
18 development as can go.

19 So what happens is that, one of the things
20 that I did some time ago is that I looked at
21 the older buildings; older, meaning before
22 1964, which is the year that parking
23 requirements came into being. Prior to 1964,
24 there were no parking requirements. The City
25 basically developed as it did. And, then,

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1 after '64, all of a sudden we have parking
2 requirements, so you can only do the larger
3 buildings. So that's one of the challenges
4 that we're trying to address.

5 Now, this area --

6 MR. BEHAR: Mr. Trias, just to interrupt
7 you for one second. I'm sorry.

8 MR. TRIAS: Yes, sir. Yes, sir.

9 MR. BEHAR: This is only pertaining to this
10 area, right?

11 MR. TRIAS: Yes. Yes.

12 MR. BEHAR: Because I think this is
13 fabulous, really good.

14 MR. TRIAS: Okay. Then I'll stop, then.
15 Thank you.

16 MR. BEHAR: Thank you very much.

17 MR. BELLIN: You want to make a motion --

18 MR. BEHAR: I'll make a motion to approve
19 this.

20 MR. TRIAS: Okay.

21 MR. COLLIER: Wait. Wait. Wait. This is a
22 public hearing --

23 CHAIRMAN AIZENSTAT: Is there anybody here
24 from the public that would like to speak?

25 THE SECRETARY: Not on this item.

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1 MR. TRIAS: They're fine.

2 Basically, as you know, there's Metrorail.
3 There's all kinds of -- the trolley, et cetera.
4 The idea is --

5 CHAIRMAN AIZENSTAT: You've already won us
6 over.

7 MR. BEHAR: You did. Stop.

8 MR. TRIAS: Okay. I'm done. Thank you.

9 CHAIRMAN AIZENSTAT: Having seen that there
10 is nobody from the public that would like to
11 speak, is there a motion?

12 MR. BEHAR: I'll make a motion to approve.

13 MR. BELLIN: I'll second.

14 MR. GRABIEL: I'll second.

15 CHAIRMAN AIZENSTAT: We have a first.
16 Marshall went ahead and second. Any comments?

17 MR. BEHAR: Before we vote, you've done a
18 great job, Mr. Trias. This is very good.

19 MR. TRIAS: Thank you. Thank you, sir.
20 Thank you.

21 CHAIRMAN AIZENSTAT: Call the roll, please.

22 THE SECRETARY: Robert Behar?

23 MR. BEHAR: Yes.

24 THE SECRETARY: Marshall Bellin?

25 MR. BELLIN: Yes.

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1 THE SECRETARY: Julio Grabiell?
 2 MR. GRABIEL: Yes.
 3 THE SECRETARY: Maria Velez?
 4 MS. VELEZ: Yes.
 5 THE SECRETARY: Eibi Aizenstat?
 6 CHAIRMAN AIZENSTAT: Yes.
 7 And the last item --
 8 MR. TRIAS: The last item will be presented
 9 by Dona Spain, the Historic Preservation
 10 Officer.
 11 CHAIRMAN AIZENSTAT: Okay. Craig, would
 12 you like to read it into the record?
 13 MR. COLLIER: Yes.
 14 Item Number 11, an Ordinance of the City
 15 Commission of Coral Gables, Florida providing
 16 for text amendments to the City of Coral Gables
 17 Official Zoning Code, Article 3, "Development
 18 Review," Division 11, "Historic Preservation:
 19 Designation and Certificates of
 20 Appropriateness," Section 3-1104, "Designations
 21 Procedures;" providing procedures for
 22 designation of the City Plan, notice of
 23 hearing, and amendments to the Plan, providing
 24 for repealer provision, severability clause,
 25 codification and providing for an effective

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1 date. Item Number 11, public hearing.
 2 CHAIRMAN AIZENSTAT: Thank you.
 3 MS. SPAIN: Thank you.
 4 For the record, Dona Spain, Historical
 5 Resources and Cultural Arts Director. This is
 6 a Zoning Code text amendment, and in August of
 7 2017, the City Commission passed a Resolution,
 8 which I think you have in your packet about
 9 this.
 10 Craig Leen was the City Attorney then, and
 11 he spoke with the Commission about why he
 12 wanted the City plan to be designated as
 13 historic. This is generated from the City
 14 Attorney's Office.
 15 Because what Craig said at the time was,
 16 there's a Wireless Communication Bill that's in
 17 effect that allows wireless companies to put
 18 cabinetry, potential poles, attachments to
 19 poles, excavate in the right-of-way, and, in
 20 that Bill, there is an expressed provision that
 21 municipalities can say no to those companies,
 22 if, in fact, the City Plan is designated as
 23 historic. And so that's why the City Attorney
 24 asked the City Commission to direct Staff to
 25 work on this.

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1 So what's before you is a text amendment
 2 for the procedure. It's not to designate the
 3 plan now, but it's to put in place a procedure
 4 for noticing and also for -- the procedures if
 5 someone comes forward with an amendment.
 6 I'm happy to go over that. I can answer
 7 any questions that you might have.
 8 MR. GRABIEL: When you describe it as the
 9 City Plan, it's for the whole City of Coral
 10 Gables?
 11 MS. SPAIN: It's the Historic City Plan.
 12 We're working on the designation report now,
 13 going over, you know, whether or not to put the
 14 annexed areas in, and what would qualify.
 15 A lot of municipalities, cities throughout
 16 the United States, have that and they've dealt
 17 with annexations in different ways. The City
 18 of Washington, DC is designated as historic.
 19 New Haven, Connecticut is designated, Savannah.
 20 So we're going through that now, but this is
 21 about the process.
 22 The notice process, right now we noticed a
 23 thousand feet, and all of the properties that
 24 would be affected -- well, so this just
 25 provides us to put notice in the newspaper.

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1 MR. COLLIER: Just a question to Dona, if I
 2 might, through The Chair. This also would
 3 impact, would it not, though, if there's a
 4 proposed change in the configuration of streets
 5 by developments?
 6 MS. SPAIN: Yes. Yes.
 7 MR. COLLIER: So it doesn't just impact the
 8 telecommunications issue.
 9 MS. SPAIN: No, that's true.
 10 MR. COLLIER: So I wanted the Board to be
 11 aware that there are other --
 12 MS. SPAIN: And this would be a
 13 recommendation to the City Commission, which is
 14 also different from what is now in place, when
 15 you're designating other properties in the
 16 City.
 17 MR. TRIAS: Now, the way I understand it,
 18 that includes alleys also?
 19 MS. SPAIN: Yes.
 20 MS. VELEZ: Vacations of alleys.
 21 MS. SPAIN: Vacations of alleys, and it
 22 would be a recommendation from the Historic
 23 Preservation Board to the City Commission on
 24 those items.
 25 CHAIRMAN AIZENSTAT: So, then, if somebody

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1 was to vacate an alley, they would have to go
2 now through the Historic Preservation?

3 MS. SPAIN: Yes. Either the Preservation
4 Department or the Historic Preservation Board.

5 CHAIRMAN AIZENSTAT: And would that be an
6 administrative decision or would that have to
7 go before a Board?

8 MS. SPAIN: Well, it all depends.

9 MR. COLLIER: Well, as I understand it, the
10 way this process is envisioned to work, and
11 correct me if I'm wrong, but there's going to
12 be a recommendation from the Historic
13 Preservation Board to the City Commission.

14 MS. SPAIN: That's right.

15 MR. COLLIER: Which would go in tandem with
16 the development that would be ultimately
17 reviewed by the City Commission. Is that
18 correct?

19 MS. SPAIN: That's correct. Yes.

20 MR. COLLIER: So you would have that
21 recommendation as part of the kit on a
22 particular development.

23 MR. BEHAR: But you'd have to go through
24 the Historic Board and all to get approval? If
25 a project comes in, and I'm going to use the --

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1 look at that and see.

2 MS. VELEZ: Right, because we have some
3 that are coming up for replat, where there are
4 alleys involved.

5 MS. SPAIN: Well, if it's a replat and it
6 doesn't involve the alley, it wouldn't go to
7 the Historic Board. If it involved the
8 alley -- you know, we need to look at the
9 alleys. I haven't had that discussion.

10 MR. TRIAS: I think that there are two
11 possible scenarios. The alley is the obvious
12 one, that happens all of the time. Once in a
13 while, I've seen some individuals trying to
14 change some of the geometry of the streets that
15 is historic.

16 MS. SPAIN: Well, that's a concern.

17 MR. TRIAS: And that I believe makes sense.

18 MR. BEHAR: I agree. I don't have a
19 problem with the streets.

20 MS. SPAIN: I'll tell you, Robert, the
21 issues that sometimes comes up with -- not so
22 much developments, but with traffic engineers,
23 is the plan of the City of Coral Gables, as you
24 know, is very rectilinear and it has the
25 streets north and south. There's a definite

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1 CHAIRMAN AIZENSTAT: The one we just had.

2 MR. BEHAR: Yeah.

3 Not even that one, the Collection
4 Residences, whatever that was, that vacated the
5 alley. That project would have go through
6 Historic to get that alley vacated?

7 MR. COLLIER: Well, I apologize for
8 interrupting, but I think the difference here
9 is that ordinarily the Historic Preservation
10 Board would be making a decision, but in this
11 case, the Historic Preservation Board is making
12 a recommendation when it comes --

13 MR. BEHAR: But you have to go through the
14 process.

15 MR. COLLIER: You have to go through them, yes.

16 MR. BEHAR: On a project like that, you
17 know, that has obviously no historical
18 significance, we're imposing one more --

19 MS. SPAIN: You know, honestly, my view is,
20 it's mainly about the streets, it's not about
21 the alleys, although I think we would weigh in
22 on alleys, also.

23 MR. TRIAS: Okay. That was my question,
24 and I think that we could clarify that.

25 MS. SPAIN: Yeah, we could. We need to

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1 grid.

2 MS. VELEZ: The grid.

3 MS. SPAIN: But Merrick's designers, when
4 they originally did that, they put these
5 diagonals in. Biltmore Way is one. University
6 Drive is one. Alhambra becomes one. And those
7 have leftover pieces of the grid, that are
8 these wonderful green spaces throughout the
9 City.

10 Sometimes someone comes in and wants to
11 square those off. That would go to the
12 Historic Preservation Board. Those are the
13 types of things that would go to the Historic
14 Preservation Board.

15 MR. BEHAR: That I'm okay with. I don't
16 have a problem --

17 MS. SPAIN: I'm not sure about the alleys,
18 to tell --

19 MR. COLLIER: Can I ask a question on the
20 alleys? Since this is really the procedure to
21 designate the City Plan, would the alleys --
22 and whether that would be part of this historic
23 designation or how the alleys would be
24 addressed, would that be done in -- that would
25 be part of the designation?

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1 MS. SPAIN: That's right --
 2 MR. COLLIER: This is just the procedure to
 3 designate it. It doesn't -- it's not really
 4 directing what gets designated.
 5 MS. SPAIN: But I appreciate you bringing
 6 that up, because that's something we need to
 7 look at. That's a very good point, but this is
 8 the process to put it in place.
 9 MR. BEHAR: This is just the process.
 10 We're not --
 11 MS. SPAIN: Just the process.
 12 MS. VELEZ: I'll go ahead and move it.
 13 CHAIRMAN AIZENSTAT: I'm sorry?
 14 MS. VELEZ: I'm ready to move on this.
 15 CHAIRMAN AIZENSTAT: Well, let's see if
 16 there's anybody from the public that would like
 17 to speak on this item.
 18 Having none, would you like to make a
 19 motion?
 20 MR. BELLIN: I'll second it.
 21 MS. VELEZ: I'll go ahead and move for
 22 consideration of this and go forward.
 23 CHAIRMAN AIZENSTAT: What about looking at
 24 the question based on the alleys that Robert --
 25 MS. VELEZ: There's a lot of things to be

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1 looked at. This is just to begin the process,
 2 to look at streets, to look at alleys.
 3 CHAIRMAN AIZENSTAT: Okay. It's just the
 4 beginning process?
 5 MS. VELEZ: Uh-huh.
 6 MR. BEHAR: Okay.
 7 MS. VELEZ: You can amend it.
 8 MR. BEHAR: No. No. I'm going to make a
 9 second, you know, motion to approve, with the
 10 condition that the concerns that we have
 11 expressed are addressed before this goes for
 12 final resolution.
 13 MS. SPAIN: Absolutely. Absolutely. And
 14 we'll definitely put something in the
 15 Designation Report concerning that. I
 16 appreciate it.
 17 CHAIRMAN AIZENSTAT: We have a first. We
 18 have a second, with some additional
 19 recommendations. Any comments?
 20 Call the roll, please.
 21 THE SECRETARY: Marshall Bellin?
 22 MR. BELLIN: Yes.
 23 THE SECRETARY: Julio Grabiell?
 24 MR. GRABIEL: Yes.
 25 THE SECRETARY: Maria Velez?

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1 MS. VELEZ: Yes.
 2 THE SECRETARY: Robert Behar?
 3 MR. BEHAR: Yes.
 4 THE SECRETARY: Eibi Aizenstat?
 5 CHAIRMAN AIZENSTAT: Yes.
 6 Before we conclude, Maria has asked if we
 7 can change the April meeting --
 8 MS. VELEZ: Maria Jimenez.
 9 CHAIRMAN AIZENSTAT: Jimenez. Sorry about
 10 that, Maria -- to April 12th, which is a -- is
 11 that a Thursday or a Tuesday?
 12 THE SECRETARY: Thursday.
 13 CHAIRMAN AIZENSTAT: It's a Thursday.
 14 She's taking some classes. That's one of the
 15 reasons why she's unable to attend tonight.
 16 And I don't see an issue with it myself. The
 17 room is available. To me, you know, that would
 18 be an issue, if we had the room, which is
 19 available.
 20 I don't know how the rest of the Board
 21 feels.
 22 MR. BEHAR: I don't have a problem. I will
 23 not be here. I will be out of the country that
 24 day, so the 12th sounds good.
 25 CHAIRMAN AIZENSTAT: I'm okay with it.

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1 MS. VELEZ: I'm available.
 2 CHAIRMAN AIZENSTAT: Everybody else is
 3 available?
 4 MR. BELLIN: Yeah. I think we responded to
 5 you.
 6 MS. VELEZ: Yes.
 7 CHAIRMAN AIZENSTAT: I just wanted to make
 8 it official, if it was okay, because we had the
 9 dates before.
 10 Okay. So please go ahead and change that
 11 date.
 12 MR. BEHAR: Unless you want to have your
 13 meeting in Istanbul.
 14 CHAIRMAN AIZENSTAT: All right. With that
 15 said, is there a motion to adjourn?
 16 MR. BEHAR: Motion to adjourn.
 17 MR. BELLIN: Second.
 18 CHAIRMAN AIZENSTAT: Thank you very much
 19 for your service.
 20 (Thereupon, the meeting was adjourned at
 21 8:20 p.m.)
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C E R T I F I C A T E

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STATE OF FLORIDA:
SS.
COUNTY OF MIAMI-DADE:

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

DATED this 21st day of March, 2018.

SIGNATURE ON FILE

NIEVES SANCHEZ