

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">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, JUNE 13, 2018, COMMENCING AT 6:03 P.M.</p> <p>BOARD MEMBERS: EIBI AIZENSTAT, CHAIRMAN RHONDA ANDERSON MARIA MENENDEZ ROBERT BEHAR JULIO GRABIEL MARIA C. VELEZ</p> <p>CITY STAFF and CONSULTANTS: Ramon Trias, Planning Director Craig Collier, Special Counsel Jennifer Garcia, City Planner Arceli Redilla, Principal Planner Paula Roldos, Principal Planner Jill Menendez, Secretary</p> <p>ALSO PARTICIPATING: Mario Garcia-Serra Jorge Navarro Daniela Mota Jack Snyder Juan Espinosa Sonia Blair Maria Longo David Torres Marisa Valera Jessica Valera Alma Suarez Rodolfo Suarez Maria Gonzalez Sonia Blair Maria C. Longo</p>	<p style="text-align: right;">Page 2</p> <p>1 Maria Gonzalez 2 Rodolfo Suarez 3 Alma Suarez 4 Jessica Valera 5 Marisa Valera 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 3</p> <p>1 THEREUPON: 2 (The following proceedings were held:) 3 CHAIRMAN AIZENSTAT: If everyone would please take 4 your seats. We're going to go ahead and start tonight's 5 meeting. Everybody, we're going to go ahead and get 6 started. Thank you. 7 Good evening. I'd like to call the meeting to 8 order. Also, I'd like to ask everybody to please turn 9 off their phones, beepers, and electronic devices or at 10 the very least put them on silent. 11 This Board is comprised of seven members. Four 12 members of the Board shall constitute a quorum, and an 13 affirmative vote of four members shall be necessary for 14 the adoption of any motion. If only four Board Members 15 of the Board are present, an applicant may request and 16 be entitled to a continuance to the next regularly 17 scheduled meeting of the Board. If a matter is 18 continued due to a lack of quorum, the Chairperson or 19 Secretary of the Board may set a special meeting to 20 consider such matter. 21 In the event that four votes are not obtained, an 22 applicant may request a continuance or allow the 23 application to proceed to the City Commission without a 24 recommendation. 25 The next item is for lobbyists, and registration</p>	<p style="text-align: right;">Page 4</p> <p>1 and disclosures. Any person who acts as a lobbyist 2 pursuant to the City of Coral Gables Ordinance Number 3 2006-11 must register with the City Clerk prior to 4 engaging in lobbying activities or presentations before 5 City Staff, Boards, Committees and/or City Commission. 6 A copy of the Ordinance is available in the Office of 7 the City Clerk. Failure to register and provide proof 8 of registration shall prohibit your ability to present 9 to the Board. 10 As Chairman, I officially now call the City of 11 Coral Gables Planning and Zoning Board of June 13, 2018. 12 The time is 6:03. 13 Jill, if you'd please call the roll. 14 THE SECRETARY: Rhonda Anderson? 15 MS. ANDERSON: Here. 16 THE SECRETARY: Jolie Balido-Hart? 17 Robert Behar? 18 MR. BEHAR: Here. 19 THE SECRETARY: Julio Grabiell? 20 MR. GRABIEL: Here. 21 THE SECRETARY: Maria Menendez? 22 MS. MENENDEZ: Here. 23 THE SECRETARY: Maria Velez? 24 MS. VELEZ: Here. 25 THE SECRETARY: Eibi Aizenstat?</p>

<p style="text-align: right;">Page 5</p> <p>1 MR. AIZENSTAT: Here.</p> <p>2 Please be advised that this Board is a</p> <p>3 quasi-judicial board, and the items on the agenda are</p> <p>4 quasi-judicial in nature, which requires Board Members</p> <p>5 to disclose all ex-parte communications and site visits.</p> <p>6 An ex-parte communication is defined as any</p> <p>7 contact, communication, conversation, correspondence,</p> <p>8 memorandum, or other written or verbal communication</p> <p>9 that takes place outside a public hearing between a</p> <p>10 member of the public and a member of the quasi-judicial</p> <p>11 board regarding matters to be heard by the Board.</p> <p>12 If anyone made any contact with a Board Member</p> <p>13 regarding an issue before the Board, the Board Member</p> <p>14 must state on the record the existence of the ex-parte</p> <p>15 communication and the party who originated the</p> <p>16 communication. Also, if a Board Member conducted a site</p> <p>17 visit specifically related to the case, the Board Member</p> <p>18 must state on the record whether the ex-parte</p> <p>19 communication and/or site visit will affect the Board</p> <p>20 Member's ability to impartially consider the evidence to</p> <p>21 be presented regarding the matter. The Board Member</p> <p>22 must also state that his or her decision will be based</p> <p>23 on substantial competent evidence and testimony</p> <p>24 presented on the record today.</p> <p>25 Does any such Board Member have any communication</p>	<p style="text-align: right;">Page 6</p> <p>1 or did anybody visit the site at this time?</p> <p>2 MR. BEHAR: No.</p> <p>3 MS. MENENDEZ: No.</p> <p>4 MR. GRABIEL: No.</p> <p>5 CHAIRMAN AIZENSTAT: Okay. I'd like to ask</p> <p>6 anybody that's going to go ahead and speak, I need them,</p> <p>7 after they're sworn in, to go ahead and stand up and</p> <p>8 sign the card. But, at this time, if I'd ask everyone</p> <p>9 that's going to be speaking tonight to please stand up</p> <p>10 and be sworn in.</p> <p>11 (Thereupon, the participants were sworn.)</p> <p>12 CHAIRMAN AIZENSTAT: Thank you. Before we begin,</p> <p>13 I'd like to welcome-- we have a new Board Member with us</p> <p>14 tonight, Rhonda Anderson. She is appointed by</p> <p>15 Commissioner Lago.</p> <p>16 Rhonda, if you'd like to go ahead and tell us a</p> <p>17 little bit about yourself, please.</p> <p>18 MS. ANDERSON: I'm a practicing attorney. I've</p> <p>19 been practicing for 31 years. I don't engage in any</p> <p>20 business before the Board, other than when I've appeared</p> <p>21 as part of an individual within 1,500 feet or 1,000 feet</p> <p>22 of a piece of property. And my practice-- I was</p> <p>23 previously on the Sustainability Board, and my practice</p> <p>24 areas are civil and criminal areas of Federal practice.</p> <p>25 CHAIRMAN AIZENSTAT: Thank you. Welcome to the</p>
<p style="text-align: right;">Page 7</p> <p>1 Board.</p> <p>2 MS. ANDERSON: Thank you.</p> <p>3 CHAIRMAN AIZENSTATE: I'd also like to recognize</p> <p>4 Marshall Bellin, who was on the Board, and who has</p> <p>5 devoted a great deal of time. His achievements, his</p> <p>6 expertise were greatly appreciated. And I myself, on</p> <p>7 behalf, I'm sure, of the Board, would like to recognize</p> <p>8 him and thank him for all of his service.</p> <p>9 MR. BEHAR: Thank you, Marshall.</p> <p>10 CHAIRMAN AIZENSTAT: Thank you.</p> <p>11 MS. MENENDEZ: Yes.</p> <p>12 CHAIRMAN AIZENSTAT: Also, Jill, if we could</p> <p>13 please note that Maria Velez has joined us. Thank you.</p> <p>14 One other thing, I'd like to welcome Troop 419</p> <p>15 from Coral Gables, which is in attendance from us.</p> <p>16 Welcome to Planning and Zoning. My understanding is</p> <p>17 that this is for your Citizen Merit Badge, and I wish</p> <p>18 you all the luck and all the best in your endeavors.</p> <p>19 Thank you.</p> <p>20 If we could please silence the cell phones. Thank</p> <p>21 you. Jill, please-- go ahead.</p> <p>22 MR. BEHAR: Should we make a motion to approve the</p> <p>23 Minutes?</p> <p>24 CHAIRMAN AIZENSTAT: Yes. Did everybody go ahead</p> <p>25 and get a chance to look at the Minutes?</p>	<p style="text-align: right;">Page 8</p> <p>1 MR. BEHAR: I make a motion for approval.</p> <p>2 MR. GRABIEL: Second.</p> <p>3 CHAIRMAN AIZENSTAT: First and second. Any</p> <p>4 discussion? Any comments? Call the roll, please.</p> <p>5 THE SECRETARY: Robert Behar?</p> <p>6 MR. BEHAR: Yes.</p> <p>7 THE SECRETARY: Julio Grabiell?</p> <p>8 MR. GRABIEL: Yes.</p> <p>9 THE SECRETARY: Maria Menendez?</p> <p>10 MS. MENENDEZ: Yes.</p> <p>11 THE SECRETARY: Maria Velez?</p> <p>12 MS. VELEZ: Yes.</p> <p>13 THE SECRETARY: Rhonda Anderson?</p> <p>14 MS. ANDERSON: Yes.</p> <p>15 THE SECRETARY: Eibi Aizenstat?</p> <p>16 CHAIRMAN AIZENSTAT: Yes. Thank you.</p> <p>17 Craig, would you be so kind as to read the first</p> <p>18 item on the agenda?</p> <p>19 MR. TRIAS: Mr. Chairman, one change to the</p> <p>20 agenda. I would like to continue Item E-5, which is the</p> <p>21 vacation of the alley for the Public Safety Building to</p> <p>22 the next meeting.</p> <p>23 CHAIRMAN AIZENSTAT: Okay. Does anybody have any</p> <p>24 objection to that?</p> <p>25 MR. BEHAR: No.</p>

<p style="text-align: right;">Page 9</p> <p>1 MS. MENENDEZ: No.</p> <p>2 MR. COLLIER: Do you want to announce the date of</p> <p>3 the meeting? I don't know if there's going to be any</p> <p>4 further advertisement.</p> <p>5 MR. BEHAR: Should we find out if any member of</p> <p>6 the audience--</p> <p>7 MR. COLLIER: Yeah. Let's see if there's anybody</p> <p>8 here on Item E-5.</p> <p>9 CHAIRMAN AIZENSTAT: Has anybody come to speak on</p> <p>10 that item?</p> <p>11 MS. MENENDEZ: Should we read it into the record?</p> <p>12 Maybe they don't know which item is E-5.</p> <p>13 CHAIRMAN AIZENSTAT: Ramon, if you could explain</p> <p>14 what that item is.</p> <p>15 MR. TRIAS: Yeah. The item is the vacation of an</p> <p>16 alley that is necessary because of the Public Safety</p> <p>17 Building that the City is proposing. So, on behalf of</p> <p>18 the applicant, which is the City, I'm requesting that it</p> <p>19 be continued.</p> <p>20 MS. MENENDEZ: And our next meeting, I'm sorry?</p> <p>21 MR. TRIAS: To the next meeting, which I don't</p> <p>22 know what the date is.</p> <p>23 THE SECRETARY: July 11.</p> <p>24 MR. TRIAS: July 11.</p> <p>25 MS. MENENDEZ: Okay.</p>	<p style="text-align: right;">Page 10</p> <p>1 CHAIRMAN AIZENSTAT: Okay. So it's a date certain</p> <p>2 for July 11?</p> <p>3 MR. TRIAS: Yes. It should be continued for July</p> <p>4 11th.</p> <p>5 CHAIRMAN AIZENSTAT: Is anybody here for that</p> <p>6 item? No. Okay. Thank you.</p> <p>7 Craig, if you could please read the first item</p> <p>8 into the record.</p> <p>9 MR. COLLIER: Did we approve that deferral?</p> <p>10 CHAIRMAN AIZENSTAT: I'm sorry?</p> <p>11 MR. COLLIER: Did the Board approve the deferral?</p> <p>12 Did we actually have a motion to defer?</p> <p>13 CHAIRMAN AIZENSTAT: Do we need a motion?</p> <p>14 MR. COLLIER: Yeah. I think we need a motion to</p> <p>15 defer.</p> <p>16 MR. BEHAR: I make a motion to defer.</p> <p>17 MS. MENENDEZ: I'll second it.</p> <p>18 CHAIRMAN AIZENSTAT: All in favor?</p> <p>19 (Thereupon, all Board Members answered, Aye.)</p> <p>20 MR. COLLIER: Okay. Great.</p> <p>21 CHAIRMAN AIZENSTAT: Unanimous. If you want to</p> <p>22 call the roll--</p> <p>23 MR. COLLIER: No. You don't need to call the roll.</p> <p>24 You can do it by voice vote. That's fine.</p> <p>25 CHAIRMAN AIZENSTAT: Okay. Thank you.</p>
<p style="text-align: right;">Page 11</p> <p>1 MR. COLLIER: Okay. Public hearing Item E-1, a</p> <p>2 Resolution of the City Commission of Coral Gables</p> <p>3 approving the Final Plat entitled "Riviera Deuce"</p> <p>4 pursuant to Zoning Code Article 3, Division 9,</p> <p>5 "Platting/Subdivision," being a re-plat of approximately</p> <p>6 0.29 acre property on two platted lots for residential,</p> <p>7 multi-family use on property assigned Multi-Family 1</p> <p>8 Duplex Residential zoning, on the property legally</p> <p>9 described as Lots 26 and 27, Block 93, Riviera Section</p> <p>10 Part 2 Revised (Riviera Drive and Menendez Avenue),</p> <p>11 Coral Gables, Florida; providing for an effective date.</p> <p>12 Item E-1, public hearing.</p> <p>13 CHAIRMAN AIZENSTAT: Thank you. Good evening, Ms.</p> <p>14 Russo.</p> <p>15 THE WITNESS: Good evening, Mr. Chairman, Members</p> <p>16 of the Board. For the record, Laura Russo, with offices</p> <p>17 at 2655 LeJeune Road. I am here this evening</p> <p>18 representing the property owner, Riviera Deuce, LLC.</p> <p>19 The Principal is Brian McBride, who unfortunately could</p> <p>20 not be here this evening.</p> <p>21 We are here on an application for a tentative plat</p> <p>22 for a property that is located at the northeast</p> <p>23 intersection of Menendez Avenue and Riviera Drive.</p> <p>24 Menendez Avenue sort of running parallel to US-1. So</p> <p>25 those of you who are familiar with the Trivest EWM</p>	<p style="text-align: right;">Page 12</p> <p>1 Building that is on US-1 near the Riviera Fire Station,</p> <p>2 it's in that neighborhood. And the sole purpose of the</p> <p>3 plat this evening is to change the facing. The property</p> <p>4 are two lots that currently face Riviera Drive. They</p> <p>5 are Zoned Duplex. The balance of the block are duplex</p> <p>6 structures that face Menendez. And so this is a</p> <p>7 tentative plat which will then go to the County, and</p> <p>8 come back to you as a proposed Final Plat. And the sole</p> <p>9 purpose is to be able to match the development scheme on</p> <p>10 the remainder of the block, and to build two duplex</p> <p>11 structures according to the Zoning Code.</p> <p>12 CHAIRMAN AIZENSTAT: Thank you.</p> <p>13 MS. RUSSO: And that is all I have. So I</p> <p>14 respectfully request your approval.</p> <p>15 CHAIRMAN AIZENSTAT: Thank you.</p> <p>16 MR. TRIAS: Mr. Chairman, the Staff recommends</p> <p>17 approval.</p> <p>18 CHAIRMAN AIZENSTAT: Thank you.</p> <p>19 MS. MENENDEZ: I have just a quick question, or</p> <p>20 are you going to open up--</p> <p>21 CHAIRMAN AIZENSTAT: I was going to open it up.</p> <p>22 If I may, is there anybody that is here to speak on this</p> <p>23 item?</p> <p>24 Nobody. At this time, I'll go ahead and close it</p> <p>25 to the floor. Maria.</p>

<p style="text-align: right;">Page 13</p> <p>1 MS. MENENDEZ: Quick question. Is the issue only</p> <p>2 the orientation of the lots?</p> <p>3 MR. TRIAS: Yes.</p> <p>4 MS. MENENDEZ: Okay. I have no further questions.</p> <p>5 CHAIRMAN AIZENSTAT: Anybody else have any</p> <p>6 comments?</p> <p>7 MR. BEHAR: I make a motion for approval.</p> <p>8 MS. MENENDEZ: I second it.</p> <p>9 CHAIRMAN AIZENSTAT: Just one thing.</p> <p>10 MS. RUSSO: Yes. Uh-huh.</p> <p>11 CHAIRMAN AIZENSTAT: For me, I'm familiar with</p> <p>12 that property because I drive by there, and I think it's</p> <p>13 a natural to actually turn it that way. Two-fold, not</p> <p>14 just because of the alley and the continuance, but</p> <p>15 because of the traffic on Riviera that's there in the</p> <p>16 morning for the ingress and egress that it would be for</p> <p>17 those driveways.</p> <p>18 Just one question that I wanted to ask is, when</p> <p>19 you go ahead and turn those properties, and you have</p> <p>20 that corner lot, you have your corner setbacks which are</p> <p>21 greater than you would regularly-- I just want to ask,</p> <p>22 you're not going to be, afterward, when you build it,</p> <p>23 going to request a variance or anything like that?</p> <p>24 MS. RUSSO: I don't anticipate it. The architect</p> <p>25 that right now is being considered to build those</p>	<p style="text-align: right;">Page 14</p> <p>1 properties is the architect that built-- I don't know if</p> <p>2 you're familiar with the block heading in a northeast</p> <p>3 direction? So on Menendez, the very next block, there</p> <p>4 were a bunch of duplex structures that were built on</p> <p>5 there, and Nelson De Leon, who lives there, is the one</p> <p>6 who designed those. And so he is working with the</p> <p>7 McBrides in order to propose the two duplex structures</p> <p>8 that will be there. So he's very familiar with the area,</p> <p>9 living there, owning a unit there. And, you know, it</p> <p>10 will be further along down the line. So I don't think</p> <p>11 he anticipates the need to get a variance. I think, you</p> <p>12 know, because of the traffic on Riviera. So right now--</p> <p>13 CHAIRMAN EIZENSTAT: It's a natural.</p> <p>14 MR. BEHAR: But I think that would be a side</p> <p>15 street setback, which is less than the front street</p> <p>16 setback. So--</p> <p>17 MS. RUSSO: Right.</p> <p>18 MR. TRIAS: Yes. Mr. Chairman, if you may recall,</p> <p>19 we were amending the Code to eliminate some of those</p> <p>20 concerns.</p> <p>21 MS. RUSSO: Some of those heavy duty side street</p> <p>22 setbacks.</p> <p>23 CHAIRMAN EIZENSTAT: Like I said, it's a natural.</p> <p>24 MS. RUSSO: Right.</p> <p>25 CHAIRMAN AIZENSTAT: Any other comment? We have a</p>
<p style="text-align: right;">Page 15</p> <p>1 motion. Is there a second?</p> <p>2 MS. MENENDEZ: I did.</p> <p>3 CHAIRMAN EIZENSTAT: Maria second it. Any</p> <p>4 comments? None. Call the roll, please.</p> <p>5 THE SECRETARY: Julio Grabel?</p> <p>6 MR. GRABIEL: Yes.</p> <p>7 THE SECRETARY: Maria Menendez?</p> <p>8 MS. MENENDEZ: Yes.</p> <p>9 THE SECRETARY: Maria Velez?</p> <p>10 MS. VELEZ: Yes.</p> <p>11 THE SECRETARY: Rhonda Anderson?</p> <p>12 MS. ANDERSON: Yes.</p> <p>13 THE SECRETARY: Robert Behar?</p> <p>14 MS. BEHAR: Yes.</p> <p>15 THE SECRETARY: Eibi Eizenstat?</p> <p>16 CHAIRMAN EIZENSTAT: Yes.</p> <p>17 MS. RUSSO: Thank you all very much.</p> <p>18 CHAIRMAN EIZENSTAT: Thank you. Nice to see you</p> <p>19 back.</p> <p>20 MR. BEHAR: That was quick.</p> <p>21 MS. RUSSO: Yeah. Not so much the next time.</p> <p>22 CHAIRMAN AIZENSTAT: Craig, if you'd please read</p> <p>23 the next item into the record.</p> <p>24 MR. COLLER: Agenda Item E-2, a Resolution of the</p> <p>25 City Commission of Coral Gables, Florida approving the</p>	<p style="text-align: right;">Page 16</p> <p>1 Final Plat entitled "Plaza Coral Gables" pursuant to</p> <p>2 Zoning Code Article 3, Division 9, "Platting/Subdivision,</p> <p>3 being a re-plat of an approximately 6.731 acre property</p> <p>4 into seven tracts of land on property assigned Commercial</p> <p>5 District (C) zoning, on the property legally described</p> <p>6 as all of blocks 20 and 30, and a portion of the platted</p> <p>7 alley lying within block 23, Coral Gables Crafts Section</p> <p>8 (2801, 2091 and 3001 Ponce de Leon Boulevard), Coral</p> <p>9 Gables, Florida; providing for an effective date.</p> <p>10 Item E-2, public hearing.</p> <p>11 CHAIRMAN AIZENSTAT: Thank you.</p> <p>12 MR. GARCIA: Good evening, Mr. Chair, Members of</p> <p>13 the Board, Mario Garcia-Serra, with offices at 600</p> <p>14 Brickell Avenue, here this evening representing Agave</p> <p>15 Ponce, LLC, the owner and developer of the Plaza Coral</p> <p>16 Gables project.</p> <p>17 Many of you on this Board will remember back in</p> <p>18 2015 when we went through the Zoning approval process</p> <p>19 for this project, which was a fairly long one, but</p> <p>20 resulted in a very promising project which we're at the</p> <p>21 point of starting construction on. What we're proposing</p> <p>22 tonight basically is a re-plat of the three blocks that</p> <p>23 encompass the Plaza Coral Gables project; re-plat it so</p> <p>24 that the tracts are consistent with the different parts</p> <p>25 of the development, retail, residential and hotel</p>

<p style="text-align: right;">Page 17</p> <p>1 parcels on there.</p> <p>2 I'll quickly show you sort of the before and after</p> <p>3 of the platting situation. This board shows you the</p> <p>4 current situation, the three blocks that are indicated</p> <p>5 there. Much of it is the original Craft Section Plat</p> <p>6 from 1925, but then there were also subsequent re-plats</p> <p>7 on the central block and on part of the southern block.</p> <p>8 And so it's sort of a mishmash of different lot lines,</p> <p>9 and tracts and so forth, not consistent with anything</p> <p>10 that has been approved for the development or will be</p> <p>11 built.</p> <p>12 Here's how we're proposing to re-plate the</p> <p>13 property, basically moving around the lot lines so that</p> <p>14 Tract A, which is where an office building and</p> <p>15 residential building are going to go would be indicated.</p> <p>16 Tracts B, C and G are sort of the liner of the townhome</p> <p>17 units facing the single family neighborhood to the east.</p> <p>18 Tract D is a retail parcel in the central block. Tract</p> <p>19 E is the Historic Ponce Central Arts Building which will</p> <p>20 remain there, and sort of be a focal point of the</p> <p>21 project and of the Plaza. And then Tract F is where a</p> <p>22 hotel and office building are going to go.</p> <p>23 We've gotten all of the necessary approvals from</p> <p>24 all of the various utilities. This makes sense from</p> <p>25 various different levels, from sort of a civil</p>	<p style="text-align: right;">Page 18</p> <p>1 engineering point of view, legal point of view as far as</p> <p>2 being able to basically clean up the legal description</p> <p>3 and the subdivision of the property so it's consistent</p> <p>4 with what the City has approved, and what's going to be</p> <p>5 built. I believe Staff is recommending approval, and we</p> <p>6 just ask for you to follow that recommendation. Thank</p> <p>7 you.</p> <p>8 CHAIRMAN AIZENSTAT: Thank you.</p> <p>9 MR. TRIAS: Mr. Chairman, Orlando Capote, who</p> <p>10 lives in a house that happens to be in the area sent</p> <p>11 some emails. I believe they were distributed to you. I</p> <p>12 just want to make sure that you got them.</p> <p>13 CHAIRMAN AIZENSTAT: Yes, they were, and we're</p> <p>14 going to enter those into the record.</p> <p>15 MR. TRIAS: Yes.</p> <p>16 MR. BEHAR: Where is that property, 2915 Coconut</p> <p>17 Grove Drive in relationship to the site that's in</p> <p>18 question?</p> <p>19 MR. GARCIA-SERRA: Ramon, correct me if I'm wrong.</p> <p>20 I believe that's Mr. Capote's address, correct?</p> <p>21 MR. TRIAS: Right.</p> <p>22 MR. GARCIA-SERRA: Okay. So I'll point it to you</p> <p>23 right here. Mr. Capote's home is in the middle of the</p> <p>24 central tract and of the central block there. We, of</p> <p>25 course, have always been very sensitive to the situation</p>
<p style="text-align: right;">Page 19</p> <p>1 of having a single family home in the middle of such a</p> <p>2 large construction site. And, of course, I've tried to</p> <p>3 do everything to accommodate his access, his ability to</p> <p>4 continue to enjoy his property during construction, as</p> <p>5 well as after construction. So we're committed to</p> <p>6 continuing to do that. The developer's construction</p> <p>7 office is located right in the historic building a few</p> <p>8 feet down, and so the door is always open to try to</p> <p>9 address any issues that might come up during</p> <p>10 construction.</p> <p>11 CHAIRMAN AIZENSTAT: Thank you. Ramon.</p> <p>12 MR. TRIAS: Staff recommends approval.</p> <p>13 CHAIRMAN AIZENSTAT: Okay. Thank you. Is there</p> <p>14 anybody in the public that is here to speak on this</p> <p>15 item?</p> <p>16 THE SECRETARY: Sonia Blair.</p> <p>17 MS. BLAIR: Sonia Blair, realtor for many, many,</p> <p>18 years in Coral Gables.</p> <p>19 CHAIRMAN AIZENSTAT: Could you please state your</p> <p>20 address.</p> <p>21 MS. BLAIR: Yeah, 2920 Segovia Street, Coral</p> <p>22 Gables, Florida. I'm very familiar with this project,</p> <p>23 and I recommend it highly. I believe it's going to be a</p> <p>24 fantastic new piece that we need in Coral Gables. We're</p> <p>25 going to have wonderful rentals. We're going to have a</p>	<p style="text-align: right;">Page 20</p> <p>1 very elegant office building, and I think it's going to</p> <p>2 be a wonderful new project, and I recommend it very</p> <p>3 highly. CHAIRMAN AIZENSTAT: Thank you.</p> <p>4 MS. BLAIR: Thank you.</p> <p>5 MR. CARLOS-SERRA: We have a couple of other</p> <p>6 neighbors who are here in support. If they can just</p> <p>7 stand so as to be indicated. They decided to come also,</p> <p>8 but we don't want to drag the public hearing too long</p> <p>9 either.</p> <p>10 CHAIRMAN AIZENSTAT: Okay. Is there anybody else</p> <p>11 that we have to speak on this item, Jill?</p> <p>12 THE SECRETARY: No.</p> <p>13 CHAIRMAN AIZENSTAT: No more speakers. At this</p> <p>14 time, I'll close the floor for comments with the Board.</p> <p>15 MS. MENENDEZ: I'd like to know the residents</p> <p>16 that are here in favor, what address-- where they're</p> <p>17 located?</p> <p>18 CHAIRMAN AIZENSTAT: If you could come up to the</p> <p>19 microphone.</p> <p>20 MR. COLLIER: You have to speak into the</p> <p>21 microphone.</p> <p>22 UNIDENTIFIED SPEAKER: Good afternoon. How are</p> <p>23 you? So our address is 36 Palermo Avenue.</p> <p>24 MS. MENENDEZ: Okay. Thank you.</p> <p>25 UNIDENTIFIED SPEAKER: You're welcome.</p>

<p style="text-align: right;">Page 21</p> <p>1 CHAIRMAN AIZENSTAT: Robert, I'm going to start</p> <p>2 you off, any comments?</p> <p>3 MR. BEHAR: Ramon.</p> <p>4 MR. TRIAS: Yes, sir.</p> <p>5 MR. BEHAR: Mr. Capote's letter's regarding an</p> <p>6 alley, but that alley is no longer there, right? I</p> <p>7 mean, if I understand correctly.</p> <p>8 MR. TRIAS: There is an alley in his house, in the</p> <p>9 back, but it's not affected by the re-plat, right?</p> <p>10 That's correct.</p> <p>11 MR. GARCIA-SERRA: Correct. There's an alley that</p> <p>12 reaches to the back of his property right through-- let</p> <p>13 me bring up the-- approximately in that location there</p> <p>14 is an alley that goes to the back of his property. The</p> <p>15 portion behind him immediately has not been vacated,</p> <p>16 another portion of it has. But as part of Zoning</p> <p>17 approvals, we need to provide an easement to him for</p> <p>18 alternative access.</p> <p>19 MR. BEHAR: So he will still have basically</p> <p>20 access?</p> <p>21 MR. TRIAS: Yes.</p> <p>22 MR. GARCIA-SERRA: His access continues pretty</p> <p>23 much as it is today, being able to drive his car back</p> <p>24 there if he wants to.</p> <p>25 MS. MENENDEZ: What are the restrictions of the</p>	<p style="text-align: right;">Page 22</p> <p>1 easement? Can you just tell us what the easement's for?</p> <p>2 Is it primarily for access?</p> <p>3 MR. GARCIA-SERRA: That easement is for access.</p> <p>4 MR. BEHAR: For his access basically?</p> <p>5 MR. GARCIA-SERRA: For his access. You know,</p> <p>6 conceivably the public could also drive back there, but</p> <p>7 I don't think there ever would be any--</p> <p>8 MR. BEHAR: But that access terminates at his</p> <p>9 property.</p> <p>10 MR. GARCIA-SERRA: Correct.</p> <p>11 MR. TRIANA: Yes, that's correct. It ends at his</p> <p>12 property.</p> <p>13 MR. BEHAR: It ends at his property.</p> <p>14 MS. MENENDEZ: How wide is that easement?</p> <p>15 MR. GARCIA-SERRA: That easement-- let me turn</p> <p>16 to-- 20 feet.</p> <p>17 MS. MENENDEZ: So it's an access 20-foot</p> <p>18 easement-- access easement?</p> <p>19 MR. GARCIA-SERRA: Correct.</p> <p>20 MR. BEHAR: Have you contemplated on your project</p> <p>21 building over that easement?</p> <p>22 MR. GARCIA-SERRA: No. That easement, correct</p> <p>23 me-- in other words, the alley behind this property is</p> <p>24 not being built over, and the alternative access</p> <p>25 easement that we're granting him for his continued</p>
<p style="text-align: right;">Page 23</p> <p>1 access to. What remains of the alley I'm pretty sure is</p> <p>2 not-- is that built over also?</p> <p>3 Okay. Some of it is built over the access</p> <p>4 easement, but it's at a height of 20 something feet.</p> <p>5 MR. BEHAR: So you have interrupted access to his</p> <p>6 property?</p> <p>7 MR. GARCIA-SERRA: Right.</p> <p>8 MS. MENENDEZ: And what was the height again?</p> <p>9 MR. GARCIA-SERRA: 20-- what's the exact height?</p> <p>10 16 feet.</p> <p>11 MS. MENENDEZ: Is that consistent with DOT</p> <p>12 standards?</p> <p>13 MR. GARCIA-SERRA: Yes. 16 is what we've always</p> <p>14 used in similar circumstances here in the City where</p> <p>15 we've had to, you know, vacate an alley or build over</p> <p>16 it, and we've provided a 16-foot clear.</p> <p>17 MS. ANDERSON: Is there going to be lighting</p> <p>18 provided?</p> <p>19 MR. GARCIA-SERRA: Yes, of course.</p> <p>20 CHAIRMAN AIZENSTAT: Julio?</p> <p>21 MR. GRABIEL: No, nothing.</p> <p>22 CHAIRMAN AIZENSTAT: Maria?</p> <p>23 MS. VELEZ: No, nothing.</p> <p>24 CHAIRMAN AIZENSTAT: Any other comments?</p> <p>25 MR. GRABIEL: Can I move for approval?</p>	<p style="text-align: right;">Page 24</p> <p>1 CHAIRMAN AIZENSTAT: Please.</p> <p>2 MR. GRABIEL: I'd like to move for approval.</p> <p>3 MS. VELEZ: I second it.</p> <p>4 CHAIRMAN AIZENSTAT: We have a first. We have a</p> <p>5 second. Any other discussion?</p> <p>6 No. Call the roll, please.</p> <p>7 THE SECRETARY: Maria Menendez?</p> <p>8 MS. MENENDEZ: Yes.</p> <p>9 THE SECRETARY: Maria Velez?</p> <p>10 MS. VELEZ: Yes.</p> <p>11 THE SECRETARY: Rhonda Anderson?</p> <p>12 MS. ANDERSON: Yes.</p> <p>13 THE SECRETARY: Robert Behar?</p> <p>14 MR. BEHAR: Yes.</p> <p>15 THE SECRETARY: Julio Grabiell?</p> <p>16 MR. GRABIEL: Yes.</p> <p>17 THE SECRETARY: Eibi Aizenstat?</p> <p>18 CHAIRMAN AIZENSTAT: Yes.</p> <p>19 MR. GARCIA-SERRA: Thank you very much.</p> <p>20 CHAIRMAN AIZENSTAT: Thank you.</p> <p>21 MR. COLLIER: Agenda Item E-3, an Ordinance of the</p> <p>22 City Commission of Coral Gables, Florida providing for</p> <p>23 text amendments to the City of Coral Gables Official</p> <p>24 Zoning Code, Article 3, "Development Review," Division</p> <p>25 10, "Transfer of Development Rights," expanding the</p>

<p style="text-align: right;">Page 25</p> <p>1 receiver sites for the use of transfer development</p> <p>2 rights to include Blocks 1, 2, 3, 4, 6, 7, 8 and 10 in</p> <p>3 the Biltmore Section, providing for a repealer</p> <p>4 provision, providing for a severability clause,</p> <p>5 codification, and providing for an effective use.</p> <p>6 CHAIRMAN AIZENSTAT: Thank you.</p> <p>7 MR. COLLIER: Item E-3, public hearing.</p> <p>8 MR. TRIAS: Mr. Chairman, I will show you a brief</p> <p>9 power point. This request was sponsored by the Mayor,</p> <p>10 and basically what it does, it creates a new receiving</p> <p>11 area--</p> <p>12 CHAIRMAN AIZENSTAT: If we can please shut the</p> <p>13 door. Thank you.</p> <p>14 MR. TRIAS: --A new receiving area for the TDR</p> <p>15 Program. As you know, we have sending areas, and we</p> <p>16 have receiving areas. So this is exclusively a new area</p> <p>17 for reception of TDRs. The public notice includes</p> <p>18 courtesy notice. And I want to make that very clear, we</p> <p>19 have a new policy that we send mail notice to everyone</p> <p>20 all the time basically. So it's way beyond what the</p> <p>21 Code requires. So I believe that that makes a big</p> <p>22 difference in terms of keeping the public involved. We</p> <p>23 have the Planning and Zoning legal add, which is</p> <p>24 required. We also have the posting of the agenda at</p> <p>25 City Hall, the web page and the Staff Report was posted</p>	<p style="text-align: right;">Page 26</p> <p>1 also.</p> <p>2 Now, the area-- once you look at the aerial</p> <p>3 image-- and that's also on your Staff Report, and it may</p> <p>4 be easier to look there-- there are many buildings that</p> <p>5 are 12, 14, 13, even 16 stories high. So there's a</p> <p>6 variety of buildings that are fairly tall. There are a</p> <p>7 few buildings that are relatively small in between. I</p> <p>8 think that the idea behind this is to encourage the</p> <p>9 development of some of the smaller parcels in between.</p> <p>10 And I want to make it very clear that the existing</p> <p>11 conditions are different than the Zoning and the Land</p> <p>12 Use Map. The existing conditions show you fairly large</p> <p>13 buildings mostly all throughout. And, then, if you look</p> <p>14 here in this diagram, the hatched area is the one that</p> <p>15 has the smaller buildings. So about half of the</p> <p>16 properties could, in theory, benefit from this.</p> <p>17 As you can see, there are multiple zoning</p> <p>18 designations, even some Commercial Zoning-- some limited</p> <p>19 Commercial Zoning. There is some highrise multi-family.</p> <p>20 There's some multi-family. It's a rather complicated</p> <p>21 map, and also the Future Land Use Map is rather</p> <p>22 complicated. So I think the existing conditions is more</p> <p>23 clear than some of that. So that's the way I would look</p> <p>24 at this.</p> <p>25 The proposed amendment is very specific to some</p>
<p style="text-align: right;">Page 27</p> <p>1 blocks. So it's defined in terms of a very clear area.</p> <p>2 And what it says is that the Biltmore Section, Blocks 1,</p> <p>3 2, 3, 4, 5, 6, 7, 8 and 10, which are designated</p> <p>4 Multi-Family High Density or Commercial High-Rise</p> <p>5 Density Land Use would be the receiving sites.</p> <p>6 The consequences of that is that the FAR would be</p> <p>7 increased by 25 percent. That's the way that the TDR</p> <p>8 process works in the receiving areas. So a historic</p> <p>9 designated building would have the option to transfer</p> <p>10 development to those sites.</p> <p>11 MS. MENENDEZ: Historic?</p> <p>12 MR. TRIAS: Historic, yes.</p> <p>13 MS. MENENDEZ: And how many historic buildings do</p> <p>14 we have there?</p> <p>15 MR. TRIAS: The historic building sites could be</p> <p>16 elsewhere. They are from the North Ponce or Downtown.</p> <p>17 This is a receiving site.</p> <p>18 MS. MENENDEZ: I'm sorry, can I ask questions?</p> <p>19 CHAIRMAN AIZENSTAT: If it's okay, let's let him</p> <p>20 finish his presentation.</p> <p>21 MR. TRIAS: I'm at the end. I'm at the end, yeah.</p> <p>22 MS. MENENDEZ: I'll make a note.</p> <p>23 CHAIRMAN AIZENSTAT: Thank you.</p> <p>24 MR. TRIAS: Go ahead. Go ahead.</p> <p>25 CHAIRMAN AIZENSTAT: Are you okay?</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. TRIAS: Yes, I'm fine.</p> <p>2 CHAIRMAN AIZENSTAT: I think he needs a minute, so</p> <p>3 it'd be good-- so go ahead and ask your question.</p> <p>4 MS. MENENDEZ: The TDR program-- when we</p> <p>5 originally created the TDR program, we always tried to</p> <p>6 emphasize it being close, the receiving site from the--</p> <p>7 you know, from the transfer site. Has that changed?</p> <p>8 MR. TRIAS: Well, this would change that idea.</p> <p>9 I'm not sure that that was the only criteria. Clearly</p> <p>10 you're right, that's the way it worked because</p> <p>11 originally it was Downtown.</p> <p>12 MR. BEHAR: It was to the CBD area.</p> <p>13 MR. TRIAS: Yeah.</p> <p>14 MR. BEHAR: So it was not just close to the site.</p> <p>15 It was to be to the expanded area to the CBD.</p> <p>16 MS. MENENDEZ: But the reason-- there was a lot of</p> <p>17 logic behind that because the impact of the development,</p> <p>18 when it gets transferred, the impact gets transferred</p> <p>19 but it's within the area. If you start transferring</p> <p>20 Development Rights throughout the commercial area, then</p> <p>21 the real-- I mean, the real impact is not shifted. I</p> <p>22 mean, it's shifted, but it's not shifted within the area</p> <p>23 where there would be a benefit and an impact, and it</p> <p>24 would kind of like balance out. Now, if we start</p> <p>25 allowing for Transferred Development Rights from the CBD</p>

<p style="text-align: right;">Page 29</p> <p>1 to the Biltmore, then, in essence what we're doing is</p> <p>2 we're like extending the ability to transfer without</p> <p>3 really seeing what the original criteria was, which is</p> <p>4 let's transfer but let's keep it within a certain area</p> <p>5 so that the transfer and the impact would kind of like</p> <p>6 balance out.</p> <p>7 MR. TRIAS: Yes. And you're right. That is the</p> <p>8 policy of this extension. The original idea, I think,</p> <p>9 your correct, it was within the CBD. Then the change</p> <p>10 that I can recall is that we extended receiving areas to</p> <p>11 Ponce de Leon.</p> <p>12 MR. BEHAR: Yeah. That just recently happened.</p> <p>13 MS. MENENDEZ: Just recently did that.</p> <p>14 MR. TRIAS: And, also, the sending sites also in</p> <p>15 the North Ponce area.</p> <p>16 MS. MENENDEZ: But we define that area, though.</p> <p>17 We basically said within this north-- I mean, this Ponce</p> <p>18 Corridor, you can do Transfer Development Rights. But,</p> <p>19 now, what I understood you telling me is that we can</p> <p>20 have a historic building on Ponce that Biltmore would</p> <p>21 benefit or vice versa.</p> <p>22 MR. TRIAS: The Biltmore Way area, yes.</p> <p>23 MS. MENENDEZ: Right. So then the question</p> <p>24 becomes what happened with the criteria which kind of</p> <p>25 like created the foundation of allowing TDRs.</p>	<p style="text-align: right;">Page 30</p> <p>1 MR. TRIAS: Exactly. That is the fundamental</p> <p>2 issue. And the way that I would address this is that</p> <p>3 the existing development is actually fairly consistent</p> <p>4 with what Merrick's original plan was for that area,</p> <p>5 significant buildings, and there's a large-- I mean, the</p> <p>6 street is very wide, as you know, Biltmore Way. And, as</p> <p>7 I said, most of the buildings or many of the buildings</p> <p>8 are 12, 13, 14 stories high. So what happens is that it</p> <p>9 does make sense to think of that area as a fairly dense</p> <p>10 district. So if you believe that the criteria could</p> <p>11 be-- that in order to preserve historic buildings, there</p> <p>12 should be as many good areas that could take the</p> <p>13 development-- if that were to be your policy, then this</p> <p>14 would fit with that policy. But, if you don't agree</p> <p>15 with that policy, if you believe that it should be</p> <p>16 within the same district, then--</p> <p>17 MR. BEHAR: I don't think-- correct me if I'm</p> <p>18 wrong, I don't think that policy is really completely in</p> <p>19 effect today, because you could take from the North</p> <p>20 Ponce Corridor, and transfer that to the CBD, can you</p> <p>21 not?</p> <p>22 MR. TRIAS: Yes.</p> <p>23 MR. BEHAR: So that original, you know, concept</p> <p>24 back whenever that was originally started, I don't think</p> <p>25 is true today. And, you know, for the record, I don't</p>
<p style="text-align: right;">Page 31</p> <p>1 have anything in this area, okay.</p> <p>2 CHAIRMAN AIZENSTAT: If I can, why don't we allow</p> <p>3 Ramon to finish his presentation.</p> <p>4 MR. TRIAS: Yeah. Staff recommends approval.</p> <p>5 It's consistent with the Comprehensive Plan, and my</p> <p>6 presentation is over. If you have any questions--</p> <p>7 CHAIRMAN AIZENSTAT: Ramon, we scared you.</p> <p>8 MS. MENENDEZ: We knew that was going to happen.</p> <p>9 We saw it coming.</p> <p>10 CHAIRMAN AIZENSTAT: Do we have anybody from the</p> <p>11 audience that is here to speak on this item? No. Is</p> <p>12 there--</p> <p>13 MR. GARCIA-SERRA: Good evening, Mr. Chair,</p> <p>14 Members of the Board, Mario Garcia-Serra, with offices</p> <p>15 at 600 Brickell Avenue. I haven't signed in, but I will</p> <p>16 sign in. Going on the point of sort of what's the</p> <p>17 history, because I've been involved in a little bit of</p> <p>18 that history also over the years.</p> <p>19 Originally, TDRs were-- sender sites had to be</p> <p>20 historic properties within the CBD-- within the Central</p> <p>21 Business District. Receiving sites had to be within the</p> <p>22 Central Business District also, Zoned Commercial. That</p> <p>23 was the original. Then around I don't know, I want to</p> <p>24 say 2010, '11 perhaps is when there was a series of</p> <p>25 historic designations in the North Ponce area. And the</p>	<p style="text-align: right;">Page 32</p> <p>1 amendment that was done at that point in time to sort of</p> <p>2 address that issue of property owners might feel that</p> <p>3 they're being deprived of property rights when they're</p> <p>4 designated historic, and we should try to make them</p> <p>5 whole was to say in the North Ponce area if you were</p> <p>6 Zoned MF2, and were designated historic, you could be a</p> <p>7 donor site. And then you could be a donor site at that</p> <p>8 point in time-- for at least a few years you could be a</p> <p>9 donor site to the CBD.</p> <p>10 Then, I'd say, probably within the last two</p> <p>11 years-- you guys would know better-- maybe within the</p> <p>12 last year, the North Ponce Mixed-Use Corridor was</p> <p>13 adopted. Within that North Ponce Mixed-Use Corridor,</p> <p>14 you could be a recipient. You could be a recipient site</p> <p>15 within the North Ponce Mixed-Use Corridor. They also</p> <p>16 changed-- the Staff changed the Ordinance so that</p> <p>17 commercial properties within the North Ponce that are</p> <p>18 designated historic could be donor sites.</p> <p>19 So over the years, there's always been, I think, a</p> <p>20 sort of change to try to address what can we use a TDR</p> <p>21 for? What positive public benefit we could use a TDR</p> <p>22 for? Focus. And indeed, not only here but in other</p> <p>23 jurisdictions I think they have proven to be a very</p> <p>24 effective mechanism for trying to preserve, protect what</p> <p>25 you want to, and then also sort of channel our direct</p>



<p style="text-align: right;">Page 33</p> <p>1 development to where it should go. And that's evolved</p> <p>2 over time, so the area sort of has expanded that could</p> <p>3 be donor or recipient.</p> <p>4 Here, we're seeing, you know, a stretch of the</p> <p>5 City which functionally, to a certain extent is like a</p> <p>6 CBD, because you go down Biltmore Way, you see pretty</p> <p>7 significant amount of density as far as residential</p> <p>8 buildings. Decent amount of commercial presence.</p> <p>9 Historically I think it was part of Merrick's plan for</p> <p>10 that street to almost be sort of like a Fifth Avenue is</p> <p>11 what I think he envisioned it to ultimately be. So the</p> <p>12 idea of expanding the recipient site here, and I think</p> <p>13 that's the only thing that's being proposed right now is</p> <p>14 expansion of the recipient site to this area, in my</p> <p>15 opinion at least, makes some sense. Of course, I do</p> <p>16 have clients who are in the area and are interested.</p> <p>17 MS. MENENDEZ: I was going to ask if there's a</p> <p>18 project behind this?</p> <p>19 MR. GARCIA-SERRA: Yeah. It's not just all purely</p> <p>20 policy driven, but indeed, you know, I am personally a</p> <p>21 big advocate I think of utilizing TDRs to meet certain</p> <p>22 policy ends, because, for example, in the situation of</p> <p>23 historic preservation, you could have a situation where</p> <p>24 the burden 100 percent is falling on the property owner</p> <p>25 to preserve this historic building. The government is</p>	<p style="text-align: right;">Page 34</p> <p>1 not going to be there to help pay the bills or make ends</p> <p>2 meet, and the TDRs are a way of, you know, fulfilling,</p> <p>3 you know, easing that burden. And then you obviously</p> <p>4 need a place for those TDRs to be utilized, and the CBD</p> <p>5 has been historically where they've been used. I don't</p> <p>6 think they've been used yet necessarily in North Ponce</p> <p>7 area, but I do know from just practicing day in and day</p> <p>8 out that there's a good number of TDRs that are out</p> <p>9 there looking for a place to be utilized. And so in</p> <p>10 order to keep the system, I think, or the market, let's</p> <p>11 say, functioning well, you need to give them options as</p> <p>12 far as where those TDRs could potentially be used, and</p> <p>13 going along Biltmore Way-- you saw in Ramon's</p> <p>14 presentation-- we're talking about 14, 15-story</p> <p>15 buildings out here. To a great extent functionally,</p> <p>16 this is sort of like an extension of the CBD, which is</p> <p>17 why I think it's an acceptable area for it to be used.</p> <p>18 MS. MENENDEZ: Thank you. Thank you for that</p> <p>19 historic perspective.</p> <p>20 MS. ANDERSON: Mario, I do have a question for</p> <p>21 you.</p> <p>22 MR. GARCIA-SERRA: Sure.</p> <p>23 MS. ANDERSON: The Villa Valencia Project which is</p> <p>24 in the Block 7 area.</p> <p>25 MR. GARCIA-SERRA: Correct.</p>
<p style="text-align: right;">Page 35</p> <p>1 MS. ANDERSON: That area isn't already at 3.0 AFR?</p> <p>2 MR. GARCIA-SERRA: If I remember correctly, Villa</p> <p>3 Valencia--</p> <p>4 MS. ANDERSON: But it was reduced to two point I</p> <p>5 think five?</p> <p>6 MR. GARCIA-SERRA: But didn't we, as part of the</p> <p>7 project, for that project in particular, increase its</p> <p>8 FAR to either 3.0 to 3.5? I think that's where it is</p> <p>9 right now.</p> <p>10 MS. ANDERSON: We reduced it because of the park.</p> <p>11 MR. GARCIA-SERRA: It could've been.</p> <p>12 MS. ANDERSON: We added a park element to it.</p> <p>13 MR. GARCIA-SERRA: Right, of course. But the</p> <p>14 approved FAR I want to say is 3.0, somewhere around</p> <p>15 there. I'm pretty sure about that.</p> <p>16 MS. ANDERSON: Oh, the way it's zoned right now.</p> <p>17 MR. GARCIA-SERRA: Right.</p> <p>18 MS. ANDERSON: So that if the Transfer Development</p> <p>19 Rights are transferred to that location, it would</p> <p>20 increase it by 25 percent?</p> <p>21 MR. GARCIA-SERRA: Ramon, correct me if I'm wrong,</p> <p>22 I believe your proposal is that the property has to be</p> <p>23 Designated Commercial or Residential High and facing the</p> <p>24 Biltmore Way, right?</p> <p>25 MR. TRIAS: Right. Right. So the same rules</p>	<p style="text-align: right;">Page 36</p> <p>1 apply that they apply at-- we're not changing the rules.</p> <p>2 So the rule is that if you transfer, you can increase</p> <p>3 the FAR up to 25 percent of what's allowed. Now, it may</p> <p>4 allowed 2.0 FAR if it's High Density Residential. If</p> <p>5 it's Commercial, it may be 3.0. So those are the</p> <p>6 distinctions that would be a project by project review.</p> <p>7 MR. GARCIA-SERRA: But on your exact question, the</p> <p>8 Villa Valencia site is designated Residential Medium</p> <p>9 Density, not High. And the amendment proposes that the</p> <p>10 receiver sites have to be designated Multi-Family High</p> <p>11 Density or Commercial High Density.</p> <p>12 If you look at the Map, for the most part, those</p> <p>13 properties are going to be facing on to Biltmore Way.</p> <p>14 MS. ANDERSON: So at 3.5 or-- basically I think</p> <p>15 this is going to end up being 3.75 FAR. Can you</p> <p>16 translate that for me into how tall that building would</p> <p>17 be by comparison?</p> <p>18 MR. GARCIA-SERRA: You can't increase height.</p> <p>19 This would just increase floor area. For example, if</p> <p>20 your maximum permitted FAR is 3.5, you can increase by</p> <p>21 another--</p> <p>22 MR. BEHAR: 4.375, right?</p> <p>23 MR. TRIAS: Right. That's the maximum--</p> <p>24 MR. GARCIA-SERRA: That would be the maximum.</p> <p>25 MR. TRIAS: --Ever, it's 4.375</p>

<p style="text-align: right;">Page 37</p> <p>1 MR. BEHAR: But the height you cannot--</p> <p>2 MR. GARCIA-SERRA: The height does not change.</p> <p>3 MR. TRIAS: Exactly. So basically the building</p> <p>4 just becomes a little bit thicker, but the height is the</p> <p>5 same. It remains. It doesn't change.</p> <p>6 MS. ANDERSON: So there would be less variation of</p> <p>7 the building and less setback, is that the effect?</p> <p>8 MR. TRIAS: Maybe. It depends on the design.</p> <p>9 Were you--</p> <p>10 MR. BEHAR: I mean, you got setbacks on limiting</p> <p>11 your envelope. The envelope may get bigger, but I don't</p> <p>12 see it as the building getting bigger. I see it as you</p> <p>13 have more FAR that you could put in your site to get,</p> <p>14 you know, maybe-- and the density doesn't get--</p> <p>15 MR. GARCIA-SERRA: Density doesn't change.</p> <p>16 MR. TRIAS: Yeah. Density doesn't change.</p> <p>17 MR. BEHAR: So I honestly-- I mean, don't know the</p> <p>18 benefits that a site would get when you transfer TDRs</p> <p>19 here.</p> <p>20 MS. MENENDEZ: The problem is that the way that--</p> <p>21 we don't have really the criteria that's tied to this,</p> <p>22 right? I mean, right now we just have a request to</p> <p>23 transfer-- the ability of transferring the TDRs, but I'm</p> <p>24 not seeing any type of criteria. Does it go through a</p> <p>25 public hearing? Are there any restrictions? Are there</p>	<p style="text-align: right;">Page 38</p> <p>1 any boundaries? It's kind of like let just put them out</p> <p>2 there and see what happens.</p> <p>3 MR. BEHAR: Yeah.</p> <p>4 CHAIRMAN AIZENSTAT: Ramon, let me ask you a</p> <p>5 question. What happens with other bonuses such as</p> <p>6 Mediterranean bonuses?</p> <p>7 MR. TRIAS: They may apply. They may apply also.</p> <p>8 Those are independent. They have nothing to do with</p> <p>9 this.</p> <p>10 MR. BEHAR: But they apply no matter what already</p> <p>11 right now?</p> <p>12 CHAIRMAN AIZENSTAT: Right.</p> <p>13 MR. BEHAR: Is this just to be able to go from 3.5</p> <p>14 to 4.375?</p> <p>15 MR. GARCIA-SERRA: On a commercial property.</p> <p>16 MR. BEHAR: On a commercial property.</p> <p>17 MR. GARCIA-SERRA: In an MF2 or Residential</p> <p>18 Multi-Family property or Residential Multi-Family</p> <p>19 property, it would be from a 2.5 to whatever.</p> <p>20 MR. BEHAR: 2.875 difference.</p> <p>21 MR. TRIAS: Right. I think that's more likely to</p> <p>22 happen, and that's probably related to making bigger</p> <p>23 units, for example. Because i don't think you can get</p> <p>24 more units because the density doesn't really change. I</p> <p>25 mean, it doesn't change. What changes is the size of</p>
<p style="text-align: right;">Page 39</p> <p>1 the building, the floor area ratio that is allowed.</p> <p>2 MR. BEHAR: The envelope of the building. I mean,</p> <p>3 that's right. Probably the best example would be that</p> <p>4 you could get larger units versus, you know, smaller</p> <p>5 units. Whether that's the group practice or not, you</p> <p>6 know, I don't see-- and maybe my colleague could</p> <p>7 elaborate on this-- I don't see the units getting</p> <p>8 bigger, but it may be like if you're on Biltmore Way and</p> <p>9 you have great views of the golf course there, of</p> <p>10 Granada, you may do-- like some of the buildings there</p> <p>11 do, a little bit different bigger units. So this will</p> <p>12 be able to facilitate being able to achieve that.</p> <p>13 MS. MENENDEZ: You're saying that the massing</p> <p>14 doesn't change?</p> <p>15 MR. BEHAR: The density doesn't change. The</p> <p>16 height doesn't change. So the massing could change, but</p> <p>17 maybe by making bigger units, not necessarily any</p> <p>18 taller. You can still keep a building if-- and I don't</p> <p>19 know the height that is going to be permitted for those</p> <p>20 specific properties. I don't know if it's lot specific</p> <p>21 regulations that apply without even looking at it. So I</p> <p>22 cannot get more density. I would not be able to get any</p> <p>23 more height. So the only viable alternative would be to</p> <p>24 get bigger units.</p> <p>25 MR. GARCIA-SERRA: Within the envelopes.</p>	<p style="text-align: right;">Page 40</p> <p>1 MR. BEHAR: Within the envelopes.</p> <p>2 CHAIRMAN AIZENSTAT: Has the City done any study</p> <p>3 to find out how many TDRs are actually available?</p> <p>4 MR. TRIAS: Well, the study that we did is in the</p> <p>5 Staff Report that shows you the existing conditions of</p> <p>6 all of the buildings in our table. And as far as the</p> <p>7 available sending, that's a whole different-- I mean,</p> <p>8 we're not changing that so I don't believe we have a</p> <p>9 precise inventory, but I will tell you that this is not</p> <p>10 used very often. In the last five years, I can remember</p> <p>11 one project, which was 2020 Salzedo, the one that Codina</p> <p>12 developed. And the way I recall, he owns some historic</p> <p>13 properties, and he transferred the density within his</p> <p>14 own property. So this is a good tool in theory. In</p> <p>15 practice, it's seldom used, and I think some of the</p> <p>16 issues had to do with what Mr. Behar was saying, that</p> <p>17 the real benefit is minor. It may be a slightly larger</p> <p>18 square footage for the building. So it really depends</p> <p>19 on the specifics.</p> <p>20 Now, in this case, there was some particular</p> <p>21 interest in some particular parcel that triggered this</p> <p>22 request. So I suppose they understand how--</p> <p>23 MS. MENENDEZ: There is a project that's tied to</p> <p>24 this?</p> <p>25 MR. TRIAS: I wouldn't describe it as a project.</p>

<p style="text-align: right;">Page 41</p> <p>1 I had a meeting, and it was discussed as an option for</p> <p>2 one parcel, and it was one of the small parcels.</p> <p>3 MS. MENENDEZ: And where is that parcel at? What</p> <p>4 location? CBD? Biltmore?</p> <p>5 MR. TRIAS: No, in Biltmore, in the middle of the</p> <p>6 Biltmore Way.</p> <p>7 MS. MENENDEZ: So this proposed parcel that caused</p> <p>8 all of this request, you're saying that it is within the</p> <p>9 Biltmore Corridor?</p> <p>10 MR. TRIAS: Yes. Yes.</p> <p>11 MS. MENENDEZ: Do you know which one it is?</p> <p>12 MR. TRIAS: I don't remember specifically, but</p> <p>13 it's in one of the middle blocks, and it's one of the</p> <p>14 small buildings. It's not one of the larger parcels.</p> <p>15 CHAIRMAN AIZENSTAT: Is there any criteria-- has</p> <p>16 the City developed any criteria for a property to be</p> <p>17 able to transfer its TDRs? For example, other cities</p> <p>18 say you have to be Code compliant, no violations, so</p> <p>19 forth. Has the City ever gone through that process?</p> <p>20 MR. TRIAS: Well, it's Historically Designated.</p> <p>21 The property has to be historic. And then there's</p> <p>22 review by Zoning, in terms of the Zoning Staff reviews</p> <p>23 how much of the development is not used, and then</p> <p>24 there's criteria that requires the maintenance of the</p> <p>25 property a historic property. So there has to be a</p>	<p style="text-align: right;">Page 42</p> <p>1 Maintenance Plan, and so on.</p> <p>2 CHAIRMAN AIZENSTAT: So if you have a historic</p> <p>3 building that is not truly kept up or has had</p> <p>4 violations, would that historic property be able to sell</p> <p>5 or transfer its TDRs?</p> <p>6 MR. TRIAS: They would have to apply to restore</p> <p>7 the building as part of the transaction.</p> <p>8 CHAIRMAN AIZENSTAT: So that is in place?</p> <p>9 MR. TRIAS: Yes. That is part of the process.</p> <p>10 MS. VELEZ: So they have to go through the City</p> <p>11 for permission to transfer?</p> <p>12 MR. TRIAS: Yes. It's a Staff process. It's not</p> <p>13 a Planning and Zoning process. So you don't get to see</p> <p>14 it. But, like I said, it doesn't happen very often.</p> <p>15 This is something that happens once in a while.</p> <p>16 MS. MENENDEZ: But for the new project that's</p> <p>17 receiving the Development Rights, do they come to the</p> <p>18 Planning and Zoning Board?</p> <p>19 MR. TRIAS: Well, if it is a mixed-use project,</p> <p>20 which typically would be, yes, it would. Like I said,</p> <p>21 the last one was a mixed-use project, 2020 Salzedo, and</p> <p>22 the FAR ended up being less than 4.3. It was less than</p> <p>23 the maximum, but it was more than 3.5, and that was</p> <p>24 reviewed, and that was part of the application process.</p> <p>25 And that was some years ago. You may remember. Some of</p>
<p style="text-align: right;">Page 43</p> <p>1 you were here.</p> <p>2 MS. MENENDEZ: I have a question for our City</p> <p>3 Attorney. Do we-- when we approve something like this,</p> <p>4 are we in essence providing rights to the owners-- to</p> <p>5 property owners? You know how there's been so many</p> <p>6 lawsuits? You pass these type of items, and then they</p> <p>7 turn around, and if we don't approve a future project</p> <p>8 that is in the process of receiving Transfer Development</p> <p>9 Rights, does the City then become liable for--</p> <p>10 MR. COLLIER: I don't believe so. I think that all</p> <p>11 you're doing is increasing the sending areas. Then</p> <p>12 there's an administrative process.</p> <p>13 MR. TRIAS: The receiving area.</p> <p>14 MR. COLLIER: I'm sorry, the receiving areas.</p> <p>15 MS. MENENDEZ: Right.</p> <p>16 MR. COLLIER: So whether a particular property in</p> <p>17 the receiving area gets the TDR is going to be an</p> <p>18 administrative process. Ramon, am I correct on that?</p> <p>19 MR. TRIAS: Yes, unless the application requires</p> <p>20 Planning and Zoning.</p> <p>21 MR. COLLIER: Right, unless it's a public-- right.</p> <p>22 Many of the applications do require public hearings.</p> <p>23 MR. TRIAS: But there's no automatic-- this is not</p> <p>24 an automatic process at all. In fact, it requires a lot</p> <p>25 of review, and it requires a Maintenance Plan, and then</p>	<p style="text-align: right;">Page 44</p> <p>1 a variety of things for both. Review both, in terms of</p> <p>2 the sending and the receiving sides.</p> <p>3 CHAIRMAN AIZENSTAT: And we're looking right now</p> <p>4 at the receiver's specific area.</p> <p>5 MR. TRIAS: Yes.</p> <p>6 MS. VELEZ: In addition to the North Ponce area--</p> <p>7 I believe the North Ponce area is a receiving area, and</p> <p>8 the CBD.</p> <p>9 MR. TRIAS: Yes.</p> <p>10 MS. VELEZ: Are there any other areas in the City</p> <p>11 that are specific receiving areas?</p> <p>12 MR. TRIAS: No. Those are the two, and this would</p> <p>13 be Number 3.</p> <p>14 CHAIRMAN AIZENSTAT: Mario.</p> <p>15 MR. GARCIA-SERRA: On two points there were</p> <p>16 questions here. There may be a little bit of</p> <p>17 repetition, but just to make clear how everything works.</p> <p>18 As far as a sender site's concerned, a sender site</p> <p>19 becomes a sender site when it gets what's called a</p> <p>20 Certificate of TDRs. It's the City's sort of</p> <p>21 certification that it's eligible to transfer Development</p> <p>22 Rights. And part of the process of doing that, there is</p> <p>23 criteria, and among the criteria are that there's no</p> <p>24 open code violations, of course, on the property, and</p> <p>25 also that there is a Maintenance Plan in place to</p>

<p style="text-align: right;">Page 45</p> <p>1 preserve that historic structure.</p> <p>2 So, in other words, in order for you to get your</p> <p>3 Certificate of TDRs to be able to sell those</p> <p>4 Transferable Development Rights, and they're used</p> <p>5 somewhere else, you need to have no violations on the</p> <p>6 property. You also need to have entered into that</p> <p>7 Maintenance Plan and Agreement, which has to be a</p> <p>8 covenant, you know, running with the property to</p> <p>9 maintain the historic structure at a certain level of</p> <p>10 quality. You know, minimum level of quality. So that's</p> <p>11 what happens on the sender side.</p> <p>12 On the receiver side, any use of TDRs on the</p> <p>13 receiver side, has to be approved by the City</p> <p>14 Commission. I'm fairly certain that it has to go also</p> <p>15 first through Planning and Zoning. I'm not 100 percent.</p> <p>16 I'd have to look at the code again, but certainly, at a</p> <p>17 minimum, any use of TDRs on the receiver side is</p> <p>18 approved by the City Commission and subject to their</p> <p>19 discretion.</p> <p>20 MR. BEHAR: Ramon.</p> <p>21 MR. TRIAS: Yes.</p> <p>22 MR. BEHAR: In your opinion, based on the existing</p> <p>23 conditions of the many multiple buildings that are--</p> <p>24 there, and I don't foresee those high, you know, 13,</p> <p>25 16-story buildings ever coming down, at least not in my</p>	<p style="text-align: right;">Page 46</p> <p>1 lifetime, but what sites are available for new</p> <p>2 development, that is-- because there are some</p> <p>3 restrictions. You got-- don't we have minimum lot sizes</p> <p>4 in this area, as well?</p> <p>5 MR. TRIAS: Yes. Although, as you know, there's a</p> <p>6 size specific regulation of 150 feet that has been</p> <p>7 interpreted by the City Attorney's Office as to apply</p> <p>8 regardless of the parcel size in some instances. So</p> <p>9 that-- to me, that's one of the issues that provides</p> <p>10 some limits to what may happen. Clearly we follow the</p> <p>11 Zoning requirements. To go over 45 feet, you would have</p> <p>12 to 20,000 square feet if you follow the typical Zoning</p> <p>13 requirements. The only additional issue is those size</p> <p>14 specific regulations.</p> <p>15 MR. BEHAR: All right. In principle, I'm not-- I</p> <p>16 don't have too much of a problem, but I think we need to</p> <p>17 know more. I mean, I think I need to-- I need to know</p> <p>18 which sites really are applying. You know, obviously,</p> <p>19 this is more-- something that's more specific that came</p> <p>20 in. And I don't think it's going to be that easy for a</p> <p>21 site to receive TDRs, but I think maybe we need to get a</p> <p>22 little bit more comfortable with-- you mentioned there's</p> <p>23 a project that came to see you.</p> <p>24 MR. TRIAS: Yeah. Like I said, this goes to</p> <p>25 options. I wouldn't describe it as a project, because</p>
<p style="text-align: right;">Page 47</p> <p>1 it hasn't been submitted, but that was discussed as one</p> <p>2 of the options. And, as a result of that, that's why</p> <p>3 this was developed, yes.</p> <p>4 CHAIRMAN AIZENSTAT: Maria, do you have any</p> <p>5 comment?</p> <p>6 MS. VELEZ: Yeah. I would like to have more</p> <p>7 information, as well. I see that there are a lot of</p> <p>8 parcels. Some of them are smaller than others, and I</p> <p>9 would like to see more information coming forth.</p> <p>10 CHAIRMAN AIZENSTAT: Such as which sites are</p> <p>11 eligible--</p> <p>12 MS. VELEZ: Yes, which ones?</p> <p>13 CHAIRMAN AIZENSTAT: --To be receivable within</p> <p>14 with the area?</p> <p>15 MS. VELEZ: Yes. And my concern would also be</p> <p>16 that once-- if we do this, then another area will come</p> <p>17 by and say, the block next door has similarly zoned</p> <p>18 properties and they'll say, "Well, why can't we also get</p> <p>19 this particular benefit?"</p> <p>20 MR. GRABIEL: The only positive in this area, if</p> <p>21 you want to call it that, is that you only have existing</p> <p>22 buildings that range from 12 to 16 story buildings. I</p> <p>23 don't think there's too many other areas in the City of</p> <p>24 Coral Gables that have that density.</p> <p>25 MR. TRIAS: Right. Right.</p>	<p style="text-align: right;">Page 48</p> <p>1 MR. BEHAR: You know, the second is that, like</p> <p>2 Ramon said, Biltmore Way is a very wide street. So in</p> <p>3 theory, it could support something like that, but I</p> <p>4 would like to know which parcels would be available to</p> <p>5 receive something like that. What are the criteria that</p> <p>6 we have for each of those requirements?</p> <p>7 MS. MENENDEZ: Yes. I think a refresher on how</p> <p>8 these TDRs work would also be very helpful as far as the</p> <p>9 Staff Report. These don't happen often enough, so I</p> <p>10 think that would be beneficial to us all.</p> <p>11 CHAIRMAN AIZENSTAT: Julio.</p> <p>12 MR. GRABIEL: Yeah. I live three blocks from</p> <p>13 there, so I run through this street all of the time.</p> <p>14 It's an important street. It's short. There's only</p> <p>15 four blocks, but I really-- it's like a funnel. It's</p> <p>16 got residential to the west, residential to the south,</p> <p>17 residential to the north. But, at the same time, it's a</p> <p>18 very important connector to the Downtown--</p> <p>19 CHAIRMAN AIZENSTAT: Corridor.</p> <p>20 MR. GRABIEL: Yeah. The traffic in the morning--</p> <p>21 there is bumper to bumper all of the time, but the</p> <p>22 street is not a beautiful street. As wide as it is, I</p> <p>23 think as the City we should-- as Planning, we should be</p> <p>24 looking at what can we do to make that street more</p> <p>25 beautiful. I mean, landscaping, median, something that</p>

<p style="text-align: right;">Page 49</p> <p>1 will make it a special place. So anything that we can  2 do to actually help promote that, I think we should take  3 a look at it. If TDRs is the way of doing it, I'm very  4 much in favor. But I agree with my fellow members that  5 I think we need a little bit more.  6 CHAIRMAN AIZENSTAT: So are you suggesting somehow  7 that if there's a TDR receiver site-- if they can turn  8 off cell phones, please. Thanks.  9 If there's a TDR receiver site, then you would  10 like to look at a contribution into the City to beautify  11 that that area as part of it?  12 MR. GRABIEL: Absolutely.  13 MS. MENENDEZ: I think that's a great idea.  14 MS. ANDERSON: Yeah. It definitely needs it.  15 CHAIRMAN AIZENSTAT: I'm sorry?  16 MS. ANDERSON: It definitely needs it. It's not  17 walkable. You don't have the shade along the streets.  18 MR. GRABIEL: I tried to get to Downtown Coral  19 Gables walking on the street, and I gave it up after the  20 third time.  21 MR. TRIAS: And I want to say that we have  22 attempted to do some Planning and Zoning, and this  23 hasn't been a priority, for whatever reason, in terms of  24 funding to do any kind of capital project, but if you  25 want to revisit that idea, I think that's really a great</p>	<p style="text-align: right;">Page 50</p> <p>1 opportunity.  2 MS. MENENDEZ: Yes.  3 CHAIRMAN AIZENSTAT: I think, from what you said--  4 go ahead.  5 MS. COLLER: I want to correct a statement that I  6 made earlier. I'm looking at Section 3-1006, and I  7 think, consistent with what Mario said, it looks to me  8 like there is a recommendation from the Planning and  9 Zoning Board, and approval of the City Commission for  10 the receiving site. So it's not administrative. It's  11 when somebody comes forth and wants to utilize that TDR,  12 they have to come to you all, and then they come to the  13 -- I think that's consistent, and I apologize to the  14 Board. I thought it was administrative, but it is not.  15 MR. TRIAS: And I guess typically-- I mean, every  16 project-- I mean, the only project that I can remember  17 was a mixed-use project that wouldn't come to you  18 anyway, and this was just one of the different aspects  19 of the project. Typically that's what I would expect in  20 a TDR situation.  21 CHAIRMAN AIZENSTAT: I think, from what you've  22 heard, and from the Board Members here, does anybody  23 want to make a recommendation to go ahead and continue  24 this item? Is there a motion?  25 MR. COLLER: Ramon, is there any urgency about</p>
<p style="text-align: right;">Page 51</p> <p>1 this item getting to the Commission? I mean, it might  2 be. I don't know where this is coming from.  3 MR. TRIAS: The Mayor asked me about it during the  4 Commission meeting yesterday, and I was very happy to  5 tell him today you were going to look at it, and he was  6 very happy. That's the best way I can describe it.  7 MR. BEHAR: You know, I like it. I like it in  8 principle what it could do especially for this area, but  9 I think that we need to look at-- I would feel more  10 comfortable if I knew exactly what sites, you know, are  11 available to receive that. Right now, I think that's  12 the consensus that I'm hearing from my colleagues.  13 So, again, I'm not opposed, but I'd like to get  14 more information. So I will make a motion to continue  15 it until we get more information to address some of the  16 comments that were--  17 MS. ANDERSON: I'll second that. And I'd like to  18 see more information, Ramon, regarding the actual  19 effect. I mean, what is the lot size that would be  20 warranting receiving that, because if what we're doing  21 is we're allowing them to do exactly what they're  22 allowed to do under 3.0 by amassing a number of lots, I  23 don't see the benefit. If it's helping a small lot  24 achieve something that's going to keep with the  25 character of the area, then that's something different.</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. TRIAS: I mean, certainly we can get more  2 information, but let's be realistic in the sense that we  3 are not designing every project, and design has a big  4 role to play in this thing. And the effect is going to  5 be relatively minor at the end of the day, but  6 significant to the parcel that gets the TDR. So that's  7 the best way I can describe it.  8 MR. BEHAR: Ramon, I agree. The benefit will  9 outweigh the negative because I truly believe it. I  10 just think that-- I mean, I don't know if the Board  11 feels any different, but I think -- you know, I'd like  12 to know what sites would qualify really for this. And  13 it could be something very simple.  14 MS. ANDERSON: And can you limit it to, you know,  15 just the ones facing Biltmore Way, you've designated the  16 entire block.  17 MR. TRIAS: We can provide more information.  18 MR. BEHAR: But I don't have a problem on both  19 sides, because when you look at the as-built, the  20 existing contextual area, you know, you already have--  21 for example, I could be fronting the golf course.  22 There's no reason why, you know, it wouldn't be  23 applicable there.  24 MS. ANDERSON: Right. But on the opposite side,  25 you start to step down--</p>

<p style="text-align: right;">Page 53</p> <p>1 MR. BEHAR: But that's why you have the transition</p> <p>2 in the City. That's where the transition is appropriate</p> <p>3 to have your transition between the high density and the</p> <p>4 lower density.</p> <p>5 MR. VELEZ: But we still have some tall buildings</p> <p>6 facing onto Valencia. We have several tall buildings</p> <p>7 facing--</p> <p>8 MS. ANDERSON: You have Laroc which is 13.</p> <p>9 MS. VELEZ: We have Laroc. You have Biltmore,too,</p> <p>10 which is 13.</p> <p>11 MS. ANDERSON: Yes. We're not up to 15 there.</p> <p>12 MR. TRIAS: If I can direct you to the Table that</p> <p>13 we have on Page 3, this Table has all of the small</p> <p>14 parcels listed, and it shows the number of floors and</p> <p>15 the building area, and the lot size. It doesn't give</p> <p>16 potential, but it gives you a sense of the parcels that</p> <p>17 we have.</p> <p>18 MR. COLLER: The only other thing I wanted to add</p> <p>19 is there is expressed criteria in this section when you</p> <p>20 want to evaluate a particular project, and one of the</p> <p>21 criteria is the extent to which the application is</p> <p>22 consistent with the Zoning Code and City Code, otherwise</p> <p>23 applicable to subject property or properties, including</p> <p>24 but not limited to density, bulk size, area and use, and</p> <p>25 the reasons why such departures are determined to be in</p>	<p style="text-align: right;">Page 54</p> <p>1 the public interest.</p> <p>2 So there is the opportunity, when you do get a</p> <p>3 receiving site, to consider essentially what appears to</p> <p>4 me to be a compatability issue.</p> <p>5 CHAIRMAN AIZENSTAT: Right. Well, we have a</p> <p>6 motion and a second.</p> <p>7 MR. COLLER: So are we deferring this to the</p> <p>8 next--</p> <p>9 MR. BEHAR: Continuing it, right?</p> <p>10 CHAIRMAN AIZENSTAT: We are continuing it. Well,</p> <p>11 your motion, Robert, was to continue it to the next</p> <p>12 meeting?</p> <p>13 MR. BEHAR: Continue it to the next meeting.</p> <p>14 MS. ANDERSON: And I second it.</p> <p>15 CHAIRMAN AIZENSTAT: And, Ramon, you went ahead</p> <p>16 and understood what the Board was asking of you to bring</p> <p>17 to the next meeting?</p> <p>18 MR. TRIAS: Yes. Yes. Basically, the way I see</p> <p>19 it is that you want a little more information that is</p> <p>20 maybe more mapped out or some more clarity.</p> <p>21 MR. BEHAR: Yes. Yes.</p> <p>22 CHAIRMAN AIZENSTAT: Just the clarity as to what</p> <p>23 would transpire within that area, the receiving sites.</p> <p>24 MR. TRIAS: We can provide that for you.</p> <p>25 CHAIRMAN AIZENSTAT: Any other discussion?</p>
<p style="text-align: right;">Page 55</p> <p>1 MS. ANDERSON: No.</p> <p>2 CHAIRMAN AIZENSTAT: Call the roll, please.</p> <p>3 THE SECRETARY: Maria Velez?</p> <p>4 MS. VELEZ: Yes.</p> <p>5 THE SECRETARY: Rhonda Anderson?</p> <p>6 MS. ANDERSON: Yes.</p> <p>7 THE SECRETARY: Robert Behar?</p> <p>8 MR. BEHAR: Yes.</p> <p>9 THE SECRETARY: Julio Grabiell?</p> <p>10 MR. GRABIEL: Yes.</p> <p>11 THE SECRETARY: Maria Menendez?</p> <p>12 MS. MENENDEZ: Yes.</p> <p>13 THE SECRETARY: Eibi Aizenstat?</p> <p>14 CHAIRMAN AIZENSTAT: Yes.</p> <p>15 I do want to take a second and thank Mario very</p> <p>16 much. You were eloquent and you really explained it</p> <p>17 well. Thank you.</p> <p>18 MR. GARCIA-SERRA: Always happy to help.</p> <p>19 MS. ANDERSON: Thank you, Mario.</p> <p>20 MR. COLLER: So the next item--</p> <p>21 MR. BEHAR: Before they leave--</p> <p>22 CHAIRMAN AIZENSTAT: I just want to thank you all</p> <p>23 Boyscout Troop 419 for coming.</p> <p>24 (Thereupon, the Boyscout Troop exited the room.)</p> <p>25 CHAIRMAN AIZENSTAT: Go ahead. If you could read</p>	<p style="text-align: right;">Page 56</p> <p>1 the next item in.</p> <p>2 MR. COLLER: Agenda Item E-4, an Ordinance of the</p> <p>3 City Commission of Coral Gables, Florida providing for</p> <p>4 text amendments for the City of Coral Gables Official</p> <p>5 Zoning Code, Article 3, Development Review, Division 10,</p> <p>6 "Transfer of Developmental Rights," providing a</p> <p>7 procedure to transfer development rights in return for</p> <p>8 conveyance of open space to the City, providing for a</p> <p>9 repealer provision, providing for a severability clause,</p> <p>10 codification, and providing for an effective date.</p> <p>11 Agenda Item E-4, public hearing.</p> <p>12 MR. TRIAS: Mr. Chairman, this is also related to</p> <p>13 TDRs. This is the opposite. This is about the sending</p> <p>14 sites. So, as we had discussed before, the sending site</p> <p>15 is only one category right now, Historic buildings. So</p> <p>16 what this would do is create a second category which is</p> <p>17 Open Space. Meaning, that if there's a parcel that is</p> <p>18 going to become a City park, that parcel had the ability</p> <p>19 to be a sending site of TDRs to some receiving area</p> <p>20 somewhere else. That is the request. And if you have</p> <p>21 any questions, I'll be happy to address them.</p> <p>22 CHAIRMAN AIZENSTAT: Thank you.</p> <p>23 MS. ANDERSON: Is there a minimum size for the</p> <p>24 park?</p> <p>25 MR. TRIAS: The way that this is phrased is that</p>

<p style="text-align: right;">Page 57</p> <p>1 it has to be a public park. It has to be approved by</p> <p>2 the City. So it's fairly general, in terms of the</p> <p>3 dimensions, but it has to be reviewed and approved.</p> <p>4 It's not just any open space.</p> <p>5 MS. MENENDEZ: Is there like a criteria? I guess</p> <p>6 it's along what you were asking. I mean, is there like</p> <p>7 a criteria that would provide a little more detail as</p> <p>8 far as what-- you know, is there like a radius-- the</p> <p>9 same questions as before-- radius for the receiving site</p> <p>10 within the park?</p> <p>11 MR. TRIAS: No. The only criteria we have is that</p> <p>12 the Parks and Recreation Advisory Board shall have the</p> <p>13 authority to grant approval. In other words, it's</p> <p>14 reviewed by the Board.</p> <p>15 MR. BEHAR: But this could be city-wide?</p> <p>16 MR. TRIAS: Yes.</p> <p>17 MR. BEHAR: Because the idea is to create Infill</p> <p>18 parks.</p> <p>19 MS. MENENDEZ: No. I love the idea, but it's the</p> <p>20 same kind of like issue I raised in the previous item.</p> <p>21 You know, you're going to be-- originally the idea of</p> <p>22 transferring these development rights would be within</p> <p>23 the impacted area so that you'd benefit from the</p> <p>24 transferred development rights, right?</p> <p>25 MR. BEHAR: Yeah, but let's say that, for example,</p>	<p style="text-align: right;">Page 58</p> <p>1 in a residential area, they buy a lot and they want to</p> <p>2 convert that to a little Infill neighborhood park, which</p> <p>3 I think could be great. And you see some of the parks</p> <p>4 that, you know, we have gotten lately, that TDR is to be</p> <p>5 transferred to one of the two now pressing North Ponce</p> <p>6 or the CBD, right? Is that--</p> <p>7 MENENDEZ: For a bigger building.</p> <p>8 MR. BEHAR: For a bigger building. But, again,</p> <p>9 you have limitations.</p> <p>10 MS. MENENDEZ: But then that impacts that area,</p> <p>11 you see what I'm saying?</p> <p>12 MR. BEHAR: But those areas allow to transfer TDRs</p> <p>13 already. Let's say that the North Ponce Corridor and</p> <p>14 CBD, you already have the right to bring TDRs to that</p> <p>15 area, not just now. This will allow it, not just for</p> <p>16 historic buildings, it could be from a site that-- you</p> <p>17 know, a developer buys in a residential area and</p> <p>18 converts that lot to a park, you can transfer that</p> <p>19 right-- those TDRs to the receiving site. I personally</p> <p>20 think-- in this one, I don't care. Personally, I don't</p> <p>21 care because it will be beneficial to the area that is--</p> <p>22 MS. MENENDEZ: The park is.</p> <p>23 MR. BEHAR: The park is.</p> <p>24 MS. MENENDEZ: But what happens to the receiving</p> <p>25 area?</p>
<p style="text-align: right;">Page 59</p> <p>1 MR. BEHAR: You still have the right to do it</p> <p>2 there. You are creating anymore impact.</p> <p>3 MS. MENENDEZ: How about the impact of more</p> <p>4 development?</p> <p>5 MR. BEHAR: But, Maria, you already have the</p> <p>6 right. Those areas already have the right.</p> <p>7 MS. MENENDEZ: I understand that, but originally</p> <p>8 the intent of the TDRs was to do it within an area. I</p> <p>9 think there was a radius, and basically-- and the logic</p> <p>10 behind it was you're just transferring the impact, but</p> <p>11 it's within the same area. So this building can't</p> <p>12 develop a certain height. They transfer those rights to</p> <p>13 this building, but it's in a general area. So the</p> <p>14 impact kind of balances out.</p> <p>15 MR. BEHAR: I respectfully disagree with you</p> <p>16 because that-- let's say, for example, in a CBD, I could</p> <p>17 acquire TDR from a historic building and transfer it</p> <p>18 there. I'm still going to make the same impact.</p> <p>19 MS. MENENDEZ: But it's in the same area.</p> <p>20 MR. BEHAR: No, because I could bring it from a</p> <p>21 historic building that is-- or the North Ponce that is--</p> <p>22 I could bring a historic building that is in the CBD,</p> <p>23 and transfer it to North Ponce. You're still going to</p> <p>24 create that impact.</p> <p>25 MS. MENENDEZ: And I understand that the rules</p>	<p style="text-align: right;">Page 60</p> <p>1 have changed, but the original intent of the TDRs</p> <p>2 originally when it was first introduced in the early</p> <p>3 2000's by the City and developers and stuff, was to do</p> <p>4 it in the general area to kind of like address the</p> <p>5 impact of development. Now it's changed. So the</p> <p>6 question becomes, okay, so you're going to take a park</p> <p>7 here and going to allow the TDRs from that park that</p> <p>8 might be in a residential area to go all the way to</p> <p>9 Downtown, and allow that building to grow bigger.</p> <p>10 MR. BEHAR: Whatever development rights I could</p> <p>11 get FAR.</p> <p>12 MS. MENENDEZ: Okay.</p> <p>13 MR. BEHAR: But Downtown already has the ability</p> <p>14 to bring TDRs from historic buildings.</p> <p>15 MS. MENENDEZ: I understand, but we're just adding</p> <p>16 to that.</p> <p>17 MR. BEHAR: We're adding, but what we're doing, I</p> <p>18 think, we're trying to create a benefit.</p> <p>19 MS. MENENDEZ: I understand, a public good.</p> <p>20 MR. BEHAR: Money to buy parks and put them in</p> <p>21 place.</p> <p>22 MS. MENENDEZ: I understand. Which that's the</p> <p>23 positive of it.</p> <p>24 MR. BEHAR: Right.</p> <p>25 MS. VELEZ: So at this point-- right now what we</p>

<p style="text-align: right;">Page 61</p> <p>1 have is a limitation that the sending site is within the</p> <p>2 boundaries of the CBD and designated commercial, and is</p> <p>3 located north of Navarre, east of LeJeune, west of</p> <p>4 Douglas, and south of Southwest 8th Street, is zoned</p> <p>5 Commercial or MF2. This would allow-- what happens if</p> <p>6 someone says, "Okay, I'll buy in a residential</p> <p>7 neighborhood this house. I really don't want to knock</p> <p>8 it down and build another one. I'll sell it to the City</p> <p>9 and transfer developmental rights?" This would allow</p> <p>10 that to happen.</p> <p>11 So what Maria is saying is that we would give more</p> <p>12 people the ability to sell developmental rights. This</p> <p>13 would be another option, because then that could</p> <p>14 create-- a developer could create a park in a</p> <p>15 residential neighborhood, and that particular parcel,</p> <p>16 which under our present definition would not be eligible</p> <p>17 as a sending site, becomes a sending site.</p> <p>18 MR. BEHAR: Correct.</p> <p>19 MS. VELEZ: So we're expanding--</p> <p>20 MR. BEHAR: The sending sites.</p> <p>21 MS. MENENDEZ: We're creating the sending sites.</p> <p>22 Not only that, but anywhere in the City, instead of</p> <p>23 saying, "Okay. The area is going to benefit because</p> <p>24 those TDRs are just being transferred to another</p> <p>25 property--"</p>	<p style="text-align: right;">Page 62</p> <p>1 MR. BEHAR: But--</p> <p>2 MS. MENENDEZ: "--That's impacting that area."</p> <p>3 MR. BEHAR: I hear you.</p> <p>4 MS. MENENDEZ: You understand the logic? It's the</p> <p>5 same thing that I kind of like mentioned earlier.</p> <p>6 MR. BEHAR: But for us to create open area parks</p> <p>7 in any neighborhood--</p> <p>8 MS. VELEZ: Right. That's another--</p> <p>9 MR. BEHAR: This is a tool--</p> <p>10 MS. MENENDEZ: That's the benefit of that. I</p> <p>11 understand.</p> <p>12 MR. BEHAR: --In order to achieve that.</p> <p>13 CHAIRMAN AIZENSTAT: Before we continue on this</p> <p>14 subject, let me just ask, is there anybody here from the</p> <p>15 public that has signed up or wants to speak on this</p> <p>16 item?</p> <p>17 MS. MENENDEZ: It's a good thing the kids left.</p> <p>18 CHAIRMAN AIZENSTAT: We don't have any speakers</p> <p>19 that have signed up? No. Okay.</p> <p>20 Ramon, do you want to say something?</p> <p>21 MR. TRIAS: Mr. Chairman, if I could assist, the</p> <p>22 issue is that TDRs have been used so rarely, so rarely</p> <p>23 that that original idea may have been great, but it</p> <p>24 wasn't enough to make it into a viable process. So that</p> <p>25 is the reason why we are making some changes.</p>
<p style="text-align: right;">Page 63</p> <p>1 CHAIRMAN AIZENSTAT: Maria, what you were saying</p> <p>2 before, if I understood you correctly, is that a</p> <p>3 developer can go in, buy a property-- a residential</p> <p>4 property, make a deal with the City to sell it to a park</p> <p>5 just so that it can have the TDRs?</p> <p>6 MS. VELEZ: Oh, yes.</p> <p>7 CHAIRMAN AIZENSTAT: But it would be up to the</p> <p>8 City, at that point, to transfer the TDRs, Ramon, not</p> <p>9 the developer, or am I wrong?</p> <p>10 MR. TRIAS: And also to review it and accept it.</p> <p>11 If the Park's Advisory Board believes that that is not</p> <p>12 an appropriate park, then it wouldn't happen. It has to</p> <p>13 be-- there's a review process.</p> <p>14 CHAIRMAN AIZENSTAT: So in other words, just a</p> <p>15 developer couldn't go in and say, "I want to buy this</p> <p>16 property, and I then want to turn it-- I'm going to give</p> <p>17 it to the City or sell it to the City just so I can have</p> <p>18 those TDRs.</p> <p>19 MR. BEHAR: You don't sell it to the City. You</p> <p>20 would donate it to the City, right?</p> <p>21 MR. TRIAS: Right.</p> <p>22 MS. VELEZ: Some have been sold.</p> <p>23 MR. TRIAS: But there would be a review process.</p> <p>24 It's not an automatic right to do that.</p> <p>25 MS. MENENDEZ: Let me ask you something. I'm sure</p>	<p style="text-align: right;">Page 64</p> <p>1 there's a Comprehensive Park Development Plan that the</p> <p>2 City has, because, you know--</p> <p>3 MR. TRIAS: Yes.</p> <p>4 MS. MENENDEZ: And so is the idea to look at that</p> <p>5 Comprehensive Plan and basically they've identified</p> <p>6 areas that they want to put parks in, and maybe one can</p> <p>7 say it's in accordance to that plan or is it-- because I</p> <p>8 think that's what-- I don't want to be critical, but</p> <p>9 what's lacking here might be a little bit more detail of</p> <p>10 what the plan is for the City, right?</p> <p>11 MR. TRIAS: Yes.</p> <p>12 MS. MENENDEZ: We want to come in, and we want to</p> <p>13 identify-- we've identified areas that need parks,</p> <p>14 whether it's neighborhood or bigger parks, and so is</p> <p>15 that the plan? And, if so, it would help us understand</p> <p>16 that that if we had it here to read.</p> <p>17 MR. TRIAS: The way that the Parks Department</p> <p>18 operates, they do have a map that is part of the</p> <p>19 Comprehensive Plan that has areas that have-- that lack</p> <p>20 open spaces, for example, and those are the priorities.</p> <p>21 We could have that in the text, but that may make it too</p> <p>22 difficult to operate. So that's why the idea of having</p> <p>23 it reviewed by the Board-- by the Parks Advisory Board</p> <p>24 was, in my view, sufficient. Now, you may have more</p> <p>25 criteria, but the more criteria you have, the less</p>



<p style="text-align: right;">Page 65</p> <p>1 flexibility there is.</p> <p>2 MS. MENENDEZ: Okay. I understand.</p> <p>3 CHAIRMAN AIZENSTAT: There was also the-- for the</p> <p>4 Parks and Recreation, there was the partnership that was</p> <p>5 private and public. I think Bill Kurdike (phonetic) was</p> <p>6 spearheading that. Is that still going?</p> <p>7 MR. TRIAS: I'm not familiar with the details. I</p> <p>8 really can't answer that, but I believe so, yes.</p> <p>9 CHAIRMAN AIZENSTAT: It'd be good to get some</p> <p>10 input from them, because I know that they have put a lot</p> <p>11 of time and effort in acquiring parks for the City.</p> <p>12 MR. BEHAR: I'm looking at the map on Google. I</p> <p>13 believe off of Ponce de Leon and San Sebastian, there's</p> <p>14 a little Infill park, okay. That was a house that was</p> <p>15 taken down, and it was created as a little urban infill</p> <p>16 park. And I think what this would do is do-- you know,</p> <p>17 get more of that into the City, and create more park</p> <p>18 areas. What I like about it, personally, is that we're</p> <p>19 not limiting it just to an area. I would love my</p> <p>20 neighbor across the street to say, "Get rid of the</p> <p>21 house, and we'll make it a park." So those are what I</p> <p>22 think this-- the intent that I understand that this</p> <p>23 wants to do.</p> <p>24 Now, what I-- and Maria brought something up, is</p> <p>25 that the TDRs-- if you have-- if there's a house on the</p>	<p style="text-align: right;">Page 66</p> <p>1 site, that house has to be taken down and be converted</p> <p>2 to a park.</p> <p>3 CHAIRMAN AIZENSTAT: Flat.</p> <p>4 MR. BEHAR: Flat. That, I don't know if that's</p> <p>5 clearly stated.</p> <p>6 MR. TRIAS: Right.</p> <p>7 MR. BEHAR: Here, you know, I would-- if that was</p> <p>8 the case, then, yes, then I could get a park anywhere in</p> <p>9 the City, and that's why I personally am in favor of</p> <p>10 this amendment, because, yeah, it would be nice to get</p> <p>11 parks throughout the whole City.</p> <p>12 MS. VELEZ: More green. And the Parks and</p> <p>13 Recreation--</p> <p>14 MR. BEHAR: Look at the little one that opened up</p> <p>15 on Riviera just north of Blue Road. It was a corner lot</p> <p>16 that we saw years ago, which was a whole issue. They</p> <p>17 converted it to a park. You go by there today, and it's</p> <p>18 used all of the time. They even did a little kid play</p> <p>19 area. It's very nice. So that's what would promote</p> <p>20 developers to acquire, you know, sites to convert to</p> <p>21 parks.</p> <p>22 MS. MENENDEZ: Maybe what's missing here is a</p> <p>23 little criteria to kind of like prevent the kind of</p> <p>24 things we heard from Mari, you know.</p> <p>25 MR. TRIAS: Yeah. If I could, Number 3, which</p>
<p style="text-align: right;">Page 67</p> <p>1 says that the sending site is identified as a future</p> <p>2 City park, that could be expanded, that Number 3, with</p> <p>3 some criteria if you think that's appropriate.</p> <p>4 MS. MENENDEZ: Does this eventually go to the</p> <p>5 Commission?</p> <p>6 MS. VELEZ: Oh, yes. It says-- I like that. The</p> <p>7 next paragraph says that the approval to transfer or</p> <p>8 send sheall be via resolution. The Planning and Zoning</p> <p>9 Board and City Commision may recommend conditions of</p> <p>10 approval necessary to ensure compliance.</p> <p>11 MS. MENENDEZ: Okay.</p> <p>12 MR. TRIAS: Yeah. I think that's enough criteria</p> <p>13 to have a viable process. If we have more, I think it's</p> <p>14 going to make it more difficult.</p> <p>15 MS. MENENDEZ: Okay. I make the motion to approve</p> <p>16 it.</p> <p>17 MR. BEHAR: I second it.</p> <p>18 CHAIRMAN AIZENSTAT: Motion, second. Any further</p> <p>19 discussion?</p> <p>20 MS. ANDERSON: I had asked a question as to</p> <p>21 whether or not there could be a minimum park size so</p> <p>22 that we just don't end up with a little strip or corner.</p> <p>23 Could that criteria be added to this?</p> <p>24 MR. TRIAS: Right. We don't have criteria, in</p> <p>25 terms of dimensions. We have criteria, in terms of the</p>	<p style="text-align: right;">Page 68</p> <p>1 process. So ideally if the process works, something</p> <p>2 that makes no sense would not be accepted.</p> <p>3 Now, if we have more criteria, the only thing I'm</p> <p>4 saying is that it makes the process less flexible and</p> <p>5 more cumbersome. I trust our Boards. I think they do a</p> <p>6 great job, and I think we have a very good review</p> <p>7 process that guarantees quality. I think that's a</p> <p>8 preferable approach than trying to micromanage through</p> <p>9 criteria in the Zoning Code. The Zoning Code is very</p> <p>10 inflexible, so we have to be careful when we put things</p> <p>11 in the Zoning Code.</p> <p>12 MR. BEHAR: I tend to agree. As it is, our</p> <p>13 process is very intense, very tedious, and sometimes</p> <p>14 gets very cumbersome. I rather keep it, you know, more</p> <p>15 simplified. I like the idea that it comes here, and</p> <p>16 then goes to Commission for approval.</p> <p>17 MS. VELEZ: First it goes to Parks and Recreation,</p> <p>18 then it comes to us.</p> <p>19 MR. BEHAR: As it is already--</p> <p>20 MS. VELEZ: That's good.</p> <p>21 CHAIRMAN AIZENSTAT: We have a motion, a second.</p> <p>22 Any other discussion? Call the roll, please.</p> <p>23 THE SECRETARY: Rhonda Anderson?</p> <p>24 MS. ANDERSON: Yes.</p> <p>25 THE SECRETARY: Robert Behar?</p>

<p style="text-align: right;">Page 69</p> <p>1 MR. BEHAR: Yes.</p> <p>2 THE SECRETARY: Julio Grabiell?</p> <p>3 MR. GRABIEL: Yes.</p> <p>4 THE SECRETARY: Maria Menendez?</p> <p>5 MS. MENENDEZ: Yes.</p> <p>6 THE SECRETARY: Maria Velez?</p> <p>7 MS. VELEZ: Yes.</p> <p>8 THE SECRETARY: Eibi Aizenstat?</p> <p>9 CHAIRMAN AIZENSTAT: Yes.</p> <p>10 The next item, please, Craig.</p> <p>11 MR. COLLER: Mr. Chairman, there are four related</p> <p>12 items, so I would suggest that I'm going to read them</p> <p>13 all in. We can have one--</p> <p>14 MR. BEHAR: Which item is this?</p> <p>15 MR. COLLER: This is Item E-6, E-7--</p> <p>16 MR. TRIAS: Mr. Attorney--</p> <p>17 MR. BEHAR: Before you start, the next item is a</p> <p>18 project that I'm involved with. I will have to recuse</p> <p>19 myself.</p> <p>20 MR. COLLER: Okay.</p> <p>21 CHAIRMAN AIZENSTAT: Please note, for the record,</p> <p>22 that Mr. Behar has recused himself for this project at</p> <p>23 approximately 7:18.</p> <p>24 MR. BEHAR: I hope you guys don't stay too late.</p> <p>25 CHAIRMAN AIZENSTAT: Thank you.</p>	<p style="text-align: right;">Page 70</p> <p>1 (Thereupon, Mr. Behar excused himself from the</p> <p>2 meeting.)</p> <p>3 MR. COLLER: The agenda Item E-6, an Ordinance of</p> <p>4 the City Commission of Coral Gables, Florida requesting</p> <p>5 an amendment to the Future Land Use Map of the City of</p> <p>6 Coral Gables Comprehensive Plan pursuant to Zoning Code</p> <p>7 Article 3, "Development Review," Division 15,</p> <p>8 "Comprehensive Plan Text and Map Amendments," and Small</p> <p>9 Scale amendment procedures, (Section 163.3187 Florida</p> <p>10 Statutes), from "Multi-Family Medium Density" Land Use</p> <p>11 to "Mixed-Use" Land Use and extending the "North Ponce</p> <p>12 de Leon Boulevard Mixed-Use Overlay District" for the</p> <p>13 property legally described as Lots 5 to 12, Block 12,</p> <p>14 Douglas Section (100, 114 and 126 Calabria Avenue and</p> <p>15 912 and 918 East Ponce de Leon Boulevard), Coral Gables,</p> <p>16 Florida; providing for a repealer provision, providing</p> <p>17 for a severability clause, and providing for an</p> <p>18 effective date?</p> <p>19 Item E-7, an Ordinance of the City Commission of</p> <p>20 Coral Gables, Florida requesting a change of zoning</p> <p>21 pursuant to the Zoning Code Article 3, "Development</p> <p>22 Review," Division 14, "Zoning Code Text and Map</p> <p>23 Amendments," from Multi-Family 2 District (MF2) to</p> <p>24 Commercial District" (C) and extending the "North Ponce</p> <p>25 de Leon Boulevard Mixed-Use Overlay District," for the</p>
<p style="text-align: right;">Page 71</p> <p>1 property legally described as Lots 5 to 12, Block 12,</p> <p>2 Douglas Section (100, 114 and 126 Calabria Avenue and</p> <p>3 912 and 918 East Ponce de Leon Boulevard), Coral Gables,</p> <p>4 Florida, and providing for severability repealer and an</p> <p>5 effective date.</p> <p>6 Item E-8, an Ordinance of the City Commission of</p> <p>7 Coral Gables, Florida granting approval of a proposed</p> <p>8 Planned Area Development (PAD) approval referred to as,</p> <p>9 "Regency on the Park" pursuant to Zoning Code Article 3,</p> <p>10 "Development Review" Division 5, "Planned Area</p> <p>11 Development (PAD)" for the construction of a project</p> <p>12 consisting of a mix of uses including office, live/work,</p> <p>13 and residential, on the property legally described as</p> <p>14 Lots 5 through 12, Block 12, Douglas Section (100, 114</p> <p>15 and 126 Calabria Avenue and 912 and 918 East Ponce de</p> <p>16 Leon Boulevard), Coral Gables, Florida, including</p> <p>17 required conditions, providing for severability,</p> <p>18 repealer and effective date.</p> <p>19 Item E-9, a Resolution of the City Commission of</p> <p>20 Coral Gables, Florida requesting Mixed-Use Site Plan</p> <p>21 Review pursuant to Zoning Code Article 4, "Zoning</p> <p>22 Districts," Division 2, "Overlay and Special Purpose</p> <p>23 Districts," Section 4-201, "Mixed Use District (MXD),"</p> <p>24 for the proposed project referred to as "Regency on the</p> <p>25 Park" on the property legally described as Lots 5 to 12,</p>	<p style="text-align: right;">Page 72</p> <p>1 Block 12, Douglas Section (100, 114 and 126 Calabria</p> <p>2 Avenue and 912 and 918 East Ponce de Leon Boulevard),</p> <p>3 Coral Gables, Florida, including required conditions,</p> <p>4 providing for a repealer provision, providing for</p> <p>5 severability clause, and providing for an effective</p> <p>6 date.</p> <p>7 Items E-6, E-7, E-8, E-9, public hearing.</p> <p>8 CHAIRMAN AIZENSTAT: Thank you.</p> <p>9 MR. COLLER: I'm ready for a rest.</p> <p>10 MR. TRIAS: Mr. Chairman, as Craig has so ably</p> <p>11 read, this is a very complicated request, but the actual</p> <p>12 project is rather simple. It's a Mixed-Use Infill</p> <p>13 Project. So the way I understand it, I had a variety of</p> <p>14 recommendations on the Staff Report, and there were some</p> <p>15 missing items, and so on. I believe the applicant has</p> <p>16 revised the request slightly, and also has provided some</p> <p>17 of the missing information that was missing when I</p> <p>18 prepared the report. So I prefer that they make a</p> <p>19 presentation first, explain whatever changes they're</p> <p>20 proposing, and then I'll be happy to proceed with my</p> <p>21 power point.</p> <p>22 CHAIRMAN AIZENSTAT: Thank you very much. Is the</p> <p>23 applicant ready?</p> <p>24 MR. NAVARRO: Sorry.</p> <p>25 CHAIRMAN AIZENSTAT: That's okay.</p>

<p style="text-align: right;">Page 73</p> <p>1 MR. NAVARRO: Good evening, Board Members. Jorge</p> <p>2 Navarro, offices at 333 Southeast 2nd Avenue. Good</p> <p>3 evening. Welcome. It's great to have you here. It's a</p> <p>4 pleasure to be here this evening. We're very excited.</p> <p>5 This is what we hope is the colmination of all of the</p> <p>6 hard work that the City did, this Board did, and that</p> <p>7 City Staff did in adopting the North Ponce Overlay</p> <p>8 District, and we are the first project to come into it,</p> <p>9 and this is a very unique property in that it's probably</p> <p>10 one of the larger tracts in this Overlay District. It's</p> <p>11 1.2 acres, and we've been working very hard with Staff</p> <p>12 since Friday when the recommendation report came out.</p> <p>13 I'd like to just do some housekeeping matters.</p> <p>14 One of them, Staff was raising a concern regarding the</p> <p>15 rezoning of the property to Commercial. We've spoken to</p> <p>16 your City Attorney. We've spoken to your Planning,</p> <p>17 Director your Assistant City Manager, and we determined</p> <p>18 that we can actually proceed through the PAD, without</p> <p>19 rezoning the property to Commercial. So we are going to</p> <p>20 be withdrawing that request. That was the only item</p> <p>21 that Staff was not recommending approval on, and we can</p> <p>22 accomplish all of this via the PAD. So that's the first</p> <p>23 housekeeping matter.</p> <p>24 The second matter was there were some</p> <p>25 clarifications that needed to be done with respect to</p>	<p style="text-align: right;">Page 74</p> <p>1 the percentage of residential square footage. The Comp</p> <p>2 Plan-- and this is something that I want to bring to the</p> <p>3 attention of everybody because I think it's something</p> <p>4 interesting having to study now that we're looking at</p> <p>5 the Code with your new Consultant that's coming in to</p> <p>6 look at the Zoning Code. Your Comp Plan has</p> <p>7 arestriction that says you cannot have more than 85</p> <p>8 percent of the square footage as residential. And if</p> <p>9 you're doing-- you know, let's say you want to do</p> <p>10 townhome units on the ground floor or some flexibility,</p> <p>11 you know, that's something you may want to look into.</p> <p>12 It's currently in your Code, and we are complying with</p> <p>13 it now, but it's something that we did have to work</p> <p>14 through. So just kind of looking in the future, that</p> <p>15 might be something that we can look into, as well, as we</p> <p>16 work on those new Code Amendment. So we've gone ahead</p> <p>17 and we've made some minor changes to the plan. I'd like</p> <p>18 to walk those through. I don't believe there's anything</p> <p>19 material than what you have in your package, but just to</p> <p>20 highlight that for you, one of the things we did was we</p> <p>21 reduced the FAR from 185,000 square feet to 180,000</p> <p>22 square feet. We've modified the recreational deck to</p> <p>23 include some additional amenity areas for the residents.</p> <p>24 We're looking-- you know, this is an area that the</p> <p>25 Commission was looking to bring in young families and a</p>
<p style="text-align: right;">Page 75</p> <p>1 younger generation. So we've done a WeWork space on the</p> <p>2 amenity deck which would be an office component. And we</p> <p>3 hope that people will actually work and live in the same</p> <p>4 building without having to get in their car. So that was</p> <p>5 another change that we did.</p> <p>6 We've added some additional ground floor office</p> <p>7 and retail space as was recommended by Staff to further</p> <p>8 activate the ground floor, which I'll get into, and</p> <p>9 Daniela Mota, who's our project architect, will explain,</p> <p>10 as well. And all of these changes led to a reduction in</p> <p>11 the number of units. It wasn't drastic. We went from</p> <p>12 152 units to 151 units. So with all of that, we've</p> <p>13 complied with the percentage in the Comp Plan, and we're</p> <p>14 ready to move forward.</p> <p>15 As I said, this project is part of the North Ponce</p> <p>16 Overlay District. It is part of the Residential Infill</p> <p>17 District, and it directly abuts to the west, the</p> <p>18 Mixed-Use Overlay District. It's just slightly over</p> <p>19 from Ponce de Leon. It's on East Ponce, and I'll show</p> <p>20 you a context photo, which shows you what's in the area.</p> <p>21 And right next door-- and I'll just walk over for a</p> <p>22 second-- this building right here.</p> <p>23 CHAIRMAN AIZENSTAT: There's a microphone, I</p> <p>24 think-- portable microphone that's right over there.</p> <p>25 MR. NAVARRO: I appreciate it.</p>	<p style="text-align: right;">Page 76</p> <p>1 CHAIRMAN AIZENSTAT: You may have to turn it on.</p> <p>2 I think it's underneath. Nope. The other way.</p> <p>3 MR. NAVARRO: Hello. Okay. So right here we have</p> <p>4 the North Industrial Mixed-Use Overlay District. It</p> <p>5 abuts us right to the West. There you're allowed up to</p> <p>6 190 feet in building height on the High Density</p> <p>7 Residential side. There is a Transition Zone here that</p> <p>8 goes up to about 70 feet. Our site is this entire area</p> <p>9 here outlined in red. It actually s a very interesting</p> <p>10 site in that it has four frontages.</p> <p>11 We have Galiano Street which crosses with East</p> <p>12 Ponce de Leon Boulevard, and we have Santillane and</p> <p>13 Calabria. So this is a very interesting property. It's</p> <p>14 unique. It's very large, and it's shaped almost as a</p> <p>15 figure seven. So it's something that we've been working</p> <p>16 on for a while. And under the existing regulations, we</p> <p>17 can go to 100 feet in height. We can do 100 dwelling</p> <p>18 units per acre. Their open space requirement is 15</p> <p>19 percent, and it also allows for some flexibility with</p> <p>20 respect to setbacks.</p> <p>21 Our proposed plan is to slightly deviate through</p> <p>22 that under the PAD, and the main goal is two-fold. As</p> <p>23 being part of these community workshops that we had, we</p> <p>24 understood during the Sherat, and during the community</p> <p>25 workshops that one of the things that a lot of residents</p>

<p style="text-align: right;">Page 77</p> <p>1 had talked about was this is an area that really does  2 not have a lot of civic amenities and a lot of public  3 open space for the residents. Really it's Ponce Park,  4 which is the main park in the area. So what we wanted  5 to do was have the flexibility under the PAD to allow  6 for a little bit more height, a little bit more FAR, and  7 a little bit more density, and in return create 40  8 percent ground floor open space. And we've had this  9 discussion before where we've tried to incentivise  10 developers and property owners to provide the open space  11 at the ground level because currently the Code-- and  12 Maria knows this very well-- allows you to put the open  13 space in your upper levels on the roof deck, and there's  14 nothing at the ground floor. So what we've done in this  15 project is we've designed it to basically provide a  16 6,000 square foot public park right here, and we're  17 going to work with the City to go ahead and dedicate  18 that to the City so it could be used as an amenity to  19 the residents. We have provided approximately 6,000  20 square feet of covered collanade area, and then we have  21 a 5,000 square feet Plaza that is right on Galiano and  22 East Ponce. So we're basically bookending this project  23 with open space which is something that is unique; that  24 I don't think I personally have been involved with a  25 project that has done something like that.</p>	<p style="text-align: right;">Page 78</p> <p>1 Regarding the height, this is an area that we feel  2 we're very in context with. This is an area that  3 already has some taller buildings than what we're  4 proposing in it. We have the Douglas entrance that's  5 right to our northeast. Douglas Entrance is a 12-story  6 building. We have an 11-story office building that's  7 directly to our west. And, as you know with office,  8 it's a little taller, because the floor to ceiling  9 heights are much larger on an office building than they  10 are on a purely residential building. And then directly  11 across the street, we have a 15-story multi-family  12 residential building. So I actually have a context  13 photo, which shows how we relate, in terms of building  14 height, to the other projects in the area. And what  15 we're essentially doing is, we're taking the ground  16 floor floor plate and moving it up so we can up that  17 ground floor open space, and provide that as a public  18 benefit. And that's one of the advantages of the PAD.  19 Something else that we're doing, in terms of being  20 compatible with the neighborhood and creating buffers  21 is-- and transitions is treating it through increased  22 setbacks and stepbacks. Generally you go up to 45 feet,  23 and then you step back. What we've done in this case is  24 we have much larger setbacks than what's normally  25 required. So, for instance, on-- and I know you're very</p>
<p style="text-align: right;">Page 79</p> <p>1 far away, but it might be hard to see. So in red is  2 where you would normally have the building footprint,  3 which is right here. And then this is the upper level  4 setback. So what we've done is, you see we've moved the  5 building in and created these additional setbacks, and  6 it actually has two different setbacks. It goes up 30  7 feet right to the top of the arcade, and then it steps  8 back an additional eight feet, and then it goes up to 45  9 feet, and it varies then at that height to create  10 transitions and break up the massing by these  11 differences in the articulation of the building. So  12 we've been very sensitive to that, and that's one of the  13 benefits that the PAD gives you, is that you have this  14 flexibility.  15 And then, lastly, as I said, our plan is basically  16 activating 100 percent of the frontages. I apologize  17 for going back and forth on this, but one of the things  18 that we worked very hard on with your Planning Director  19 is we made sure to also activate the park space  20 originally when we originally submitted for DRC months  21 ago, we had a blank wall there, and we had all of our  22 back of the house functions there, and what we did is we  23 moved the drive isle right into the center of the  24 project so that we don't break up the frontage on East  25 Ponce, and we've internalized all of the loading and all</p>	<p style="text-align: right;">Page 80</p> <p>1 of the parking. So you don't see anything from the  2 street. And we've provided office, retail, live/work  3 units all along the actual five frontages of this  4 project. You'll see in every section, except where you  5 have the acceses, we have active open spaces. This is  6 in line with what the intent of the North Ponce Overlay  7 District was, which was to create this pedestrian  8 environment where people could walk and enjoy these  9 amenities. So we feel that we've tried to go in line  10 with that, and we have a very unique project, and we  11 hope that we can have your support here.  12 I'd like to introduce you to Daniela Mota. She  13 will walk you through the Site Plan, and then our team  14 is here to answer any questions that you may have.  15 CHAIRMAN AIZENSTAT: Thank you.  16 MS. MOTA: Good evening, everyone. Daniela Mota  17 from Behar, Font and partners. As Jorge already  18 mentioned, the Regency on the Park is a mixed-use  19 building, but the idea, when we created this, was to  20 design a pedestrian friendly environment, with a lot of  21 open landscape area for the community. So, as you can  22 see on the ground floor, we're providing ten units  23 around the entire property activating almost 100 percent  24 of the site, with exception of those two drieds. You  25 can see that we're setting back the buildings ten feet</p>

<p style="text-align: right;">Page 81</p> <p>1 on the east and the west side of the property in order  2 to create those public spaces that we just mentioned,  3 providing over 1,000 square feet of open space for the  4 community with the park and the Plaza.  5 You can also see that we have this continuous  6 arcade around the entire property allowing a continuance  7 connection between the park, the Plaza, back to the  8 park. We also introduced a vehicular paseo that  9 connects the property from Calabria to Santillane  10 creating a clear circulation that allows to reduce the  11 possible conflicts that may exist between the  12 pedestrians and the cars. All of the loading and  13 service areas, as well as the parking levels above are  14 located internally so you can't see it from the street.  15 So they're hidden from public view. Once you get to the  16 upper floors, we have three levels of parking, and then  17 the fifth floor.  18 We're providing 11 residential units, and then  19 approximately 11,000 square feet of shared work space  20 similar to WeWork. We believe it's going to encourage a  21 lot of young professionals to be part of the building,  22 and it's going to allow to activate the building almost  23 all of the time. And here what you can see-- Jorge  24 already mentioned it, but you can start to see how we  25 started to break the building, and we started to reduce</p>	<p style="text-align: right;">Page 82</p> <p>1 the massing as much as possible to create those public  2 spaces that we mentioned, the park, the Plaza, and the  3 continuous arcade. Thank you.  4 CHAIRMAN AIZENSTAT: Thank you. Is the applicant  5 done with its presentation?  6 MR. NAVARRO: Yes, we are. I'd just like to  7 reserve a few minutes for rebuttal, if needed. Thank  8 you.  9 CHAIRMAN AIZENSTAT: Thank you. Mr. Trias.  10 MR. TRIAS: May I have my power point, please.  11 The applicant has explained the project very well, and  12 I'm going to explain some of the context. Just like the  13 other image that I showed you before, if you look at the  14 area around this building, we see 11 stories, 10  15 stories, 12 stories. So it's a fairly dense area as we  16 see. The project is clearly an infill project. It's  17 certainly within the urban area, and it follows the  18 streets and the typical development of the area.  19 Now, what I wanted to show you is two images. One  20 would be the project without the PAD. This would be the  21 project based on the infill regulations. And this is  22 the project with the PAD. Okay. This is the reason  23 we're here. This is the reason why--  24 MS. MENENDEZ: Let me see the first one again, I'm  25 sorry.</p>
<p style="text-align: right;">Page 83</p> <p>1 MR. TRIAS: I'm going to do that several times  2 actually because I'm going to go back and forth. The  3 reason we're here is to be able to do more than this.  4 To do this. To be able to do the green areas.  5 The applicant is acquiring a building toward the  6 west which becomes a paseo or a little park that allows  7 for some high quality frontage that turns the corner for  8 the live/work units.  9 Now, if you look closely, you can see there's an  10 arcade all around the perimeter, including the back area  11 of the site. So there are many, many significant urban  12 design improvements, that even though this will be an  13 okay building-- I mean, it's not bad. The Infill  14 regulations are good. The PAD allows for more. So that  15 is the reason for the very complicated and complex four  16 items and several recommendations, et cetera. That is  17 the reason. The reason is to get to a point like this.  18 So having said all of that, when you look at the  19 bigger area, this is the very north of North Ponce, very  20 close to 8th Street, very close, as you know, to the  21 Douglas Entrance, areas that are fairly active and so  22 on. The existing Land Use and existing Zoning-- the  23 zoning is not going to change. That is the one request  24 that I recommended the denial. And, frankly, I think  25 that's the right thing to do. And the applicant has</p>	<p style="text-align: right;">Page 84</p> <p>1 withdrawn that request. The future land use is the real  2 key, and is the more creative way that we've done it  3 several times in the past to deal with mixed-used.  4 We've used the mixed-use land use. Makes perfect sense.  5 If you want to do a mixed-use project, do the mixed-use  6 land use. As a result of that-- because that's not very  7 typical. Even though it makes intuitive sense,  8 typically we've done mixed-use projects through the  9 commercial land uses, as you well know.  10 As a result of that, there were some issues that  11 were not totally finalized at the time that the Staff  12 report was written, and that's why I recommended a  13 continuance to the PAD and the Mixed-Use Site Plan.  14 Now, since that point, the applicant has prepared the  15 additional recommendations, and the additional  16 information to fulfill their requirements of the Code,  17 and we could probably pass it to the Members. So I  18 think that they made an effort to fill those gaps. So,  19 again, keeping in mind the big picture, which is to be  20 able to have more open space at the ground level, higher  21 quality urban design, and so on the way to achieve it is  22 to review the latest information by the applicant.  23 Now, the project was explained. The four requests  24 remain as four requests slightly modified. There's a  25 comprehensive plan amendment. There's a map amendment</p>

<p style="text-align: right;">Page 85</p> <p>1 to the Zoning Code. Just a map amendment which is the</p> <p>2 overlay. There's no change in the zoning designation.</p> <p>3 We're just changing the map. There's a PAD, a Planned</p> <p>4 Area of Development, which is, again, very rarely used,</p> <p>5 because you must have at least one acre of land. So in</p> <p>6 very special cases like this one, allows for some</p> <p>7 flexibility for design, which in this case is being used</p> <p>8 to create higher quality open space. And then the</p> <p>9 mixed-use sit plan. So those are the four requests.</p> <p>10 The Comp Plan is simply to change the mixed-use</p> <p>11 designation. The North Ponce Overlay, the Mixed-Use</p> <p>12 Overlay, you can see the before and the after in those</p> <p>13 two images. You may recall that we went through months</p> <p>14 of debate about the precise boundaries. At some point,</p> <p>15 this block was included. I mean, I thought it was</p> <p>16 included, but then we removed it, and so on. It's not a</p> <p>17 request that is outside of the prior discussions on this</p> <p>18 overlay.</p> <p>19 The multi-family and commercial, that is no longer</p> <p>20 applicable. They are not making that change. So that's</p> <p>21 not happening. And then the PAD, the Planned Area</p> <p>22 Development, is the actual design, the setbacks, and the</p> <p>23 kind of things that the architect explained so well.</p> <p>24 And finally the Mixed-Use Site Plan which includes the</p> <p>25 live/work units, the residential and parking, et cetera.</p>	<p style="text-align: right;">Page 86</p> <p>1 The Development Review Committee looked at this in</p> <p>2 January. The Board of Architects reviewed it in detail</p> <p>3 in April, and then the neighborhood meeting took place</p> <p>4 in May, and today we are having the Planning and Zoning</p> <p>5 Board.</p> <p>6 The Staff has reviewed this multiple times, and</p> <p>7 we've had comments from all of the departments. We</p> <p>8 actually have a traffic consultant in the audience if</p> <p>9 you have any questions. Raise your hand so they know</p> <p>10 who you are. There you go. And as we are required by</p> <p>11 Code, and as we are doing, in terms of practice, we</p> <p>12 notified by mail property owners within 1,500 feet, and</p> <p>13 that's the map that shows that. The public notification</p> <p>14 included two letters to property owners, three postings</p> <p>15 to the property; a DRC, Board of Architects, and for</p> <p>16 this meeting, website posting, and newspaper</p> <p>17 advertisement for Planning and Zoning.</p> <p>18 The recommendation is going to change. We</p> <p>19 recommend approval to the Comp Plan change. I also</p> <p>20 recommended approval to the map amendment, which I think</p> <p>21 is appropriate, and then the continuance recommendations</p> <p>22 I believe the requirements have been fulfilled, in terms</p> <p>23 of the missing information, and you have it before you.</p> <p>24 So I think that you have enough information to make a</p> <p>25 recommendation to the Commission. That's the end of my</p>
<p style="text-align: right;">Page 87</p> <p>1 presentation. And if you have any questions, I'll be</p> <p>2 happy to help.</p> <p>3 CHAIRMAN AIZENSTAT: Okay. I'd like to go ahead</p> <p>4 and open it to the floor before we ask any questions.</p> <p>5 Jill, do you have-- everybody that wishes to speak, have</p> <p>6 they signed up with Jill. Thank you. If you would</p> <p>7 please sign, and we'll go ahead and swear them in.</p> <p>8 Jill, do we have a first speak we can call?</p> <p>9 THE SECRETARY: Maria Longo.</p> <p>10 CHAIRMAN AIZENSTAT: And I assume you were sworn</p> <p>11 in because you were here earlier, correct?</p> <p>12 MS. LONGO: I don't remember, but I can do it</p> <p>13 again, yes.</p> <p>14 CHAIRMAN AIZENSTAT: Before we do that, everybody</p> <p>15 that's signing up, we are going to go ahead and swear</p> <p>16 everybody in. So if you don't mind--</p> <p>17 (Thereupon, the participants were sworn in.)</p> <p>18 CHAIRMAN AIZENSTAT: Thank you very much.</p> <p>19 MS. LONGO: Good evening. My name is Maria</p> <p>20 Christina Longo, and I live at 16 Phonetia Avenue, just</p> <p>21 two blocks south of the project. My home is a historic</p> <p>22 home beautiful. Phonetia Avenue has like four historic</p> <p>23 homes. I'm in favor of the idea of live/work units that</p> <p>24 the project is proposing, and I'm also in favor of</p> <p>25 having a park in the area. In essence, I'm in favor of</p>	<p style="text-align: right;">Page 88</p> <p>1 the concept proposed. However, I'm not in favor of the</p> <p>2 quality of the design and its implementation.</p> <p>3 The problem with this project is the quality of</p> <p>4 the architecture, because its architecture is not to the</p> <p>5 standard that we need in order to create value in the</p> <p>6 area and to accomplish a successful project.</p> <p>7 Unfortunately, the North Ponce Corridor was left behind</p> <p>8 for many years, and many poorly designed buildings were</p> <p>9 erected during the first decade of 2000. Today, many of</p> <p>10 the first floor retail spaces remain empty for many of</p> <p>11 these buildings. They have not been able to rent and</p> <p>12 attract traffic, because they're far from being</p> <p>13 desirable, and whatever they attract is a lower quality</p> <p>14 than the rest of the City. It's as if the north area is</p> <p>15 a different city. It doesn't belong to the City of</p> <p>16 Coral Gables. That's the impression that I get when I'm</p> <p>17 driving on Ponce north to my house. And usually I take</p> <p>18 other streets so I don't have to look at the buildings</p> <p>19 that are there.</p> <p>20 It is unquestionable that we must raise the anti</p> <p>21 for the quality of architecture for the area if we are</p> <p>22 serious in creating aesthetic value. It is also</p> <p>23 unquestionable that architecture increases value as well</p> <p>24 as a sence of well-being. That is why I think we all</p> <p>25 love to go to Paris.</p>

<p style="text-align: right;">Page 89</p> <p>1           Additionally, this project has a large impact on</p> <p>2           the area due to its size, and it is critical that we get</p> <p>3           a good product. My suggestion to improve the quality of</p> <p>4           architecture comes from the City's Developer's Standards</p> <p>5           for Mediterranean Bonus. The Developer-- Number 1, the</p> <p>6           developer is getting a Mediterranean bonus, but the</p> <p>7           project is too simple. The developer needs to aim for</p> <p>8           creating, I think, timeless architecture. There are a</p> <p>9           number examples of new build timeless architecture in</p> <p>10          the City. One example right now is on the North Ponce</p> <p>11          Corridor, which I'm very happy when I drive and I see</p> <p>12          it. It's the new white tower on Ponce next to 1220</p> <p>13          Ponce de Leon. There's a little bank, and they erected</p> <p>14          a white tower that I think the proportions are pretty,</p> <p>15          and it looks much better than the rest. This project is</p> <p>16          too massive in volume and the proportions are off. The</p> <p>17          project needs to be broken into separate parts so that</p> <p>18          it will be more pedestrian friendly, which if that's the</p> <p>19          goal of the developer, they need to do that. Presently,</p> <p>20          the articulation of the barse is merely assimilation and</p> <p>21          superficial because it does not change the impression of</p> <p>22          the human eye.</p> <p>23          The massing-- when you look at it, the massing is</p> <p>24          still red and flat, and overwhelmingly heavy.</p> <p>25          Additionally, the roof is not articulated enough and the</p>	<p style="text-align: right;">Page 90</p> <p>1           arcade is too simple. The building should have more</p> <p>2           detailing and better quality materials. Although they</p> <p>3           are using keystone veneer at the arcade level, They're</p> <p>4           using precast concrete on the rest of the project, and</p> <p>5           precast ages poorly. Additionally, the way the arcade</p> <p>6           is designed is not sufficient. It needs to have more</p> <p>7           articulation and ornamentation.</p> <p>8           And last, my comments, although they have done</p> <p>9           something good that they left the view to the Historic</p> <p>10          Woman's Club is right in front of them, which is</p> <p>11          positive. You can see it. People can be at the park</p> <p>12          and look at the club. That's positive. The green</p> <p>13          spaces, in my opinion, are still not sufficient. Maybe</p> <p>14          if they change the architecture, it may be, but right</p> <p>15          now the architecture needs so much improvement, and</p> <p>16          they're not functional because there's a section of the</p> <p>17          green space on the west side the one that they showed</p> <p>18          you, there are two the parking lota. There's a parking</p> <p>19          lot on the other side of Calabria, and there's a parking</p> <p>20          lot on the west side. And parking lots are not very</p> <p>21          pretty. So they would have to do a really good effort.</p> <p>22          They would have to put beautiful trees and hide them,</p> <p>23          because they're not in nice site. So that area I</p> <p>24          think-- in my opinion, the parts are disconnected. And</p> <p>25          for me-- my opinion is it would be better to have</p>
<p style="text-align: right;">Page 91</p> <p>1           something larger and better than two separate things</p> <p>2           that are disconnected.</p> <p>3           I think beautiful and timeless architecture. I</p> <p>4           think you would agree beautiful and timeless</p> <p>5           architecture ages very well, and poorly designed</p> <p>6           buildings become slumps in the long-term. This project,</p> <p>7           in my opinion, is not to the caliber that Coral Gables</p> <p>8           should aspire for. Thank you.</p> <p>9           CHAIRMAN AIZENSTAT: Thank you. Next, please.</p> <p>10          THE SECRETARY: David Torres.</p> <p>11          MR. TORRES: Hello. My name is David Torres, and</p> <p>12          I'm one of the owners at 1008 East Ponce. I haven't had</p> <p>13          much time to look into the project, but we have thought</p> <p>14          of the idea of extending the zoning in from Ponce de</p> <p>15          Leon and overall if-- let me pass this out. I don't</p> <p>16          know if there's a map that I can look at. Are you guys</p> <p>17          hearing me okay?</p> <p>18          CHAIRMAN AIZENSTAT: Yes. If you would just pass</p> <p>19          it to the Secretary, or just at the end actually to Mr.</p> <p>20          Trias, he'll be able to pass it to us. Thank you.</p> <p>21          Thank you. If you could just hold the microphone</p> <p>22          a little closer, it's easier to hear. You can bend it.</p> <p>23          It's flexible. Thank you. Perfect.</p> <p>24          MR. TORRES: So I highlighted our property in</p> <p>25          orange there. And so I think the idea of having the</p>	<p style="text-align: right;">Page 92</p> <p>1           mixed-use, the FAR, the density, all of that would</p> <p>2           probably play well with us, as long as our property is</p> <p>3           considered for the same, because, if it's not, then</p> <p>4           we're going to be in the middle-- if you look at our</p> <p>5           property there, we're going to be surrounded by</p> <p>6           everything big, mixed-use, and we'll probably be one of</p> <p>7           the only ones there that is not. So that's all I had to</p> <p>8           say.</p> <p>9           CHAIRMAN AIZENSTAT: Thank you.</p> <p>10          MR. TORRES: Sure.</p> <p>11          CHAIRMAN AIZENSTAT: Call the next witness,</p> <p>12          please.</p> <p>13          THE SECRETARY: Marisa Valera.</p> <p>14          MS. M. VALERA: Hello. My name is Marisa Valera,</p> <p>15          and I own some properties, four-unit buildings.</p> <p>16          CHAIRMAN AIZENSTAT: Can you bring the microphone</p> <p>17          down a little bit, and then state your address also.</p> <p>18          MS. M. VALERA: Yes. Can you hear? My name is</p> <p>19          Marisa Valera, and I live at 1350 Alhambra Circle, and I</p> <p>20          own a few properties in the Gables. They're four-unit</p> <p>21          buildings, and some of which are very close to this</p> <p>22          proposed project. They are on Antiquera specifically</p> <p>23          and Venetia, as well, Menores and Madeira.</p> <p>24          MS. MENENDEZ: I'm sorry, can you give the numbers</p> <p>25          of the properties you own?</p>

<p style="text-align: right;">Page 93</p> <p>1 MS. M. VALERA: Yes. Can I leave them here, or do</p> <p>2 you want me to spell them out now?</p> <p>3 MS. MENENDEZ: If it's not too much.</p> <p>4 MS. M. VALERA: No, it's not. Okay. 226</p> <p>5 Antiquera; 23 and 27 Venetia; Menores at 219 and 227</p> <p>6 Menores; Madeira at 237 Madeira.</p> <p>7 MS. MENENDEZ: Thank you.</p> <p>8 MS. M. VALERA: You're welcome. So these are all</p> <p>9 four-unit except for one, 227 Menores is a three-unit</p> <p>10 building. This proposed project affects us in several</p> <p>11 ways, but I don't want to bother you-- bore you actually</p> <p>12 with the traffic scenarios and all of that, because I</p> <p>13 don't really think that's the crux of the thing. My</p> <p>14 problem with this project is its design and its size.</p> <p>15 Honestly, I just think it's enormous, and it doesn't</p> <p>16 really fit the style that I would like to see more of,</p> <p>17 more in line with what we've known Coral Gables to be</p> <p>18 about. And that doesn't necessarily mean that it has to</p> <p>19 be completely Mediterranean, but I really don't think</p> <p>20 that it goes well in the direction of modern either.</p> <p>21 It's somewhere in the middle. And unlike what someone</p> <p>22 on their team said about young people, young</p> <p>23 professionals-- I think the architect may have mentioned</p> <p>24 that, I don't see my daughters buying into that building</p> <p>25 quite honestly, because I don't think it's modern</p>	<p style="text-align: right;">Page 94</p> <p>1 enough, if you want to call it that. It's just</p> <p>2 something of a block. It doesn't have too much beauty</p> <p>3 in its design. So I think the design needs a lot of</p> <p>4 help, and I think the common areas-- the green areas</p> <p>5 need to be like this lady said, I think they need to be</p> <p>6 more cohesive, more put together as opposed to one here,</p> <p>7 one there kind of thing, and I just don't know-- and I</p> <p>8 see some of the lines not in line. Like I see on this</p> <p>9 side of the building on the plan the lines do not follow</p> <p>10 from top to bottom. They're sort of-- if you look at</p> <p>11 the plans, they're like not parallel on the right-hand</p> <p>12 side for whatever reason, and that seems odd to me.</p> <p>13 Everything is too square, to blocky. I don't know.</p> <p>14 It's just too big and too unattractive, quite frankly.</p> <p>15 And that's all I have to say.</p> <p>16 CHAIRMAN AIZENSTAT: Thank you.</p> <p>17 THE SECRETARY: Jessica Valera.</p> <p>18 MS. J. VALERA: Hello. I'm Jessica Valera. I</p> <p>19 live at 2030 Douglas Road at the Minorca, which I</p> <p>20 believe is a similar property to this proposed project,</p> <p>21 and I can tell you from living there since inception for</p> <p>22 over ten years now that it's poor quality, poor designed</p> <p>23 building, and I am afraid that Coral Gables more and</p> <p>24 more is allowing for these type of projects to get</p> <p>25 approved.</p>
<p style="text-align: right;">Page 95</p> <p>1 When you come to Coral Gables, and you decide to</p> <p>2 live in Coral Gables which my family and I have been for</p> <p>3 the last 30 years, you come here because you expect a</p> <p>4 certain type of quality of life, certain safety, certain</p> <p>5 sense of community, and certain quality, and I just feel</p> <p>6 that the buildings here more and more, as I go visit,</p> <p>7 like the one that they just built across the street from</p> <p>8 me where I'm at, the Minorca, the one on Alhambra-- I</p> <p>9 believe it's 33 Alhambra-- it's just cement that goes</p> <p>10 up. They're unimaginative, uncreative. I did one</p> <p>11 semester of architecture at the University of Miami, and</p> <p>12 I can tell you that the design of these buildings is</p> <p>13 just, as I said, uncreative, unimaginative, and not in</p> <p>14 line with the spirit of Coral Gables. So I think we</p> <p>15 need to do a better job. If not, you're going to lose</p> <p>16 the next generation of potential property buyers,</p> <p>17 because we're going to Coconut Grove. We're going to</p> <p>18 Brickell. We're going to Miami Beach where the</p> <p>19 architects seem to be much more engaged and attuned to</p> <p>20 the next generation, and to building buildings with a</p> <p>21 lot of green space that fulfills a purpose. It's not</p> <p>22 just putting a plant down so they can come in front of</p> <p>23 you and say there's green space. No, it's green space</p> <p>24 with a purpose. And so all of these buildings,</p> <p>25 including my own, yes, they have a lot of trees, but you</p>	<p style="text-align: right;">Page 96</p> <p>1 don't do anything outside in those trees. There's no</p> <p>2 purpose to the green. So I just stand here in front of</p> <p>3 you and ask you to become more sensitive to what gets</p> <p>4 approved, and think down the line for the next</p> <p>5 generation of Coral Gablelites, if you will, and what</p> <p>6 we're really looking for. I'm really looking for green</p> <p>7 buildings. I don't know of too many in Coral Gables.</p> <p>8 How are using energy? This is very relevant in the</p> <p>9 future, and I just don't think that we're taking that</p> <p>10 into account here. Thank you.</p> <p>11 CHAIRMAN AIZENSTAT: Thank you.</p> <p>12 THE SECRETARY: Alma Suarez.</p> <p>13 MS. SUAREZ: Hello. Talking about green spaces--</p> <p>14 CHAIRMAN AIZENSTAT: If you can just state your</p> <p>15 name and address.</p> <p>16 MS. SUAREZ: My name is Alma Suarez. I live</p> <p>17 across the street at 888 South Douglas Road, which is</p> <p>18 Puerto de Palma, and so our apartment would face</p> <p>19 directly to this building. Right now, we-- our view to</p> <p>20 the Biltmore has been interrupted by that white building</p> <p>21 on Ponce. On the 1200 Block. Now we will not have any</p> <p>22 view. That's my personal opinion.</p> <p>23 However, if you talk about green spaces, and if</p> <p>24 you look at the map, this is the only green space that</p> <p>25 we have around there, and what are you going to do?</p>



<p style="text-align: right;">Page 97</p> <p>1 You're going to give permission for a huge building  2 that's going to have some trees, but some trees is not  3 enough green. So we are the City beautiful, and we're  4 building buildings already all over the place. You know  5 that. You know that on Santillane there are two  6 buildings being built at this moment, plus the other  7 buildings that are being built around the area.</p> <p>8 Yeah, other factors that maybe I don't know if you  9 have thought about, we live there, and it takes me in  10 the morning sometimes 20 minutes to get to the building.  11 20 minutes. Have you thought about the impact of a  12 building this size and the traffic? I mean, it's going  13 to be crazy. If it takes 20 minutes to LeJeune, it's  14 going to take 30 minutes, 35 minutes to get to LeJeune.  15 Plus the closing the street. Now, the building that  16 you're building on Santillane and Galiano, they close  17 both streets during the day for construction, for the  18 trucks. I mean, we have to go around and around to get  19 to our building. So for this building, they're going to  20 close, what, three streets? Four streets? How are we  21 going to get to our building?</p> <p>22 But the biggest point for me is the green areas.  23 You're going to kill the only green area that we have  24 around, and that is not fair for the inhabitants of the  25 buildings around really. That and traffic congestion.</p>	<p style="text-align: right;">Page 98</p> <p>1 So I hope you keep that in mind, because it's not the  2 green City. It's not Coral Gables beautiful. Like  3 someone was saying, it's not beautiful anymore. It's  4 full of buildings that you all are approving. For what  5 reason, I have no idea. So thank you.</p> <p>6 CHAIRMAN AIZENSTAT: Thank you.  7 THE SECRETARY: Rodolfo Suarez.  8 CHAIRMAN AIZENSTAT: If there's somebody's cell  9 phone that's ringing, if they would please put it on  10 silent or turn it off.</p> <p>11 MR. SUAREZ: Hello. My name is Rodolfo Suarez. I  12 live at the same address as the lady over there.</p> <p>13 CHAIRMAN AIZENSTAT: Can you please state your  14 address, Mr. Suarez?</p> <p>15 MR. SUAREZ: It's the same as Ms. Suarez.  16 CHAIRMAN AIZENSTAT: We just need it for the  17 record.</p> <p>18 MR. SUAREZ: Oh, it's 888 South Douglas Road,  19 Apartment 1416.</p> <p>20 CHAIRMAN AIZENSTAT: Thank you.  21 MR. SUAREZ: We have a little bit of a traffic  22 problem right now as it is, and if we do this project, I  23 think we're going to be just as bad as Downtown Coral  24 Gables has become. It's come to the point that if I  25 have to go to the bank, I have had to drive around,</p>
<p style="text-align: right;">Page 99</p> <p>1 engage a valet parking at the Collonade, leave my car  2 there temporarily, go to the bank, make my deposits  3 because my business is in Coral Gables, as well, and  4 then take my car from the valet because usually between  5 the valet parking that is taking the parking meters and  6 the accumulations of cars that we have passing Downtown  7 Coral Gables, it's practically impossible to go there  8 and park at anytime of the day, except maybe on Sundays.  9 So the traffic congestion we're living now is going to  10 be the same or worse than it is in Downtown Coral  11 Gables.</p> <p>12 The other point is that we're building very high  13 buildings which creates problems with the atmosphere,  14 and you create wind tunnels when you build those big  15 buildings. We live on the 14th Floor which is really  16 the 13th Floor but labeled 14th so-- we haven't had any  17 bad luck yet, but when it rains just any regular rain,  18 we feel the wind like we were on the 28th Floor. When  19 you start building these buildings, you start  20 establishing air corridors, and if we have a hurricane,  21 everybody is going to have to evacuate out of those 12  22 floors because we will have to have glass this thick to  23 resist that air. So this is a structural consideration  24 that you should probably think about if you are ever  25 going to move into one of those buildings, especially on</p>	<p style="text-align: right;">Page 100</p> <p>1 the 12 floors, because it's going to create a dangerous  2 problem, and that's about it.</p> <p>3 CHAIRMAN AIZENSTAT: Thank you.  4 MS. MENENDEZ: Thank you.  5 THE SECRETARY: Maria Gonzalez.  6 MS. GONZALEZ: Hi. Maria Gonzalez, 888 South  7 Douglas Road. Yeah, my concern, again, 231 parking  8 spots, I think it's just going to be massive. The  9 number of cars, as it is-- I live on Calabria, which is  10 a residential area, and the amount of traffic that goes  11 through there already is very, very noisy. I'm on the  12 second floor, and it's very noisy. The -- again, 231  13 parking spots. I mean, it's just massive. I mean, we  14 can't continue to allow these buildings to go up and up  15 if we don't have the appropriate transportation for  16 them. We have the trolley, which I use. It only  17 operates from eight o'clock to eight o'clock, Monday  18 through Friday, and that's it. We can't use any other  19 type of mass transportation that gets me from point "A"  20 to point "B" without having to get in my car, and it's  21 horrendous to go to Downtown Coral Gables. It's just  22 massive. So I don't know-- again, I moved from Miami  23 Shores and the Morningside area which they have  24 maintained their height at a certain level. And, you  25 know, I moved into the Coral Gables because of that City</p>

<p style="text-align: right;">Page 101</p> <p>1 beautiful, and you're allowing all of these buildings to</p> <p>2 go up without the proper care of how you're going to</p> <p>3 move all of these cars from point "A" to point "B." So</p> <p>4 I think there's got to be a little bit more planning</p> <p>5 with that, and not just allow these massive buildings to</p> <p>6 go up. Too many people. So that's it. Thank you.</p> <p>7 CHAIRMAN AIZENSTAT: Thank you.</p> <p>8 THE SECRETARY: Josie Pardo.</p> <p>9 UNKNOWN SPEAKER: She left.</p> <p>10 CHAIRMAN AIZENSTAT: Anymore speakers?</p> <p>11 THE SECRETARY: No.</p> <p>12 CHAIRMAN AIZENSTAT: At this time, I'd like to</p> <p>13 close the floor for public comment.</p> <p>14 MR. NAVARRO: So just-- I'd like to just address</p> <p>15 the-- we appreciate, obviously, the input from the</p> <p>16 neighborhood. That's very important. This is a project</p> <p>17 that, obviously, we didn't just start four months ago,</p> <p>18 but it was started two years ago when we started looking</p> <p>19 at this area. And one of the things-- and I think Maria</p> <p>20 Christina said it perfectly, is that this is an area</p> <p>21 that is almost like the forgotten corner of Coral</p> <p>22 Gables, and it needs revitalization. And this area is</p> <p>23 important because it provides really the affordability</p> <p>24 housing in Coral Gables. It's the only place that young</p> <p>25 families and young professionals can actually afford</p>	<p style="text-align: right;">Page 102</p> <p>1 rents here. And the issue we have is that we have very</p> <p>2 small outdated buildings that don't have good a.c. They</p> <p>3 don't have good amenities, and they have very poor</p> <p>4 parking. And the property here today, which some</p> <p>5 neighbors are saying is their green space, is actually</p> <p>6 the private property that we're building. It's not a</p> <p>7 park. It's a private property. I wanted to clarify,</p> <p>8 for the record. This is not a park area. It's just</p> <p>9 undeveloped. They're two very old buildings that have</p> <p>10 no parking. The a.c. is very, very poor in there. And</p> <p>11 what we're doing is we're trying to create and replace</p> <p>12 those units with units that will attract people.</p> <p>13 I was going to have Deven hand out something that</p> <p>14 I wanted every one to look at, which is one of the</p> <p>15 things that, you know, your Planning Director mentioned.</p> <p>16 This is a site that originally was inside the MXD</p> <p>17 overlay. It was a site that the Board considered, and</p> <p>18 at the last minute it came out. And I think the Board</p> <p>19 wanted to make sure to see what was going to go in</p> <p>20 there, and I think that this is right project at the</p> <p>21 right time, and this something is that we are providing</p> <p>22 open spaces. We are providing, instead of 15 percent</p> <p>23 open space, we're providing 40 percent open space. And</p> <p>24 this is not 40 percent in our amenity deck. We are not</p> <p>25 even counting the amenity deck as part of our open</p>
<p style="text-align: right;">Page 103</p> <p>1 space. We're providing it as part of a 6,000 square</p> <p>2 foot park. And in addition to that, 6,000 square foot</p> <p>3 park, something I forgot to mention was that we are</p> <p>4 doing a cross block paseo, which we worked with your</p> <p>5 Planning Director to try to incorporate, and it runs</p> <p>6 here. This is all covered walkway, which allows people</p> <p>7 to access the park from both Santillane and from</p> <p>8 Calabria. So this is something that we incorporated in</p> <p>9 addition to all of the other public benefits that we're</p> <p>10 providing.</p> <p>11 In terms of building height, I know that there</p> <p>12 were residents from the Puerto de Palma, who are right</p> <p>13 to the east of us. They're in a 15-story building. So</p> <p>14 it's a much taller building than what we are providing,</p> <p>15 but we are being sensitive to-- one of the things that</p> <p>16 we're doing, if you look on the east side, that building</p> <p>17 really has an eight-foot setback that we could do, and</p> <p>18 we are moving it back to 50 feet, and that is 50 feet at</p> <p>19 ground level. And at 30 feet, it steps an additional</p> <p>20 eight feet. We've been very sensitive to try to push</p> <p>21 that building visually back as far as possible.</p> <p>22 One of the things regarding building height, and I</p> <p>23 forgot to say this, and I wanted to make sure I</p> <p>24 clarified, this site has a site specific standard. And</p> <p>25 the site specific standard allows us to go 150 feet in</p>	<p style="text-align: right;">Page 104</p> <p>1 building height, and we're only at 130 feet. So we're</p> <p>2 well below the maximum height that's allowed. We're</p> <p>3 well over the open space that's allowed by almost three</p> <p>4 times the amount of open space, and we're also below the</p> <p>5 FAR that would normally be allowed at 3.5. We're only</p> <p>6 at 3.39. So we are below the maximum thresholds that we</p> <p>7 would generally be entitled to if we were developing</p> <p>8 this under MXD. So we have tried to be sensitive.</p> <p>9 Our traffic engineer is here to answer any</p> <p>10 questions regarding traffic. I know this is an area</p> <p>11 that obviously when we look at this type of density</p> <p>12 between 120 and 125 units, we looked at all of those</p> <p>13 issues during the Ordinance approval process. But one</p> <p>14 of the things that makes this site unique is that</p> <p>15 literally you can throw a bowling ball almost at the</p> <p>16 trolley stop. It's right across the street from us.</p> <p>17 And there is a very ambitious and beautiful plan that</p> <p>18 the City is has proposed for Galiano, in terms of a bike</p> <p>19 path that will be constructed, and it will connect</p> <p>20 basically the north side of 8th Street to Downtown. And</p> <p>21 with the young professionals and young families that</p> <p>22 we're seeking to attract here, these are people that</p> <p>23 don't rely, as much as we would, on cars. They tend to</p> <p>24 bike. They tend to walk, take uber and public</p> <p>25 transportation. And this is directly across from</p>

<p style="text-align: right;">Page 105</p> <p>1 Douglas Entrance, which has a large employment hub.</p> <p>2 It's a bikeable distance to Downtown. And you have all</p> <p>3 of these medical clinics and offices and restaurants on</p> <p>4 Ponce and on 8th Street that people could just live here</p> <p>5 and walk to work. So this is a great project, in terms</p> <p>6 of when you talk about mixed-use and recapturing of</p> <p>7 trips, I think this is the poster project for this. And</p> <p>8 Juan Espinosa is here. If you can raise your hand.</p> <p>9 He's our traffic engineer. I know the City's right next</p> <p>10 to him, but he's here to answer any questions that you</p> <p>11 may have from a traffic perspective.</p> <p>12 I know that Maria Christina had some comments, as</p> <p>13 well, and we look forward to meeting with her, talk</p> <p>14 about the architecture. I can tell you that we went</p> <p>15 through several Board of Architects meetings. We did</p> <p>16 look at the roofline. We did look at the arcade. Those</p> <p>17 were tweaked, and we're open to comments on that, as</p> <p>18 well, but I think this is a great project.</p> <p>19 As I was saying, if you're in favor of</p> <p>20 revitalizing the North Ponce area, bringing walkability,</p> <p>21 open spaces, and young families, I think this is the</p> <p>22 right project at the right time, and I hope all projects</p> <p>23 that move forward are held to this standard, and we ask</p> <p>24 for your support. Our whole team is here to answer any</p> <p>25 questions.</p>	<p style="text-align: right;">Page 106</p> <p>1 MS. VELEZ: Question, is this being proposed as a</p> <p>2 condominium or as a rental?</p> <p>3 MR. NAVARRO: Currently we're proposing it as a</p> <p>4 rental, but obviously it's going to be, you know,</p> <p>5 high-end rental, but we think, you know-- what we're</p> <p>6 trying to do is create a product that will attract</p> <p>7 teachers, nurses, young families over to this area.</p> <p>8 People that do not want to be in traffic for 45 minutes,</p> <p>9 and work in the area. And there's really no product</p> <p>10 like this right now. So we're excited to be the first</p> <p>11 project to try to bring the City's vision to light.</p> <p>12 MR. TRIAS: I have a question. What is the</p> <p>13 smallest unit in the project in square footage?</p> <p>14 MR. NAVARRO: 700 square feet.</p> <p>15 CHAIRMAN AIZENSTAT: And the largest?</p> <p>16 MR. NAVARRO: I think it's 1,200.</p> <p>17 CHAIRMAN AIZENSTAT: And number of bedrooms? Is</p> <p>18 the smallest unit a one-bedroom or studio? If you could</p> <p>19 come up.</p> <p>20 MS. MOTA: It's a one-bedroom.</p> <p>21 CHAIRMAN AIZENSTAT: So there are no studios?</p> <p>22 MS. MOTA: No.</p> <p>23 CHAIRMAN AIZENSTAT: It's the one-bedroom. And</p> <p>24 the largest unit is how many bedrooms?</p> <p>25 MS. MOTA: It's two bedrooms.</p>
<p style="text-align: right;">Page 107</p> <p>1 CHAIRMAN AIZENSTAT: I just want you to explain a</p> <p>2 second the process that you went through with the Board</p> <p>3 of Architects when they looked at design, so forth?</p> <p>4 MR. NAVARRO: So we originally submitted, and we</p> <p>5 received several comments, which we went back to</p> <p>6 address. I think we came back a second time. And the</p> <p>7 second time is when we started to hone in on the</p> <p>8 entrance to the project, because we're creating this</p> <p>9 plaza which is really-- the public open space is to the</p> <p>10 west, but the east side is also a public open space, but</p> <p>11 it's more like the entrance to the project. It's also a</p> <p>12 community accessible space. And that's where the Board</p> <p>13 of Architects wanted us to focus, in terms of</p> <p>14 articulating that and creating-- I think if you can</p> <p>15 see-- if Daniela can show the entrance. We tried to</p> <p>16 highlight that entrance. Also, if you can see the roof</p> <p>17 elements now come up. And what they wanted was more of</p> <p>18 a clean look, and that's why it ended up in this current</p> <p>19 design.</p> <p>20 CHAIRMAN AIZENSTAT: So the Board of Architects</p> <p>21 asked you for that?</p> <p>22 MR. NAVARRO: Yes. At first, it was a much more</p> <p>23 simplistic design. The Board of Architects--</p> <p>24 MR. GRABIEL: Excuse me, more simplistic?</p> <p>25 MR. NAVARRO: Simplistic design, yeah. What the</p>	<p style="text-align: right;">Page 108</p> <p>1 Board of Architects asked us to do is create variances</p> <p>2 in height at the roof level, and also to create those</p> <p>3 indentations that you see, which are the second upper</p> <p>4 level setbacks, and those were all things that came out</p> <p>5 of our meetings with the Board of Architects.</p> <p>6 CHAIRMAN AIZENSTAT: And how long was that</p> <p>7 process?</p> <p>8 MR. NAVARRO: It was I would say about four to six</p> <p>9 weeks. I think it was what they call like a dry run</p> <p>10 meeting, and then two formal meetings with the Board of</p> <p>11 Architects. Some of these projects are getting</p> <p>12 confused, but I know that we did spend some time-- and</p> <p>13 there was actually a gap between our first meeting and</p> <p>14 the time we went back, because there were substantial</p> <p>15 changes that had to be made.</p> <p>16 CHAIRMAN AIZENSTAT: Okay.</p> <p>17 MS. VELEZ: What is the makeup of the units? How</p> <p>18 many one bedrooms versus two bedrooms?</p> <p>19 MS. MOTA: I think it's a 50/50 mix.</p> <p>20 MS. VELEZ: And you said the two bedrooms were</p> <p>21 like how big?</p> <p>22 MS. MOTA: The biggest is like 1,200 feet.</p> <p>23 MS. VELEZ: They're small.</p> <p>24 MR. NAVARRO: So one of the things that's come out</p> <p>25 a lot is that people don't spend a lot of time in their</p>

<p style="text-align: right;">Page 109</p> <p>1 units anymore. People don't cook as much. But the</p> <p>2 smallest unit that is in the MF2 now, that the City has</p> <p>3 in their Code is 575 square feet, which we're well above</p> <p>4 that, but people are just-- you know, if you do bigger</p> <p>5 units-- and this is the reason why-- I know that Mr.</p> <p>6 Behar, who isn't here, but I think he mentioned this,</p> <p>7 and he did a great calculation when we were considering</p> <p>8 the densities for these areas. What happens is, you</p> <p>9 want to get to a sweet spot, in terms of the square</p> <p>10 footage for the unit that makes it what I'm calling</p> <p>11 affordable, which is not affordable housing, but it's</p> <p>12 affordable for young families that are over a certain</p> <p>13 threshold, but, you know, can't move into a bigger unit.</p> <p>14 And what you want to be is when you're at about 700</p> <p>15 square feet, if you're at \$3 per square foot which is</p> <p>16 very inexpensive rent, you're already at \$2,100.</p> <p>17 MS. MENENDEZ: It's not inexpensive, not for a</p> <p>18 teacher.</p> <p>19 MR. NAVARRO: So that's why these unit sizes we</p> <p>20 like to be at that rate, because that's what you're able</p> <p>21 to try to target. Now, that's 700. You go up, and, you</p> <p>22 know, the rent starts going up. So that's why we have</p> <p>23 to be sensitive to that. And I think that's why these</p> <p>24 density numbers were included when the City Commission</p> <p>25 adopted the Ordinance.</p>	<p style="text-align: right;">Page 110</p> <p>1 CHAIRMAN AIZENSTAT: Thank you. Maria.</p> <p>2 MS. MENENDEZ: You know, for me, the biggest</p> <p>3 struggle I have is the configuration of the lot. You</p> <p>4 know, I see these three 2-story buildings, and I'm kind</p> <p>5 of wondering couldn't we have incorporated that somehow,</p> <p>6 because to me the configuration is a challenge?</p> <p>7 MR. NAVARRO: And we actually-- that's a great</p> <p>8 question, because we looked at that. That site would</p> <p>9 qualify for your Residential Infill Development. Even</p> <p>10 though that's what that is today, in the future it could</p> <p>11 go up 200 feet, 100 units per acre, 15 percent open</p> <p>12 space. And what we did, and Daniela could explain</p> <p>13 further, is what's abutting those three homes is our--</p> <p>14 or those three apartment buildings, which are also some</p> <p>15 of these outdated apartment buildings, is our amenity</p> <p>16 deck, and it's only 45 feet high. So it's a 45-foot</p> <p>17 high pedestal, and then it steps back 38 feet.</p> <p>18 MS. MENENDEZ: That was going to be my question.</p> <p>19 What is the setback in that area?</p> <p>20 MS. MOTA: We have 38 feet from the property line</p> <p>21 to the back of the building.</p> <p>22 MS. MENENDEZ: Okay. Let me ask you, are</p> <p>23 residents that are here today, is this the first time</p> <p>24 you hear their comments, or are these comments that have</p> <p>25 been addressed before but not really like responded to?</p>
<p style="text-align: right;">Page 111</p> <p>1 MR. NAVARRO: So we had a neighborhood meeting</p> <p>2 where I think I see some familiar faces, and we</p> <p>3 introduced the project. We introduced the concept of</p> <p>4 allowing for allotments. Even though we do have a site</p> <p>5 specific of 150 feet, allowing for flexibility in our</p> <p>6 design to free up the open spaces I know there were</p> <p>7 concerns about traffic. I think the traffic is more</p> <p>8 dealing with-- you know, they're right across the street</p> <p>9 from us, and they're right across also from Douglas</p> <p>10 Entrance, which is an office-- primarily an office</p> <p>11 complex, and I think that's where the traffic generation</p> <p>12 is. What we tried to explain, and Juan could probably</p> <p>13 do a much better job than I can, is that when you have</p> <p>14 office near residential, that's actually a good thing,</p> <p>15 because you have varying peak hours, and we did mention</p> <p>16 that. But some of those things regarding the design of</p> <p>17 the building, in terms of architecture, I think it's the</p> <p>18 first time that we heard them.</p> <p>19 MS. MENENDEZ: Has the comment that the City's</p> <p>20 Consultant, in regard to traffic, been responded to,</p> <p>21 because we just have the comments from the City?</p> <p>22 MR. NAVARRO: Yes, we did respond back to those</p> <p>23 comments.</p> <p>24 MS. MENENDEZ: And has the Public Works Department</p> <p>25 accepted--</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. TRIAS: Why don't we ask the Consultant to</p> <p>2 explain.</p> <p>3 MR. SNYDER:: Good evening. Jack Snyder with the</p> <p>4 Firm Atkins, offices at 800 Waterford Way, Suite 700 in</p> <p>5 Miami.</p> <p>6 CHAIRMAN AIZENSTAT: You're here on behalf of the</p> <p>7 City?</p> <p>8 MR. TRIAS: Working on behalf of Public Works.</p> <p>9 CHAIRMAN AIZENSTAT: Thank you.</p> <p>10 MR. SNYDER: Yes. We've reviewed the April</p> <p>11 version of the report, provided comments on that. The</p> <p>12 applicant has responded back and modified the report.</p> <p>13 We're in the process of re-reviewing the report to see</p> <p>14 that the comments were suitably addressed. The comments</p> <p>15 were generally minor in nature.</p> <p>16 MS. MENENDEZ: Okay.</p> <p>17 CHAIRMAN AIZENSTAT: So the comments that were</p> <p>18 made, they were responded. Are you saying that you're</p> <p>19 not satisfied with the comments?</p> <p>20 MR. SNYDER: No. We're completing a review of</p> <p>21 those responses.</p> <p>22 CHAIRMAN AIZENSTAT: When were those comments</p> <p>23 addressed, how long ago?</p> <p>24 MR. SNYDER: Our comments were submitted on May</p> <p>25 30th.</p>

<p style="text-align: right;">Page 113</p> <p>1 CHAIRMAN AIZENSTAT: Okay. And then they</p> <p>2 responded how long ago?</p> <p>3 MR. SNYDER: Juan, do you have the exact date?</p> <p>4 MR. ESPINOSA: Juan Espinosa, with-- 7050 Ponce de</p> <p>5 Leon. So we resubmitted-- well, some of the comments</p> <p>6 were related to the site plan, so the following day we</p> <p>7 submitted the revised site plan to address some of the</p> <p>8 comments about loading and the bicycle racks, and the</p> <p>9 entrances. So that was submitted right away, and you</p> <p>10 provided your response to those comments. And then</p> <p>11 there were some minor comments on the traffic</p> <p>12 specifically, and those were submitted last week.</p> <p>13 CHAIRMAN AIZENSTAT: So you're saying they're</p> <p>14 minor comments, if I understood you?</p> <p>15 MR. SNYDER: Yes. Those we haven't responded to,</p> <p>16 yeah.</p> <p>17 CHAIRMAN AIZENSTAT: Okay. Other than that, are</p> <p>18 you pretty much in agreement?</p> <p>19 MR. SNYDER: Yes, I believe so.</p> <p>20 MR. ESPINOSA: Yes.</p> <p>21 CHAIRMAN AIZENSTAT: Okay. Thank you. Maria, do</p> <p>22 you want to continue?</p> <p>23 MR. SNYDER: Thank you.</p> <p>24 MS. MENENDEZ: I have a question for the City.</p> <p>25 You showed us the overlay for Ponce. Can I see what it</p>	<p style="text-align: right;">Page 114</p> <p>1 exists today, and what's being proposed-- is the overlay</p> <p>2 for Ponce being proposed to change, or we're just doing</p> <p>3 a pad?</p> <p>4 MR. TRIAS: It's both. It's an amendment. It's a</p> <p>5 map amendment, which is shown in the power point and</p> <p>6 also in the Staff Report.</p> <p>7 MS. VELEZ: Page 6 of the Staff Report.</p> <p>8 MR. TRIAS: Maybe if I can borrow yours. Thank</p> <p>9 you.</p> <p>10 MS. MENENDEZ: No. No. I'm talking about that.</p> <p>11 So we're going back to what was, you know, originally</p> <p>12 submitted as far as bringing in this property. Did we</p> <p>13 look at every other property? Because I remember that</p> <p>14 meeting, we had a whole bunch of people here wanting for</p> <p>15 us to consider every other property. Why this one?</p> <p>16 MR. TRIAS: Yeah. And we took it out, as you may</p> <p>17 recall because of that. Just to say, okay, let's just</p> <p>18 focus on Ponce de Leon. And, in my view, that area that</p> <p>19 is that triangle of East Ponce is always an area that</p> <p>20 really should belong with Ponce de Leon. So that was</p> <p>21 the original intent.</p> <p>22 And the answer to your question is, as a result of</p> <p>23 the discussion, it was decided by the Board and by the</p> <p>24 Commission to keep it out of the overlay. Now, the</p> <p>25 applicant-- and remember we did have that discussion--</p>
<p style="text-align: right;">Page 115</p> <p>1 that applicants could propose amendments to that map. I</p> <p>2 mean, because the actual boundaries of that map, as you</p> <p>3 know, were very difficult to finalize because there are</p> <p>4 a lot of issues that deal with property ownership, et</p> <p>5 cetera, that, in my view, could be reviewed at a later</p> <p>6 date like today, based on the specifics of the Site</p> <p>7 Plan. So that is the nature of the request.</p> <p>8 MS. MENENDEZ: But why isn't it just being</p> <p>9 addressed as a pad? What's the benefit of having to now</p> <p>10 go back and put this as part of the overlay?</p> <p>11 MR. TRIAS: The density. The density request,</p> <p>12 which is 125.</p> <p>13 MS. MENENDEZ: But as a pad, he can pretty much</p> <p>14 ask whatever he wants.</p> <p>15 MR. TRIAS: Not exactly. And we spent a lot of</p> <p>16 time with the attorney looking at this, and what happens</p> <p>17 is that if it is Zoned Commercial, you would be right.</p> <p>18 Because of the mixed-use overlay that has been proposed.</p> <p>19 And the Zoning of Commercial created some future issues</p> <p>20 if this project were not to develop, for example, so</p> <p>21 that's why we recommended the denial.</p> <p>22 CHAIRMAN AIZENSTAT: And that's why they didn't go</p> <p>23 into--</p> <p>24 MR. TRIAS: Yeah.</p> <p>25</p>	<p style="text-align: right;">Page 116</p> <p>1 MS. MENENDEZ: But this is the mixed-use?</p> <p>2 MR. TRIAS: Yes, the land use. The land use is</p> <p>3 mixed-use, yes.</p> <p>4 MS. MENENDEZ: And the zoning?</p> <p>5 MR. TRIAS: The zoning remains MF2 which in the</p> <p>6 overlay it's allowed to be mixed-use, and it's allowed</p> <p>7 to have up to 125 units.</p> <p>8 CHAIRMAN AIZENSTAT: As of right.</p> <p>9 MR. TRIAS: Well, as part of the overlay. It's a</p> <p>10 conditional use.</p> <p>11 CHAIRMAN AIZENSTAT: So it's conditional?</p> <p>12 MR. TRIAS: It's a little complicated, but--</p> <p>13 MR. COLLIER: Just to add to that--</p> <p>14 MS. MENENDEZ: No it's not complicated. I</p> <p>15 understand why they're doing it. I'm just concerned</p> <p>16 that, again, we're going to go back because I remember</p> <p>17 we had a couple of owners here that wanted the same</p> <p>18 thing. So are we going to start seeing this, you know,</p> <p>19 Ponce Corridor line start extending all the way to</p> <p>20 Douglas Road?</p> <p>21 MR. TRIAS: I don't think to Douglas.</p> <p>22 MS. MENENDEZ: To Galiano?</p> <p>23 MR. TRIAS: Perhaps on a case by case basis, we</p> <p>24 could expect that. Now, the difference is that this</p> <p>25 over one acre. Very rare that we will have another</p>

<p style="text-align: right;">Page 117</p> <p>1 property this large. So there are multiple things going 2 on. 3 MS. MENENDEZ: And so what happens to these three 4 two-story buildings that are in that nitch there? 5 MR. TRIAS: Well, they could apply for the Infill 6 Overlay. 7 MS. VELEZ: Do they know that this is happening? 8 MR. TRIAS: Yes, they were notified. 9 CHAIRMAN AIZENSTAT: Craig, you had a comment? 10 MR. COLLIER: The only thing I was going to say is 11 that because the Zoning is MF2, in order to have 12 mixed-use, you need to extend the overlay to the 13 property. Otherwise, you're in a position where you'd 14 have to rezone the area to Commercial to get to 15 mixed-use, and the Director did not want to see this be 16 rezoned Commercial. So the way they get to the 17 mixed-use is to be able to extend the overlay. 18 MS. MENENDEZ: What about the mixed-used, as far 19 as what percentage is retail? What percentage is 20 office? And what percentage is residential? Do they 21 meet those? 22 MR. TRIAS: Yes. That was the last revision that 23 they had to do. 24 MS. MENENDEZ: What is the retail being proposed, 25 because I just saw office.</p>	<p style="text-align: right;">Page 118</p> <p>1 MR. TRIAS: I think the architect can give us the 2 precise numbers, because they were changed recently, and 3 I don't remember exactly. 4 MS. MENENDEZ: What kind of retail amenities are 5 we looking to put there for the area? 6 MR. NAVARRO: So that's a great question, because 7 we've studied this. 8 MS. MENENDEZ: Because that's the big deal about 9 those urban areas, right? 10 MR. NAVARRO: Yeah, and it's a unique area, 11 because it's not an area, based on the neighborhood 12 meeting that we had, and the input that we received, is 13 an area that you'd want to see a fewer retail use. You 14 want to see more of like a service use for the 15 community. You don't want like-- I always give this bad 16 example-- like a Jimmy John's that or some sort of 17 sandwich shop that does deliveries, and you're going to 18 get all of this traffic. So what we really are looking 19 at, honestly, is like a doggy daycare, doggy-type of 20 salon, which can be an amenity. You know, you're going 21 to have people walking their dogs to the park. Every 22 one has pets or knows someone that has pets, and that's 23 what we're thinking of putting at the ground floor 24 retail. 25 MS. MENENDEZ: And how much retail are you looking</p>
<p style="text-align: right;">Page 119</p> <p>1 at for the site? 2 MS. MOTA: It doesn't say, but it's around 3 12,000-- 1,200 square feet. 4 MS. ANDERSON: 1,200 total? 5 MS. MENDNEZ: 1,200. So a unit size? One size of 6 a unit? 7 MR. NAVARRO: So if I can walk through the plan 8 because we've worked on this. 9 MR. TRIAS: Why don't you show the board on the 10 retail so it's clear. 11 MR. NAVARRO: So what we have is this is an area 12 that we're trying to bring young professionals, maybe 13 art galleries, things of that nature has been a big push 14 that the Mayor has proposed, as well, and we have 15 live/work units. These are really work/live units. 16 Mostly in a live/work, you're talking about 50/50. The 17 way that we've designed these, they're primarily work 18 units, with a living component. We wanted to try to 19 bring in-- you know, as I was talking to some of the 20 residents, we want to try to bring in people from 21 Wynwood, from Midtown to come in here and maybe have, 22 you know, their young entrepreneur shops or their art 23 shops here. So that's a work/live component that's at 24 the ground level, which is commercial, but it's 25 transitionary commercial use. We also have an office</p>	<p style="text-align: right;">Page 120</p> <p>1 component that-- which is on the north side along 2 Calabria, and the retail component is on the corner of 3 Santillane and East Ponce, which that's-- you know, we 4 don't know what's going in there, but we think it's 5 going to be a service oriented use that people from the 6 neighborhood are going to walk to. 7 CHAIRMAN AIZENSTAT: So the other blue is an 8 office for the development rental office, per se? 9 MR. NAVARRO: Uh-huh. 10 CHAIRMAN AIZENSTAT: And the live/work units are 11 independent? It's not like a WeWork area where they 12 have a massive site, where you have different 13 individuals that, you know, all share office space? 14 MR. NAVARRO: Correct. So there is a space-- do 15 you have the new amenity deck plan? On the amenity deck 16 is where we have incorporated that component. There are 17 amenities, obviously, for the residents, but on the 18 north side there is this office space, which we can 19 see as a WeWork space, which other people in the 20 neighborhood-- I don't know if you're familiar with 21 them. They're very popular now-- could use them as 22 well. And what's nice is that this is going on while 23 the residents are off to work. So we have that mixture 24 that you want to see in these mixed-use projects from a 25 traffic perspective, and this is where we worked on so</p>

<p style="text-align: right;">Page 121</p> <p>1 hard since Friday evening is to incorporate those types</p> <p>2 of uses in the amenity deck area.</p> <p>3 MS. MENENDEZ: As far as pedestrian amenities,</p> <p>4 what are you providing for the area? Pedestrian</p> <p>5 amenities, the trolley. You gave us a map for the</p> <p>6 trolley. What's happening with that? What amenities</p> <p>7 are you bringing into the area?</p> <p>8 MR. NAVARRO: So we are bringing in the public</p> <p>9 park, which we don't have a design for what's going in</p> <p>10 there yet.</p> <p>11 MS. MENENDEZ: It's a public park?</p> <p>12 MR. NAVARRO: Public park. And what we anticipate</p> <p>13 to do, and we're still working with the City</p> <p>14 Administration is to deed that to the City so they can--</p> <p>15 MS. MENENDEZ: Which one? Both of them?</p> <p>16 MR. NAVARRO: No. It's just there here.</p> <p>17 MS. MENENDEZ: Okay.</p> <p>18 MR. TRIAS: Now, what I would also say is that</p> <p>19 that's also consistent with the idea of the paseo that's</p> <p>20 in the overlay. Remember, that we had that in the back</p> <p>21 of the Ponce de Leon process. So that's one of the</p> <p>22 reasons why this makes sense in the bigger picture.</p> <p>23 MR. NAVARRO: So that's like our big amenity.</p> <p>24 Also, we are providing 6,000 square feet of arcade,</p> <p>25 which goes all around the property. So now when you</p>	<p style="text-align: right;">Page 122</p> <p>1 walk, you will be able to walk in a covered area. And</p> <p>2 then one of the things that we also worked to</p> <p>3 incorporate is the cross block paseo, which was an item</p> <p>4 that is part of these workshops that we had. Everybody</p> <p>5 wants, when you have these large blocks, you try to have</p> <p>6 a cross block paseo, so you don't have to walk all the</p> <p>7 way around. This is an acre site. It's unique in the</p> <p>8 area. So we provided that right in the middle of the</p> <p>9 property. Because of the apartment buildings that are</p> <p>10 to the south, we couldn't run it all the way through.</p> <p>11 So we connected it along our property boundary.</p> <p>12 Hopefully when that site goes to redevelop, maybe they</p> <p>13 can connect to it, put it underneath their building, but</p> <p>14 we are running it on our property for now.</p> <p>15 CHAIRMAN AIZENSTAT: And the park is considered a</p> <p>16 passive park?</p> <p>17 MR. NAVARRO: Yes.</p> <p>18 MS. MENENDEZ: What's the width of that park?</p> <p>19 MR. NAVARRO: It's 60 feet by about 100 feet.</p> <p>20 MS. MENENDEZ: 6,000?</p> <p>21 MR. NAVARRO: Approximately.</p> <p>22 MS. ANDERSON: And does the walkway connect with</p> <p>23 the arcade?</p> <p>24 MR. NAVARRO: Yes, it does. Right here underneath</p> <p>25 here.</p>
<p style="text-align: right;">Page 123</p> <p>1 MS. ANDERSON: Yeah, because on some of the</p> <p>2 drawings--</p> <p>3 MR. NAVARRO: You can't see it because there's a</p> <p>4 tree here, but, yeah. What our intent is that you would</p> <p>5 walk, come through here, and if you wanted to get over</p> <p>6 here, you could just walk through here. And that would</p> <p>7 be all lit.</p> <p>8 MS. ANDERSON: On some of your renderings it show</p> <p>9 that there's a swatch of grass area, and it doesn't</p> <p>10 connect to the arcade?</p> <p>11 MR. NAVARRO: Yeah. The intent is to connect it.</p> <p>12 We haven't programmed it yet so-- what we've heard the</p> <p>13 majority of the people we've spoken to say in the</p> <p>14 neighborhood it's not to have it as an active park, but</p> <p>15 you know, have it as a passive park; some benches,</p> <p>16 people could walk their dogs, have the little, you know,</p> <p>17 doggy bags there. And, you know, a place that when they</p> <p>18 go at night, it can be lit and inviting, but not like a</p> <p>19 playground type of park, but we will-- I think, if</p> <p>20 that's one of conditions that the Board-- or one of the</p> <p>21 things the Board wants us to look, we could look at</p> <p>22 making sure that whatever is programmed there connects</p> <p>23 to that paseo, because that's really the intent of it.</p> <p>24 We want to guide people to that Paseo.</p> <p>25 MS. ANDERSON: All right. And the veranda area</p>	<p style="text-align: right;">Page 124</p> <p>1 around-- what's seen in some of the verandas is they get</p> <p>2 occupied by restaurant tables, restaurant benches, and</p> <p>3 then they now cease to be verandas, and they're now</p> <p>4 extensions of a restaurant or another business. What</p> <p>5 would prevent that from happening here, and we cease to</p> <p>6 have a veranda?</p> <p>7 MR. NAVARRO: And we've seen that on a lot of</p> <p>8 projects that that occurs. One of the things that</p> <p>9 prevents us from doing that is parking. In order to</p> <p>10 have a restaurant there, we wouldn't have sufficient</p> <p>11 parking to accommodate that. It's a much higher parking</p> <p>12 standard. So that's one of the things that would</p> <p>13 prevent us. Also, there's ADA requirements that we</p> <p>14 would have to meet. So before we could put a table</p> <p>15 there, we would have to make sure there's sufficient</p> <p>16 clearance to comply with accessibility requirements. So</p> <p>17 we're limited in the ability to be able to put a</p> <p>18 restaurant there.</p> <p>19 CHAIRMAN AIZENSTAT: And would you have to get</p> <p>20 approval from the City?</p> <p>21 MR. NAVARRO: Correct, yes.</p> <p>22 CHAIRMAN AIZENSTAT: So you'd have to come back to</p> <p>23 the City?</p> <p>24 MR. NAVARRO: Uh-huh. I think there is a program</p> <p>25 now to come in to get restaurants in, but I think if</p>

<p style="text-align: right;">Page 125</p> <p>1 it's-- those are for the older projects. On the new  2 projects, we still have to come in and provide the right  3 amount of parking, and go through a modification  4 process.  5 MS. ANDERSON: Not everybody in every instance  6 considers a restaurant application, is aware of the ADA  7 requirements. So in these drawings that you provided,  8 there's a minimum of 36-inch path that is required to be  9 maintained clear of any obstructions, garbage cans,  10 chairs, tables, et cetera so that you have  11 accessibility.  12 MR. NAVARRO: Uh-huh. I mean, we don't expect to  13 have a restaurant so we haven't designed for it. We do  14 have a patio area there. It's not that we wouldn't have  15 one, but that's really the main entrance to our lobby.  16 But we were going for a more passive commercial use.  17 MS. ANDERSON: I know. But it doesn't mean the,  18 you know, the pet grooming store couldn't put a table  19 out there for somebody to have a drink or something  20 while they're waiting for their pet to be groomed, or if  21 they wanted to go out there and smoke, et cetera.  22 MR. NAVARRO: Do you know how wide our arcade is?  23 MS. MOTA: The arcade. It's eight feet minimum.  24 MR. NAVARRO: It's eight feet.  25 MS. MOTA: At the smallest point, eight feet.</p>	<p style="text-align: right;">Page 126</p> <p>1 MS. ANDERSON: I know, and the requirement would  2 be to maintain the minimum of a 36-inch clearance floor  3 space for ADA requirements. So that if you're only  4 using a portion of that, you're still not blocking  5 pedestrians from being able to utilize that Veranda and  6 Arcade area to walk around the building.  7 MR. NAVARRO: So we may actually be able to  8 accommodate a small table if one of them wanted to have  9 some-- I mean, it's going to be a beautiful outdoor  10 space.  11 MS. ANDERSON: The LEED requirements. How are you  12 accomplishing those in designing those within the  13 buildings itself?  14 MR. NAVARRO: So the Code now requires, as you  15 know, for us to comply with a LEED Certification. That  16 was I think Commissioner Lago's Ordinance; that he  17 required that. So we are going to be a LEED building.  18 I know one of the residents had comments on that. We  19 are going to be environmenatally friendly. I don't  20 think we've created a LEED checklist yet, but any  21 building, I forget, I think it's over 50,000 square  22 feet--  23 MR. TRIAS: Lead Silver is a requirement.  24 MR. NAVARRO: Lead Silver requirement, so we'll  25 comply with that. I don't know how we will get to that</p>
<p style="text-align: right;">Page 127</p> <p>1 checklist. I know the owner is here, but I don't think  2 we've gotten that far in the design yet.  3 CHAIRMAN AIZENSTAT: But you are required to  4 comply with that.  5 MR. NAVARRO: Yeah.  6 CHAIRMAN AIZENSTAT: And you will.  7 MS. ANDERSON: Well, I know you're required to  8 comply, but what I've seen usually is people don't think  9 about it until after the fact, so, therefore, there are  10 components that you could have included, but if you had  11 thought about it ahead of time. Like the roof is  12 completely vacant right now. What do you plan on doing  13 with it? Are you going to put solar panels on it? Are  14 you going to have green space up there? Are you going  15 to have water collection areas? You have a pool. You  16 know, there's no area for catchment of the rainwater--  17 reuse of the rainwater for irrigation purposes, et  18 cetera. You know, it's a moving target.  19 MR. NAVARRO: Yeah. And I think that's actually a  20 great point that, you know, when we start that process  21 to look into that. I think one of the things that  22 benefits us here is that I think we have a flat roof as  23 a tope level, right. So rather than having a pitched  24 roof, we have some flexibility at the roof level if we  25 need to accommodate some of those elements.</p>	<p style="text-align: right;">Page 128</p> <p>1 MS. ANDERSON: Right. I mean, this area is great  2 for complying with the water catchment requirements  3 within the design of the building itself. It's just  4 that I don't see any indication that that's been thought  5 of.  6 MR. NAVARRO: Yeah, we have not. We have not, but  7 definitely water conservation in today's environment  8 with what's going on, I think that's very important. I  9 think that's the first thing that all of the projects  10 I've been working on are looking at. The first step is  11 water efficiency, also. The Water and Sewer Department  12 gives you a little bit of a credit when you do these  13 things, in terms of your connection charges. So I think  14 that's our first step, and then-- I mean, we haven't  15 gotten there yet, but we'll definitely consider it.  16 MS. ANDERSON: Every 1,000 square feet, you're  17 going to be able to catch about 600 gallons of water per  18 year.  19 MR. NAVARRO: And with a pool, that would be--  20 MS. ANDERSON: Yeah, you have a pool you need to  21 fill.  22 MR. NAVARRO: And a very large park that we need  23 to get irrigate so those are things that we'll consider  24 definitely.  25 CHAIRMAN AIZENSTAT: Rhonda, do you have some more</p>



<p style="text-align: right;">Page 129</p> <p>1 comments?</p> <p>2 MS. ANDERSON: I may come back to it.</p> <p>3 MR. NAVARRO: One thing I wanted to clarify for</p> <p>4 the record, I went and double checked. These three</p> <p>5 apartment buildings are actually 18,000 square feet,</p> <p>6 they're not 20,000. So they'll be limited to-- it does</p> <p>7 have a site specific, but they wouldn't be able to get</p> <p>8 up to the entire 100 feet.</p> <p>9 MS. MENENDEZ: Is it one owner for all three?</p> <p>10 MR. NAVARRO: I haven't check, but I can get back</p> <p>11 to you on that.</p> <p>12 MS. MENENDEZ: That's important.</p> <p>13 MR. NAVARRO: Like I said, that building on-- is</p> <p>14 only 45 feet, and we did that on purpose.</p> <p>15 CHAIRMAN AIZENSTAT: For the park area, have you</p> <p>16 gone before the Parks and Recreation Board?</p> <p>17 MR. NAVARRO: No, we have not. We're still</p> <p>18 working with Administration as to whether it will be</p> <p>19 deeded or not. One of the considerations is</p> <p>20 availability of revenue to be able to maintain it.</p> <p>21 CHAIRPERSON AIZENSTAT: That's what I was</p> <p>22 thinking. That's why it would be nice to go before the</p> <p>23 Parks and Recreation Board.</p> <p>24 MR. NAVARRO: That's something we could do between</p> <p>25 now-- this is an interesting project in that</p>	<p style="text-align: right;">Page 130</p> <p>1 unfortunately we are up against a time constraint. We</p> <p>2 have an option on that park piece that we haven't been</p> <p>3 able to get an extension on, and we need to make a</p> <p>4 decision by August. And unfortunately there are no</p> <p>5 hearings in August. So we need to get some level of</p> <p>6 comfort before we acquire that piece.</p> <p>7 One of the things we can do is, in between the</p> <p>8 First and Second Reading, is definitely go to the Parks</p> <p>9 Advisory Board and get their input, but it's something</p> <p>10 that we're definitely working on with Staff.</p> <p>11 CHAIRMAN AIZENSTAT: It's just their input for how</p> <p>12 to better utilize or how best to utilize that space.</p> <p>13 MR. NAVARRO: Yeah. And we're going to have to</p> <p>14 work with the City's arborist to figure out what trees</p> <p>15 are going to go in there.</p> <p>16 CHAIRMAN AIZENSTAT: Correct.</p> <p>17 MR. NAVARRO: We're still in the conceptual phase.</p> <p>18 CHAIRMAN AIZENSTAT: Julio.</p> <p>19 MS. VELEZ: I have a question. How is the</p> <p>20 off-street parking being affected by this project? I</p> <p>21 know the Woman's Club is there. There's a lot of</p> <p>22 events. Are we moving parking spaces?</p> <p>23 MS. MENENDEZ: They depend on that parking.</p> <p>24 MR. NAVARRO: We actually this is a great</p> <p>25 question. This is something we have been working on</p>
<p style="text-align: right;">Page 131</p> <p>1 with your Planning Director. The Code tends to require</p> <p>2 you to remove the angled parking and provide parallel</p> <p>3 parking. There is right here several angle parking</p> <p>4 spaces, which we know are used. You know, this is a</p> <p>5 vacant site right now, but they are used. If you look</p> <p>6 at Google Earth images, people are parking there often.</p> <p>7 It could be for the Woman's Club.</p> <p>8 One of the things that we wanted was to hopefully</p> <p>9 get the support of the Planning Board and the Commission</p> <p>10 to leave those angle parking spaces and not remove them,</p> <p>11 and provide parallel parking spaces. It will reduce the</p> <p>12 amount of parking that's there. I think we'll lose up</p> <p>13 to five spaces if we do that. And I think when you have</p> <p>14 these type of live/work units, you want to have that</p> <p>15 availability for parking.</p> <p>16 MS. MENENDEZ: And plus that parking is primarily</p> <p>17 also for the apartments in the area. There are a lot of</p> <p>18 residents that depend on that parking for where they</p> <p>19 live.</p> <p>20 CHAIRMAN AIZENSTAT: Maybe be permit also after</p> <p>21 certain hours, like they do in the City of Miami Beach.</p> <p>22 MR. NAVARRO: Yeah. I mean, we are in favor of</p> <p>23 leaving it as is, and not modifying it, but--</p> <p>24 MS. MENENDEZ: Your parking spaces are just-- I</p> <p>25 mean, how does the parking-- are the parking spaces to</p>	<p style="text-align: right;">Page 132</p> <p>1 Code? Are they under? Over? Have they taken into</p> <p>2 account certain--</p> <p>3 MR. TRIAS: Yes. They're up to Code.</p> <p>4 MS. MENENDEZ: They're up to Code. So they're</p> <p>5 required 231, and they're providing 231?</p> <p>6 CHAIRMAN AIZENSTAT: In other words, are you over?</p> <p>7 MR. NAVARRO: I think we're right at the parking.</p> <p>8 Yeah, I think we're right at the parking.</p> <p>9 MS. MENENDEZ: So there's no room to maybe provide</p> <p>10 some public spaces or something?</p> <p>11 MR. NAVARRO: No. Actually I think because of the</p> <p>12 additional commercial space, we actually put some Lyft</p> <p>13 spaces now to provide for the residential component.</p> <p>14 MR. TRIAS: But the recommendation is to work with</p> <p>15 the Pparking Director, and see if there could be some</p> <p>16 parking. Certainly we can work with the applicant. I</p> <p>17 don't know if you took advantage of the shared parking</p> <p>18 completely. We may want to visit that.</p> <p>19 MR. NAVARRO: No. I don't think we took advantage</p> <p>20 of the shared parking.</p> <p>21 MR. TRIAS: So that may allow for some additional</p> <p>22 spaces that could be used by the public.</p> <p>23 MR. NAVARRO: And we're not counting for the</p> <p>24 off-street parking for our parking, so those are--</p> <p>25 that's parking that could be available.</p>

<p style="text-align: right;">Page 133</p> <p>1 MR. TRIAS: That's the recommendation.</p> <p>2 CHAIRMAN AIZENSTAT: What I see is that as far as,</p> <p>3 you know, there's been a lot of concern for traffic and</p> <p>4 so forth, but I see that the City has a traffic engineer</p> <p>5 and I see the project has a traffic engineer, and I</p> <p>6 haven't seen a lot of that come before a Board where</p> <p>7 there's been two engineers that are looking at it one</p> <p>8 from each side.</p> <p>9 MS. MENENDEZ: We've tried to kind of like</p> <p>10 recommend that or suggest that.</p> <p>11 CHAIRMAN AIZENSTAT: Correct, which is nice in</p> <p>12 this project. But what I'm saying is, in my past</p> <p>13 experience on this Board, I really have not seen that,</p> <p>14 and that's why I asked that specific question. Are you</p> <p>15 guys in agreement or are you guys--</p> <p>16 MR. TRIAS: What I would say is that the Public</p> <p>17 Works Department is working very hard to provide that</p> <p>18 support.</p> <p>19 CHAIRMAN AIZENSTAT: That's very nice.</p> <p>20 MS. MENENDEZ: Ramon, the three properties that</p> <p>21 are right there in the middle of all of this, what's the</p> <p>22 potential, if it's one owner that owns all three of</p> <p>23 their height build out? I mean, how high could they go?</p> <p>24 MR. TRIAS: I think it would be 45 feet. I mean,</p> <p>25 I haven't reviewed it personally, but intuitively I</p>	<p style="text-align: right;">Page 134</p> <p>1 think that's what it looks to me like, because of the</p> <p>2 dimension of the parcel.</p> <p>3 MR. NAVARRO: And I agree with that. And we</p> <p>4 checked right now, and it's all owned by one person.</p> <p>5 MS. MENENDEZ: One person. And it's not the same</p> <p>6 person that owns the property to the west by chance or</p> <p>7 no?</p> <p>8 MR. NAVARRO: I don't believe so.</p> <p>9 MR. TRIAS: Let me rephrase that, because thinking</p> <p>10 back, MF2 in this area, you may recall, had some sliding</p> <p>11 heights and so on. So the answer to that would require</p> <p>12 me looking at it more closely, but it's not going to be</p> <p>13 100 feet. I mean, that's probably the right answer.</p> <p>14 MS. MENENDEZ: But this one wouldn't be able to do</p> <p>15 a PAD?</p> <p>16 MR. TRIAS: No.</p> <p>17 MS. MENENDEZ: It's not that big.</p> <p>18 MR. TRIAS: Right. It has be an acre. PAD is</p> <p>19 very rare. It has to be an acre. It happens once in a</p> <p>20 while. So what happens is, that in addition to that, we</p> <p>21 have MF2, which has some specific requirements that</p> <p>22 allows for less than 20,000 square feet parcels to be</p> <p>23 taller than 45 feet. We are reviewing that. We are</p> <p>24 reviewing the MF2 requirements because they are very</p> <p>25 confusing.</p>
<p style="text-align: right;">Page 135</p> <p>1 MS. MENENDEZ: But you told us earlier that that</p> <p>2 would require for this to be rezoned commercial to allow</p> <p>3 for mixed-use.</p> <p>4 MR. TRIAS: No. No. The commercial, no. The</p> <p>5 mixed-use is the map amendment for the overlay. So</p> <p>6 without that map amendment, then you can do a</p> <p>7 residential multi-family building. And what I'm saying</p> <p>8 to you is that MF2 requirements are limited unusual in</p> <p>9 the sense that they allow for a little bit more height</p> <p>10 than the 45 feet that is the standard City wide limit.</p> <p>11 So I would have to look at it more closely.</p> <p>12 MS. MENENDEZ: I'm just trying to envision what</p> <p>13 could be built there after this building. I mean, it</p> <p>14 helps that they're at 45 feet at the back, but then the</p> <p>15 question becomes what becomes there.</p> <p>16 MR. TRIAS: The easy answer to your question is</p> <p>17 that the parking is going to determine the development.</p> <p>18 MS. MENENDEZ: That's a good point.</p> <p>19 MR. TRIAS: That's probably the easiest way to</p> <p>20 answer.</p> <p>21 MS. VELEZ: And they can come in and also request</p> <p>22 an overlay extension.</p> <p>23 MR. TRIAS: They could. They could.</p> <p>24 CHAIRMAN AIZENSTAT: Does anybody want to make a</p> <p>25 motion? It's closed to the floor right now. Rhonda.</p>	<p style="text-align: right;">Page 136</p> <p>1 MS. ANDERSON: I would like to see the LEED</p> <p>2 requirements included in the structures.</p> <p>3 CHAIRMAN AIZENSTAT: The LEED requirements are</p> <p>4 included or</p> <p>5 MR. TRIAS: Yes. The LEED requirements are</p> <p>6 included. They're a condition of approval.</p> <p>7 MS. ANDERSON: They're a condition of approval,</p> <p>8 but I mean incorporate it into the structure itself.</p> <p>9 I've seen designs that do it. They do it well, as</p> <p>10 opposed to an afterthought.</p> <p>11 MR. TRIAS: What you're saying is that it has to</p> <p>12 be done exceptionally well, okay.</p> <p>13 MS. ANDERSON: Do it exceptionally well, instead</p> <p>14 of, you know, doing recycling on the site. We're</p> <p>15 specifically looking for the type of amenities that the</p> <p>16 next generation wants to have.</p> <p>17 MR. TRIAS: We could have a discussion on that</p> <p>18 immediately on that topic with the applicant to see what</p> <p>19 their plan is, if you would like, and then present it to</p> <p>20 the Commission, and the applicant could explain it to</p> <p>21 the Commission.</p> <p>22 MR. NAVARRO: What we could is between now and the</p> <p>23 next meeting in July, we can create-- we did this one</p> <p>24 for a project. We can create kind of a LEED checklist</p> <p>25 of some of the items. So if the Board would like us to</p>

<p style="text-align: right;">Page 137</p> <p>1 focus on whether it's energy conservation or water</p> <p>2 conservation, we can put together a list of items and</p> <p>3 present that to the Commission as things we would commit</p> <p>4 to from the LEED checklist.</p> <p>5 MS. ANDERSON: Yeah. I mean, for instance, the</p> <p>6 catchment of rainwater. You're going to have to build</p> <p>7 that into the design. So it's not going to be an</p> <p>8 afterthought type of thing that you can do. You have to</p> <p>9 allow for those types of catchment areas. I've done my</p> <p>10 share of research on that when I was on the</p> <p>11 Sustainability Board. I showed the Board a number of</p> <p>12 designs that could be put into a structure, and it</p> <p>13 blends in very nicely, and that way you're not making as</p> <p>14 much impact on the surrounding water and sewer system,</p> <p>15 as well. And as well as the solar components, too. So</p> <p>16 I would like to see that included.</p> <p>17 CHAIRMAN AIZENSTAT: So that would be part of a</p> <p>18 recommendation that you would like to see included.</p> <p>19 MS. ANDERSON: Right.</p> <p>20 MR. NAVARRO: I just got a two thumbs up from my</p> <p>21 client in the back.</p> <p>22 MS. ANDERSON: Okay.</p> <p>23 CHAIRMAN AIZENSTAT: Would you like to make a</p> <p>24 motion based with that recommendation? Actually, how do</p> <p>25 we proceed with four items or five items.</p>	<p style="text-align: right;">Page 138</p> <p>1 MR. COLLER: We really need to-- we held the</p> <p>2 public hearing on all of the items, but now we have to</p> <p>3 have a motion on each individual item and vote on each</p> <p>4 individual item. And I think we could include in anyone</p> <p>5 of these, maybe in the Site Plan as a condition, the--</p> <p>6 MR. TRIAS: A detailed presentation of their LEED</p> <p>7 plan prior to City Commission approval.</p> <p>8 MS. ANDERSON: Right. Because you could include</p> <p>9 things like EB ready, electrical. Somebody wants to</p> <p>10 purchase a Tesla. It's not like rewiring the entire</p> <p>11 building.</p> <p>12 MR. NAVARRO: Yeah. And that's becoming more and</p> <p>13 more--</p> <p>14 CHAIRMAN AIZENSTAT: That's actually more</p> <p>15 prevalent today that they have mobile charging stations</p> <p>16 within the parking.</p> <p>17 MR. NAVARRO: And they're putting them in like the</p> <p>18 premiere spaces. So you're like incentivising people to</p> <p>19 get these energy--</p> <p>20 MR. COLLER: And there was an Ordinance adopted</p> <p>21 with regard to requirement-- I'm not sure if it's</p> <p>22 applicable, but there was an Ordinance with regard to</p> <p>23 the number of spaces provided.</p> <p>24 MR. NAVARRO: And I think we're complying with</p> <p>25 that, too.</p>
<p style="text-align: right;">Page 139</p> <p>1 MS. ANDERSON: I see it as if you build it, more</p> <p>2 people will buy it. And during my tenure on the</p> <p>3 Sustainability Board, people specifically said because</p> <p>4 you had charging stations, I purchased one of those</p> <p>5 vehicles, the plug-in type.</p> <p>6 MR. COLLER: So the first motion would be on E-6,</p> <p>7 which is the Comp Plan Item.</p> <p>8 MS. MENENDEZ: Are there any changes to any of</p> <p>9 these Ordinances?</p> <p>10 MR. TRIAS: Yes.</p> <p>11 MR. COLLER: There's going to be a modification</p> <p>12 when we get to E-7.</p> <p>13 MR. NAVARRO: That's the one that we're</p> <p>14 withdrawing the request for the rezoning to commercial.</p> <p>15 MR. TRIAS: Yeah. The land use is the same. So</p> <p>16 we recommend the approval for the land use.</p> <p>17 MR. COLLER: Mr. Chairman, we need a motion on</p> <p>18 that.</p> <p>19 CHAIRMAN AIZENSTAT: Rhonda, would you like to</p> <p>20 make a motion with your--</p> <p>21 MR. COLLER: That would be E-6</p> <p>22 CHAIRMAN AIZENSTAT: E-6. Would it be appropriate</p> <p>23 to put it on E-6 or E-8?</p> <p>24 MR. COLLER: Well, I think the condition on the</p> <p>25 LEED would be best on-- I don't know, E-8.</p>	<p style="text-align: right;">Page 140</p> <p>1 CHAIRMAN AIZENSTAT: Okay. Is there a motion on</p> <p>2 the first item, which is E-6?</p> <p>3 MS. MENENDEZ: I still have a little concern with</p> <p>4 the configuration of the site, but I think that the</p> <p>5 applicant has done a really good job in trying to</p> <p>6 address everything.</p> <p>7 Julio, what do you think of the design that's</p> <p>8 been-- you being one of our architects or maybe wait, I</p> <p>9 think he's our only architect left.</p> <p>10 CHAIRMAN AIZENSTAT: Well, there's two. One is</p> <p>11 not here.</p> <p>12 MR. GRABIEL: I have a problem with the Site Plan,</p> <p>13 too. An arcade, to me, is to receive people who are on</p> <p>14 the sidewalk and want to get out of the sun. Here we</p> <p>15 have a green swatch wrapping around the arcade. So</p> <p>16 either the green doesn't make sense or the arcade</p> <p>17 doesn't make any sense. The arcade works well on the</p> <p>18 north side, on Calabria. But on the other side, it's</p> <p>19 just like a porch. It's really not an arcade. I know</p> <p>20 it's there, because of the Mediterranean Architectural</p> <p>21 requirement, but to me it's a waste of an arcade.</p> <p>22 Either the green shouldn't be here, or the arcade should</p> <p>23 be next to the sidewalk. It's an odd condition.</p> <p>24 MR. TRIAS: It is. And I think that your analogy</p> <p>25 that it's like a porch is actually true, because it</p>

<p style="text-align: right;">Page 141</p> <p>1 works and it really functions more like a porch in that</p> <p>2 street. And those are the green, remember, that we had</p> <p>3 this 10-foot green requirement to try to-- just</p> <p>4 throughout the North Ponce. That was one of the ideas.</p> <p>5 So that is why you have it, and it's certainly not a</p> <p>6 pure urban building like you would describe a particular</p> <p>7 arcade. So those are the subtleties of the Site Plan.</p> <p>8 I think you should consider that it's a little bit</p> <p>9 different.</p> <p>10 CHAIRMAN AIZENSTAT: Can we make a recommendation,</p> <p>11 something for that arcade at this point?</p> <p>12 MR. TRIAS: Well, you have.</p> <p>13 MR. GRABIEL: It's an open space that has to be</p> <p>14 there or it has to be a green space between the arcade</p> <p>15 and the sidewalk?</p> <p>16 MR. TRIAS: It has to be green. And that's part</p> <p>17 of the idea of the garden apartment them that is the</p> <p>18 historical building type of the North Ponce. So that's</p> <p>19 what happens. And I really think that the analogy of</p> <p>20 the porch is probably better. I mean, it's more like a</p> <p>21 porch, because it is-- it is live/work downstairs. It's</p> <p>22 not a High Intensity Commercial</p> <p>23 CHAIRMAN AIZENSTAT: And for pedestrian traffic,</p> <p>24 how does it affect--</p> <p>25 MR. TRIAS: It provides access and certainly-- but</p>	<p style="text-align: right;">Page 142</p> <p>1 I can't imagine having thousands of people walking</p> <p>2 through this site. I mean, the nature of the site is</p> <p>3 much more residential.</p> <p>4 CHAIRMAN AIZENSTAT: Did the Board of Architects</p> <p>5 have any comments?</p> <p>6 MR. TRIAS: They approved it. I don't remember</p> <p>7 the specific discussion.</p> <p>8 MS. ANDERSON: Julio, my only comment about the</p> <p>9 porch affect is I'm a little biased being a dog walker.</p> <p>10 It starts raining, I love those porches.</p> <p>11 MR. GRABIEL: I have no problem with the porch.</p> <p>12 It's just that it is separated from the situation. So</p> <p>13 you're either on the sidewalk or you're on the porch</p> <p>14 arcade.</p> <p>15 MS. ANDERSON: Yeah. I noticed it doesn't connect</p> <p>16 at the end. We need more pathways to it. Would that be</p> <p>17 helpful?</p> <p>18 MR. GRABIEL: Or more paved area in front. Why is</p> <p>19 not the green space requirement on Calabria? I thought</p> <p>20 it was all around it. Calabria doesn't have that</p> <p>21 10-foot--</p> <p>22 MR. COLLER: Mr. Chairman, I think we're going to</p> <p>23 need to think about doing an extension of our meeting</p> <p>24 since we're close to 9:00.</p> <p>25 CHAIRMAN AIZENSTAT: Is there a motion to extend</p>
<p style="text-align: right;">Page 143</p> <p>1 time because we're supposed to adjourn by 9:00?</p> <p>2 MS. MENENDEZ: I'll move it.</p> <p>3 MS. VELEZ: Second it.</p> <p>4 CHAIRMAN AIZENSTAT: Until what time?</p> <p>5 MS. MENENDEZ: What do you say?</p> <p>6 CHAIRMAN AIZENSTAT: I would say until 9:30 so we</p> <p>7 don't have to do it twice.</p> <p>8 MS. MENENDEZ: Okay.</p> <p>9 CHAIRMAN AIZENSTAT: Is there a motion?</p> <p>10 MS. MENENDEZ: Motion.</p> <p>11 MS. VELEZ: Second.</p> <p>12 MR. COLLER: We can do a voice vote on that if you</p> <p>13 like.</p> <p>14 MS. MENENDEZ: All in favor?</p> <p>15 CHAIRMAN AIZENSTAT: All in favor, Aye?</p> <p>16 (All members voted Aye.)</p> <p>17 CHAIRMAN AIZENSTAT: It's unanimous.</p> <p>18 MR. NAVARRO: Just on that issue, because I was</p> <p>19 talking to Daniela. And, Julio, I think that's a very</p> <p>20 good point. I think one of the things we were trying to</p> <p>21 do was provide some open space in that area to create a</p> <p>22 sense of place for the entrance. But, also, you know,</p> <p>23 visually when you're driving, we were trying to move the</p> <p>24 building back a little bit.</p> <p>25 CHAIRMAN AIZENSTAT: You're trying to separate it.</p>	<p style="text-align: right;">Page 144</p> <p>1 MR. NAVARRO: Yeah. In talking to Daniela, if the</p> <p>2 Board would like us to look at this between now and the</p> <p>3 time that we go before the Commission on our First</p> <p>4 Reading, we could look at moving the building further a</p> <p>5 little bit to the east to create some more park space,</p> <p>6 but we have to look at all of those things.</p> <p>7 MR. TRIAS: If you look at the conditions of</p> <p>8 approval, we actually listed that as one of the</p> <p>9 recommendations; revised frontage on Calabria Avenue to</p> <p>10 better relate to existing multi-family to the north of</p> <p>11 Calabria Avenue. And that was one of the-- one of the</p> <p>12 issues that happened here is that there were some</p> <p>13 modifications to the Site Plan at the very last minute,</p> <p>14 and that is the reason why I had recommended a</p> <p>15 continuance in the Site Plan. Now, I think that if you</p> <p>16 want to make some recommendations, they're anticipated</p> <p>17 here already, and whatever we can give them as ideas, I</p> <p>18 think the applicant will be happy to follow-up with</p> <p>19 that.</p> <p>20 MR. NAVARRO: Yes.</p> <p>21 MR. TRIAS: But those are good points. And what</p> <p>22 I'm thinking is that-- I think that the porch idea is</p> <p>23 actually valuable. It's not a bad idea to think of it</p> <p>24 in terms of live/work, and provide that public porch,</p> <p>25 you know, to transition from the street.</p>

<p style="text-align: right;">Page 145</p> <p>1 CHAIRMAN AIZENSTAT: It separates it. A lot of</p> <p>2 the buildings that I'm seeing today are running along</p> <p>3 either Ponce or Douglas or LeJeune, they build the</p> <p>4 arcades right up to the street right there, and there's</p> <p>5 no separation. And I know that that was part of the</p> <p>6 Code to do that. But in this particular instance, I'd</p> <p>7 like to have green space that buffers it. To me</p> <p>8 that's-- I'm not an architect so I can't tell you--</p> <p>9 MR. GRABIEL: What is it that you like? You would</p> <p>10 like the green space separating the arcade porch from</p> <p>11 the sidewalk?</p> <p>12 CHAIRMAN AIZENSTAT: Yeah. Which is different for</p> <p>13 me than the projects I've seen. The projects I have</p> <p>14 seen are just concrete right up to the edge.</p> <p>15 MR. GRABIEL: Because they build to the property</p> <p>16 line.</p> <p>17 CHAIRMAN AIZENSTAT: Here, they're giving a</p> <p>18 buffer. They're being considerate.</p> <p>19 MS. MENENDEZ: The arcade that's illustrated</p> <p>20 there, is that for the public or that's on private?</p> <p>21 CHAIRMAN AIZENSTAT: The arcade that's inside I</p> <p>22 would say is more for the work space. But the area</p> <p>23 that's outside I would tell you it's more for the</p> <p>24 public.</p> <p>25 MS. MENENDEZ: Right.</p>	<p style="text-align: right;">Page 146</p> <p>1 MS. ANDERSON: But it's useable for the public.</p> <p>2 You know, if it's hot, if it's raining. I mean, I like</p> <p>3 that, as well.</p> <p>4 MR. TRIAS: Right.</p> <p>5 CHAIRMAN AIZENSTAT: It's open, but I think</p> <p>6 they're more going to use it inside. I would tend to</p> <p>7 agree with that.</p> <p>8 Julio, Staff has already made a recommendation.</p> <p>9 MR. GRABIEL: I heard an idea of moving the</p> <p>10 building further to the east to give more space to the</p> <p>11 park.</p> <p>12 MR. NAVARRO: Yes. I think we can do that.</p> <p>13 MR. GRABIEL: I would love that.</p> <p>14 MS. MENENDEZ: You mean like the main park? Yeah.</p> <p>15 CHAIRMAN AIZENSTAT: Can you show us what you</p> <p>16 mean?</p> <p>17 MR. GRABIEL: Instead of being 50 feet, that park</p> <p>18 would then be much longer.</p> <p>19 MS. MENENDEZ: It's 60, though.</p> <p>20 MS. MOTA: 50.</p> <p>21 MS. MENENDEZ: It's 50? They said it was 60.</p> <p>22 MR. NAVARRO: It's 50 by 120. So I guess--</p> <p>23 Daniela I'm going to improvise, but let me know. I</p> <p>24 guess the idea would be that we would move this further</p> <p>25 this way, which would free up space here, and we would</p>
<p style="text-align: right;">Page 147</p> <p>1 study that. We'd have to look at it, which would also</p> <p>2 address your concerns about how we're treating these.</p> <p>3 Right now we have one lot. It's going to have all green</p> <p>4 space behind it, because normally they wouldn't have.</p> <p>5 And that may also free up some more natural light coming</p> <p>6 from the north side. And we'll look at all of those</p> <p>7 concepts as far as moving the building further east.</p> <p>8 And by moving it further east, we should be able to get</p> <p>9 a little bit more park space.</p> <p>10 CHAIRMAN AIZENSTAT: But you're taking away the</p> <p>11 open space on that corner.</p> <p>12 MR. GRABIEL: But you're giving it to the park.</p> <p>13 CHAIRMAN AIZENSTAT: Yeah. You prefer to have</p> <p>14 more space in one area.</p> <p>15 MR. GRABIEL: Absolutely.</p> <p>16 MR. NAVARRO: We'll still have some green space</p> <p>17 there.</p> <p>18 MR. GRABIEL: Right now the building is-- to me is</p> <p>19 plop architecture. You got the Site Plan, and you</p> <p>20 plopped the building in the center and you got green all</p> <p>21 around it, but none of the green is actually a public</p> <p>22 space that has the sense of space. I think that the</p> <p>23 smaller you get the green area in front of the building</p> <p>24 which is not useable, and you give it to the park, which</p> <p>25 is a brilliant idea-- and I commend everybody for doing</p>	<p style="text-align: right;">Page 148</p> <p>1 that-- the better the project will be, and it will</p> <p>2 improve the neighborhood.</p> <p>3 CHAIRMAN AIZENSTAT: I misunderstood before.</p> <p>4 MS. MENENDEZ: Because a real nice amenity for the</p> <p>5 neighborhood would be some benches.</p> <p>6 MR. GRABIEL: Even a play area. If they want to</p> <p>7 attract families, you've got the play area.</p> <p>8 MS. MENENDEZ: That's true.</p> <p>9 MR. TRIAS: What I would also suggest is that you</p> <p>10 do both sides of the street, and design the both sides</p> <p>11 of the street properly with proper landscaping.</p> <p>12 CHAIRMAN AIZENSTAT: Which street?</p> <p>13 MR. TRIAS: Ponce de Leon and Calabria.</p> <p>14 MR. GRABIEL: I would agree with that.</p> <p>15 CHAIRMAN AIZENSTAT: So you're saying the lower</p> <p>16 part of that diagram?</p> <p>17 MR. TRIAS: Yeah, both Calabria on the north, and</p> <p>18 Ponce and de Leon, as it turns. Both sides of the</p> <p>19 street need to be designed with proper landscaping, and</p> <p>20 needs to be part of the project.</p> <p>21 MR. GRABIEL: We asked that before, and it makes a</p> <p>22 lot of sense.</p> <p>23 CHAIRMAN AIZENSTAT: Yeah, okay.</p> <p>24 MS. ANDERSON: So there's trees on both sides of</p> <p>25 the street, is that what you're--</p>

<p style="text-align: right;">Page 149</p> <p>1 MR. TRIAS: Yeah, and coordinated design for both</p> <p>2 for landscape and sidewalks, et cetera.</p> <p>3 MR. COLLER: So Mr. Chairman, I'm going to just</p> <p>4 ask the Director. That's also part of-- is that E-9,</p> <p>5 the Site Plan.</p> <p>6 MR. TRIAS: Yes. That would be conditions.</p> <p>7 MR. COLLER: So when we get to that--</p> <p>8 CHAIRMAN AIZENSTAT: That's what we have to add.</p> <p>9 MR. TRIAS: Exactly.</p> <p>10 MR. COLLER: So maybe we can start with the Comp</p> <p>11 Plan Amendment first.</p> <p>12 MS. VELEZ: Where do we add my parking concerns.</p> <p>13 I would like to leave more parking for the public.</p> <p>14 MR. TRIAS: Yeah, and that's also in the Site</p> <p>15 Plan.</p> <p>16 MR. COLLER: That's part of the Site Plan.</p> <p>17 CHAIRMAN AIZENSTAT: And the LEED?</p> <p>18 MR. COLLER: And the LEED.</p> <p>19 MR. TRIAS: Okay.</p> <p>20 CHAIRMAN AIZENSTAT: Is there a motion, Julio?</p> <p>21 MS. MENENDEZ: Can I suggest something while we go</p> <p>22 through each of these Ordinances, can we just have Staff</p> <p>23 tell us what their recommendations are, because these</p> <p>24 have changed and they're all over the place.</p> <p>25 MR. TRIAS: Yeah. So the first hasn't changed.</p>	<p style="text-align: right;">Page 150</p> <p>1 The First is the land use to mixed-use and Staff</p> <p>2 recommends approval.</p> <p>3 MS. VELEZ: I'll move it.</p> <p>4 MR. GRABIEL: I'll second it.</p> <p>5 CHAIRMAN AIZENSTAT: We have a motion and second</p> <p>6 as written and recommended by Staff. Any discussion?</p> <p>7 Call the roll, please.</p> <p>8 THE SECRETARY: Julio Grabiell?</p> <p>9 MR. GRABIEL: Yes.</p> <p>10 THE SECRETARY: Maria Menendez?</p> <p>11 MS. Menendez: Yes.</p> <p>12 THE SECRETARY: Maria Velez?</p> <p>13 MS. VELEZ: Yes.</p> <p>14 THE SECRETARY: Rhonda Anderson?</p> <p>15 MS. ANDERSON: Yes.</p> <p>16 THE SECRETARY: Eibi Aizenstat?</p> <p>17 CHAIRMAN AIZENSTAT: Yes.</p> <p>18 The second item.</p> <p>19 MR. TRIAS: All right. The second item is the one</p> <p>20 that deals with the Zoning, and the only request now is</p> <p>21 the Map Amendment.</p> <p>22 MR. COLLER: So you're approving their request for</p> <p>23 withdrawal of the rezoning item-- withdrawing the Zoning</p> <p>24 Item 1.</p> <p>25 MS. MENENDEZ: So is E-7 out?</p>
<p style="text-align: right;">Page 151</p> <p>1 MR. TRIAS: No. E-7 is modified only to be the</p> <p>2 Map Amendment.</p> <p>3 MS. VELEZ: So how will it read?</p> <p>4 MR. COLLER: So all E-7 is you're approving their</p> <p>5 withdrawal request of the rezoning request, and</p> <p>6 approving the E-7 limited to extending the North Ponce</p> <p>7 de Leon Boulevard Mixed-Use Overlay District. Would</p> <p>8 that be correctly stated?</p> <p>9 MR. TRIAS: Yes.</p> <p>10 MR. COLLER: Okay.</p> <p>11 MS. VELEZ: So we would remove the words,</p> <p>12 Multi-Family to Distict MF2 to Commercial District C?</p> <p>13 MR. TRIAS: Yes.</p> <p>14 MS. VELEZ: That's it.</p> <p>15 MR. TRIAS: Yes.</p> <p>16 MS. VELEZ: Okay.</p> <p>17 MR. GRABIEL: I move for approval.</p> <p>18 CHAIRMAN AIZENSTAT: We have a motion? Is there a</p> <p>19 second?</p> <p>20 MS. MENENDEZ: Second.</p> <p>21 CHAIRMAN AIZENSTAT: Maria, second. Any</p> <p>22 discussion? Call the roll, please.</p> <p>23 THE SECRETARY: Maria Menendez?</p> <p>24 MS. MENENDEZ: Yes.</p> <p>25 THE SECRETARY: Maria Velez?</p>	<p style="text-align: right;">Page 152</p> <p>1 MS. VELEZ: Yes.</p> <p>2 THE SECRETARY: Rhonda Anderson?</p> <p>3 MS. ANDERSON: Yes.</p> <p>4 THE SECRETARY: Eibi Aizenstat?</p> <p>5 CHAIRMAN AIZENSTAT: Yes.</p> <p>6 The next item is E-8. Can we go over that,</p> <p>7 please, Ramon.</p> <p>8 MR. TRIAS: Yes. This is the pad, and this deals</p> <p>9 with setbacks, all of the physical design parameters of</p> <p>10 the application. This is one place where we can have--</p> <p>11 MR. COLLER: We can put it there.</p> <p>12 MR. TRIAS: All of those additional conditions, I</p> <p>13 thing that would be the right thing.</p> <p>14 MS. MENENDEZ: Can I ask a question? In the</p> <p>15 previous one that we approved, was there any Staff</p> <p>16 recommendation items here that we needed to add?</p> <p>17 MR. TRIAS: Staff recommended approval to the plan</p> <p>18 amendment?</p> <p>19 MS. MENENDEZ: With no conditions?</p> <p>20 CHAIRMAN AIZENSTAT: The previoius item, if I'm</p> <p>21 not mistaken, Staff was denying because of the change in</p> <p>22 zoning.</p> <p>23 MS. MENENDEZ: So now it's changed.</p> <p>24 MR. TRIAS: But Staff recommended denial for the</p> <p>25 zoning, and approval for the--</p>

<p style="text-align: right;">Page 153</p> <p>1 MR. COLLER: But they withdrew it. What you did</p> <p>2 was, you approved the withdrawal. So there was no need</p> <p>3 to deny the rezoning.</p> <p>4 CHAIRMAN AIZENSTAT: So what would you add in E-8?</p> <p>5 What's appropriate here?</p> <p>6 MR. TRIAS: E-8 is the pad. E-8 would be</p> <p>7 recommended approval with the additional information</p> <p>8 provided by the applicant, and the additional ideas</p> <p>9 recommended by the Board.</p> <p>10 CHAIRMAN AIZENSTAT: Can we go over those, please?</p> <p>11 MR. NAVARRO: I have them written down if that</p> <p>12 helps.</p> <p>13 MS. MENENDEZ: That helps.</p> <p>14 MR. NAVARRO: It would be to specify the LEED</p> <p>15 components that would be provided as part of the</p> <p>16 project; to study the ability to incorporate water</p> <p>17 conservation, and I guess solar energy into the project.</p> <p>18 Study energy conservation and water conversation between</p> <p>19 now and the First Reading so we can specify exactly what</p> <p>20 we're going to incorporate; study moving the building</p> <p>21 closer to the eastern property line in order to increase</p> <p>22 the amount of park space.</p> <p>23 MR. GRABIEL: Do we have any idea how much we can</p> <p>24 move it at this time?</p> <p>25 MR. NAVARRO: I'm not sure yet. They'd have to</p>	<p style="text-align: right;">Page 154</p> <p>1 study it, but they felt pretty good about it.</p> <p>2 MS. MENENDEZ: What would work, Julio?</p> <p>3 MR. GRABIEL: I would like 20 feet. I don't know</p> <p>4 if they can do it.</p> <p>5 MS. MENENDEZ: So it would go from 50 to 70?</p> <p>6 MS. VELEZ: On the park, yes.</p> <p>7 MR. TRIAS: Julio, I think that once they design</p> <p>8 both sides of the street, it would be easier to make</p> <p>9 that determination, because there's also a big historic</p> <p>10 building across the street that we need to think about.</p> <p>11 MS. MENENDEZ: We want a workable park.</p> <p>12 MR. TRIAS: Well, I mean, we need to examine both</p> <p>13 sides of the street.</p> <p>14 MR. NAVARRO: We will move it as much as possible.</p> <p>15 MS. MENENDEZ: I think our instructions maybe</p> <p>16 could be we want a workable park that's going--</p> <p>17 CHAIRMAN AIZENSTAT: Maximize.</p> <p>18 MR. TRIAS: All I'm saying is that I'm</p> <p>19 uncomfortable with saying oh it's going to be 20 feet.</p> <p>20 I don't know.</p> <p>21 MR. COLLER: Really it's moving the building to</p> <p>22 maximize the park area.</p> <p>23 CHAIRMAN AIZENSTAT: Correct.</p> <p>24 MR. NAVARRO: What we won't do is move it two feet</p> <p>25 to comply with your conditions.</p>
<p style="text-align: right;">Page 155</p> <p>1 CHAIRMAN AIZENSTAT: Acceptable to the City Staff.</p> <p>2 MR. NAVARRO: And I give you my word.</p> <p>3 MR. COLLER: Okay. That works.</p> <p>4 MR. NAVARRO: And the last one is to study the</p> <p>5 ability to incorporate shared parking to provide for</p> <p>6 additional public spaces.</p> <p>7 MR. GRABIEL: There's one more. That whatever</p> <p>8 landscaping and urban design occurs on your side of the</p> <p>9 property, is also done on the other side, on Ponce and</p> <p>10 Calabria-- landscaping.</p> <p>11 MR. TRIAS: Both sides of the street need to be</p> <p>12 coordinated. There's a design plan.</p> <p>13 CHAIRMAN AIZENSTAT: There's a Corridor.</p> <p>14 MR. GRABIEL: It's a benefit to the project,</p> <p>15 because all of a sudden you extend the project to the</p> <p>16 other side of the street.</p> <p>17 MS. MENENDEZ: What about the idea of allowing the</p> <p>18 angle to stay which is something that Ms. Velez wanted?</p> <p>19 CHAIRMAN AIZENSTAT: Would it be appropriate here</p> <p>20 or on 9?</p> <p>21 MR. TRIAS: I think on both, but certainly here.</p> <p>22 What I'm thinking is number nine has to be consistent</p> <p>23 with whatever you're asking for Number 8.</p> <p>24 MR. COLLER: I think we'll just incorporate all of</p> <p>25 these in.</p>	<p style="text-align: right;">Page 156</p> <p>1 CHAIRMAN AIZENSTAT: So we have five items, am I</p> <p>2 correct?</p> <p>3 MR. TRIAS: Yes.</p> <p>4 CHAIRMAN AIZENSTAT: The fifth item is that</p> <p>5 parking.</p> <p>6 MR. TRIAS: Yeah.</p> <p>7 MR. COLLER: The shared parking.</p> <p>8 CHAIRMAN AIZENSTAT: No. The fifth item is the</p> <p>9 angle parking. Shared is Number 4.</p> <p>10 MS. MENENDEZ: Maybe something can be done--</p> <p>11 MR. COLLER: I have Number 4 as coordinate both</p> <p>12 sides of the street. So I'm not really sure--</p> <p>13 MR. NAVARRO: We have the LEED as Number 1; the</p> <p>14 moving the building further east is Number 2; study</p> <p>15 shared parking is Number 3; 4 would be the coordination</p> <p>16 of the landscaping on Ponce and Calabria.</p> <p>17 MR. GRABIEL: Both sides.</p> <p>18 MR. NAVARRO: And then I missed five.</p> <p>19 MS. VELEZ: The angle parking.</p> <p>20 CHAIRMAN AIZENSTAT: Five was the angle parking.</p> <p>21 MS. ANDERSON: And then the LEED requirements,</p> <p>22 noted that plug-in ready. You have the electrical</p> <p>23 there so, you know, more and more people can continue to</p> <p>24 purchase--</p> <p>25 MR. NAVARRO: And we'll make sure to include that</p>

<p style="text-align: right;">Page 157</p> <p>1 as part of our checklist.</p> <p>2 MS. ANDERSON: Right. Is there a follow-up</p> <p>3 traffic study required after this?</p> <p>4 MR. NAVARRO: Normally-- I'm going to defer to</p> <p>5 Planning Director. Normally he does put a traffic study</p> <p>6 monitoring condition.</p> <p>7 MR. TRIAS: Yes. It's a standard condition as to</p> <p>8 monitor annually for three years.</p> <p>9 MR. NAVARRO: And this year, is it one year or is</p> <p>10 it three years on this project?</p> <p>11 MR. TRIAS: No. We're going to do the same for</p> <p>12 everybody, three years.</p> <p>13 MS. ANDERSON: I mean, historically, this Galiano</p> <p>14 Corridor is a handy one to go through to go to 8th</p> <p>15 Street.</p> <p>16 MR. TRIAS: Yeah, plus there's some bike plans for</p> <p>17 that whole area. So we need to think about the future,</p> <p>18 and how things-- it's a significant site.</p> <p>19 CHAIRMAN AIZENSTAT: So we have five items here.</p> <p>20 So it was-- Julio, I'm sorry?</p> <p>21 MR. COLLIER: So we incorporated both E-8 and E-9</p> <p>22 together.</p> <p>23 CHAIRMAN AIZENSTAT: The motion was made by Julio.</p> <p>24 MS. MENENDEZ: It varies. The first one--</p> <p>25 MR. GRABIEL: Each one of the items is different.</p>	<p style="text-align: right;">Page 158</p> <p>1 CHAIRMAN AIZENSTAT: No. No. The one we're doing</p> <p>2 now. We're on E-8.</p> <p>3 MR. GRABIEL: I don't think anyone's made a</p> <p>4 motion.</p> <p>5 MR. AIZENSTAT: I thought there was a motion.</p> <p>6 MR. GRABIEL: No, I don't think so.</p> <p>7 MS. VELEZ: We haven't moved it.</p> <p>8 CHAIRMAN AIZENSTAT: I apologize. I thought we</p> <p>9 did. Is there a motion?</p> <p>10 MS. VELEZ: I'll move it.</p> <p>11 CHAIRMAN AIZENSTAT: We have a motion by Maria. A</p> <p>12 second?</p> <p>13 MS. MENENDEZ: I'll second.</p> <p>14 CHAIRMAN AIZENSTAT: By Maria.</p> <p>15 MS. MENENDEZ: Keep it simple.</p> <p>16 MR. COLLIER: And that's the amendment with the</p> <p>17 five items?</p> <p>18 MS. MENENDEZ: The amendments that have been added</p> <p>19 to the Site Plan.</p> <p>20 CHAIRMAN AIZENSTAT: And any Staff recommendation.</p> <p>21 MR. TRIAS: Yes.</p> <p>22 MS. MENENDEZ: And any other Staff-- what are the</p> <p>23 other Staff recommendations?</p> <p>24 MR. TRIAS: Well, it's the typical conditions that</p> <p>25 we talked about like LEED is required, et cetera, et</p>
<p style="text-align: right;">Page 159</p> <p>1 cetera. Nothing design oriented. We had discussed the</p> <p>2 design issues lately.</p> <p>3 MS. MENENDEZ: Now, why did you want to continue</p> <p>4 this item originally?</p> <p>5 MR. TRIAS: Because we didn't have all of the</p> <p>6 information on Friday, but they did provide it today.</p> <p>7 MR. NAVARRO: That was the issue that we had with</p> <p>8 the percentage.</p> <p>9 CHAIRMAN AIZENSTAT: We have a motion. We have a</p> <p>10 second. Any discussion? No. Call the roll, please.</p> <p>11 THE SECRETARY: Maria Velez?</p> <p>12 MS. VELEZ: Yes.</p> <p>13 THE SECRETARY: Rhonda Anderson?</p> <p>14 MS. ANDERSON: Yes.</p> <p>15 THE SECRETARY: Julio Grabiell?</p> <p>16 MR. GRABIEL: Yes.</p> <p>17 THE SECRETARY: Maria Menendez?</p> <p>18 MS. MENENDEZ: Yes.</p> <p>19 THE SECRETARY: Eibi Aizenstat?</p> <p>20 CHAIRMAN AIZENSTAT: Yes.</p> <p>21 And the next item.</p> <p>22 MR. TRIAS: And what I would recommend is to</p> <p>23 simply make it consistent with the prior item, in terms</p> <p>24 of conditions and discussion.</p> <p>25 MS. VELEZ: So incorporate the five</p>	<p style="text-align: right;">Page 160</p> <p>1 recommendations.</p> <p>2 MR. TRIAS: Yes. That's the easiest way to deal</p> <p>3 with it.</p> <p>4 MR. GRABIEL: I'll move.</p> <p>5 CHAIRMAN AIZENSTAT: Julio, we have a motion. Is</p> <p>6 there a second?</p> <p>7 MS. ANDERSON: Second.</p> <p>8 CHAIRMAN AIZENSTAT: Rhonda, second. Any comment?</p> <p>9 Call the roll, please.</p> <p>10 THE SECRETARY: Rhonda Anderson?</p> <p>11 MS. ANDERSON: Yes.</p> <p>12 THE SECRETARY: Julio Grabiell?</p> <p>13 MR. GRABIEL: Yes.</p> <p>14 THE SECRETARY: Maria Menendez?</p> <p>15 MS. MENENDEZ: Yes.</p> <p>16 THE SECRETARY: Maria Velez?</p> <p>17 MS. VELEZ: Yes.</p> <p>18 THE SECRETARY: Eibi Aizenstat?</p> <p>19 CHAIRMAN AIZENSTAT: Yes.</p> <p>20 Before we adjourn, Mr. Torres, on your property,</p> <p>21 you were asking questions why am I not allowed, so</p> <p>22 forth. I would highly suggest that you meet with Mr.</p> <p>23 Trias. He would be able to answer a lot of questions</p> <p>24 for you, and maybe put you in the right path. Also,</p> <p>25 maybe you want to speak to the gentleman also before us.</p>



<p style="text-align: right;">Page 161</p> <p>1       Okay. I hope that helps.</p> <p>2           MR. TORRES: Thank you.</p> <p>3           MR. NAVARRO: Thank you very much.</p> <p>4           CHAIRMAN AIZENSTAT: Any other items? No. Is</p> <p>5       there a motion to adjourn?</p> <p>6           MS. VELEZ: So moved.</p> <p>7           MR. GRABIEL: Second.</p> <p>8           CHAIRMAN AIZENSTAT: All in favor, Aye.</p> <p>9           (All parties answered Aye.)</p> <p>10          (Thereupon, the proceedings were concluded at 9:15</p> <p>11       p.m.)</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 162</p> <p>1                   CERTIFICATE</p> <p>2</p> <p>3</p> <p>4       STATE OF FLORIDA     )</p> <p>5                   )</p> <p>6       COUNTY OF MIAMI-DADE   )</p> <p>7           I, ESTELA L. VALLE, Shorthand Reporter and Notary Public</p> <p>8       for the State of Florida, do hereby certify that I was</p> <p>9       authorized to, and did stenographically report the foregoing</p> <p>10      proceedings, and that the transcript is a true and complete</p> <p>11      record of my stenographic notes.</p> <p>12</p> <p>13           DATED this 25th day of June, 2018.</p> <p>14</p> <p>15</p> <p>16                   _____ Estela L. Valle Shorthand Reporter and Notary Public</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>