

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, DECEMBER 12, 2018, COMMENCING AT 6:04 P.M.

Board Members Present:  
Eibi Aizenstat, Chairperson  
Rhonda A. Anderson  
Maria Velez  
Robert Behar  
Maria Menendez  
Julio Grabiel  
Alex Mantecon

City Staff and Consultants:  
Ramon Trias, Planning Director  
Craig Collier, Special Attorney  
Jennifer Garcia, City Planner  
Arceli Redila, Principal Planner  
Jill Menendez, Administrative Assistant, Board Secretary

ALSO PARTICIPATING:  
Jorge Navarro, Esq., on behalf of Items E-1 through E-4  
Tim Plummer, Traffic Engineer  
Rafael Bonafonte  
Robert Levite  
Kate Taylor  
Mayra Silverstein  
Stuart McGregor  
Paul Savage  
Steven Krams  
Andres Gomez-Mena

1 THEREUPON:

2 (The following proceedings were held.)

3 CHAIRMAN AIZENSTAT: All right. Let's go  
4 ahead and get started please.

5 Good evening. I'd like to call this  
6 meeting to order. I'd like to ask everybody if  
7 they can, please -- is there a way to turn down  
8 the volume inside?

9 I'd like to go ahead and ask everybody if  
10 they can put their phones or pagers on silent  
11 at this time. That would be greatly  
12 appreciated. Thank you very much.

13 This Board is comprised of seven members.  
14 Four Members of the Board shall constitute a  
15 quorum, and the affirmative vote of four  
16 Members shall be necessary for the adoption of  
17 any motion. If only four members are present,  
18 an applicant may request and be entitled to a  
19 continuance to the next regularly scheduled  
20 meeting of the Board. If a matter is continued  
21 due to a lack of quorum, the Chairperson or  
22 Secretary of the Board may set a special  
23 meeting to consider such matter. In the event  
24 that four votes are not obtained, an applicant  
25 may request a continuance or allow the

1 application to proceed to the City Commission  
2 without a recommendation.  
3 Any person who acts as a lobbyist pursuant  
4 to City of Coral Gables Ordinance Number  
5 2006-11 must register with the City Clerk prior  
6 to engaging in lobbying activities,  
7 presentations before City Staff, Boards,  
8 Committees and/or the City Commission. A copy  
9 of the Ordinance is available in the Office of  
10 the City Clerk. Failure to register and  
11 provide proof of registration shall prohibit  
12 your ability to present to the Board.

13 As Chair, I now officially call the City of  
14 Coral Gables Planning and Zoning Board meeting  
15 of December 12th, 2018 to order. The time is  
16 6:04.

17 Before we get started, we have a new Board  
18 Member with us today, Alex Mantecon. And,  
19 Alex, welcome to the Planning and Zoning Board.

20 MR. MANTECON: Thank you. I appreciate it.

21 CHAIRMAN AIZENSTAT: And if you would just  
22 take a minute and tell us a little bit about  
23 yourself, that would be great.

24 MR. MANTECON: Absolutely.

25 CHAIRMAN AIZENSTAT: I love to put you on

1 the spot.

2 MR. MANTECON: Thank you.

3 My name is Alex Mantecon. I am a City of  
4 Coral Gables resident. I live right by the  
5 Youth Center, a few blocks -- not too far away  
6 from here, maybe less than a mile.

7 I used to be in finance, did that for about  
8 nine years at a private equity hedge fund, and  
9 after that, I left that and started my own real  
10 estate company, where we develop -- we take  
11 over distressed properties, turn them around,  
12 make them into something great, and we also  
13 happen to develop in the City of Miami, Dade  
14 County. Never developed in Coral Gables, but,  
15 you know, that's a -- you know, now we're  
16 working on a few other projects that are very  
17 civic minded, with the Ludlam Trail, on the  
18 County, trying to interconnect a beautiful  
19 pathway from Blue Lagoon all of the way to  
20 Kendall.

21 So that's myself.

22 MS. MENENDEZ: Welcome.

23 CHAIRMAN AIZENSTAT: Thank you. Welcome.

24 MR. GRABIEL: Welcome.

25 CHAIRMAN AIZENSTAT: Jill, if you'd please

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1 call the roll.

2 THE SECRETARY: Rhonda Anderson?

3 MS. ANDERSON: Here.

4 THE SECRETARY: Robert Behar?

5 MR. BEHAR: Here.

6 THE SECRETARY: Julio Grabiél?

7 MR. GRABIEL: Here.

8 THE SECRETARY: Alex Mantecon?

9 MR. MANTECON: Here.

10 THE SECRETARY: Maria Menendez?

11 MS. MENENDEZ: Here.

12 THE SECRETARY: Maria Velez?

13 MS. VELEZ: Here.

14 THE SECRETARY: Eibi Aizenstat?

15 CHAIRMAN AIZENSTAT: Here.

16 Notice regarding ex parte communications:

17 Please be advised that this Board is a

18 quasi-judicial board and the items on the

19 agenda are quasi-judicial in nature, which

20 requires Board Members to disclose all ex parte

21 communications and site visits. An ex parte

22 communication is defined as any contact,

23 communication, conversation, correspondence,

24 memorandum or other written or verbal

25 communication that takes place outside a public

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1 to be speaking tonight before the Board, I

2 would ask, One, that you register with the

3 secretary, with your name and address, and,

4 Two, if you would please stand up to be sworn

5 in.

6 MR. BEHAR: Mr. Chair, before you do that,

7 have you -- as you know, I have a conflict on

8 the matters coming before the Board tonight.

9 So I would, at this time, ask to recuse myself.

10 CHAIRMAN AIZENSTAT: Thank you.

11 MR. BEHAR: Okay?

12 CHAIRMAN AIZENSTAT: Agreed. Thank you

13 very much.

14 (Thereupon, Robert Behar left the

15 Chambers.)

16 (Thereupon, the participants were sworn.)

17 CHAIRMAN AIZENSTAT: Thank you very much.

18 Has everybody that will be speaking signed

19 in? Thank you.

20 Craig, if you'd please read into the record

21 the items. Items E-1, E-2, E-3, E-4 are all

22 related.

23 MR. COLLER: I think we need to approve the

24 minutes from the last meeting.

25 CHAIRMAN AIZENSTAT: Certainly. I

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1 hearing between a member of the public and a

2 member of the quasi-judicial board regarding

3 matters to be heard by the Board.

4 If anyone made any contact with a Board

5 Member regarding an issue before the Board, the

6 Board Member must state, on the record, the

7 existence of the ex parte communication and the

8 party who originated the communication.

9 Also, if a Board Member conducted a site

10 visit specifically related to the case before

11 the Board, the Board Member must also disclose

12 such visit. In either case, the Board Member

13 must state, on the record, whether the ex parte

14 communication or site visit will affect the

15 Board Member's ability to impartially consider

16 the evidence to be presented regarding the

17 matter.

18 The Board Member should also state that his

19 or her decision will be based on substantial

20 competent evidence and testimony presented on

21 the record today.

22 Does anybody on the Board have such

23 communication or site visit to disclose at this

24 time? Having none.

25 What I'll ask is, everybody that is going

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1 apologize. Yes. Let's start with that.

2 MS. VELEZ: So moved. So moved.

3 MR. GRABIEL: Second.

4 CHAIRMAN AIZENSTAT: First, second.

5 MS. ANDERSON: Second.

6 CHAIRMAN AIZENSTAT: Any comments? Call

7 the roll, please.

8 THE SECRETARY: Julio Grabiél?

9 MR. GRABIEL: Yes.

10 THE SECRETARY: Alex Mantecon?

11 MR. MANTECON: Yes.

12 THE SECRETARY: Maria Menendez?

13 MS. MENENDEZ: Yes.

14 THE SECRETARY: Maria Velez?

15 MS. VELEZ: Yes.

16 THE SECRETARY: Rhonda Anderson?

17 MS. ANDERSON: Yes.

18 THE SECRETARY: Eibi Aizenstat?

19 CHAIRMAN AIZENSTAT: Yes. Thank you.

20 Go ahead, please. Thank you.

21 MR. COLLER: Members of the Board, the

22 items -- all of the items that are on the

23 agenda are connected. So what I would

24 recommend, that we read all of the items in, we

25 have a single public hearing on all of the

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1 items, and then we will vote on them  
 2 individually.  
 3 So I'll proceed by reading in E-1, an  
 4 Ordinance of the City Commission of Coral  
 5 Gables, Florida requesting an amendment to the  
 6 Future Land Use Map of the City of Coral Gables  
 7 Comprehensive Plan pursuant to Zoning Code  
 8 Article 3, "Development Review," Division 15,  
 9 "Comprehensive Plan Text and Map Amendments,"  
 10 and Small Scale amendment procedures, pursuant  
 11 to 163.3187 Florida Statutes, from "Commercial  
 12 Mid-Rise Intensity" to "Mixed-Use" for lots  
 13 23-29, Block 3, Crafts Section; and, from  
 14 "Commercial High-Rise Intensity" to "Mixed-Use"  
 15 for lots 19-22, Block 3, Crafts Section (100  
 16 Miracle Mile and 115 Andalusia Avenue and 2414  
 17 Galiano Street) Coral Gables, Florida;  
 18 providing for a repealer provision,  
 19 severability clause, and providing for an  
 20 effective date.  
 21 Item E-2, an Ordinance of the City  
 22 Commission of Coral Gables, Florida providing  
 23 for a text amendment to the City of Coral  
 24 Gables Official Zoning Code by amending  
 25 Appendix A, "Site Specific Zoning Regulations,"

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1 Commission of Coral Gables, Florida requesting  
 2 an Encroachment Agreement and Mixed-Use Site  
 3 Plan Review pursuant to Zoning Code Article 4,  
 4 "Zoning Districts," Division 2, "Overlay and  
 5 Special Purpose Districts," Section 4-201,  
 6 "Mixed Use District (MXD)," for the proposed  
 7 project referred to as "100 Miracle Mile" on  
 8 the property legally described as Lots 19-29,  
 9 Block 3, Crafts Section (100 Miracle Mile, 115  
 10 Andalusia Avenue and 2414 Galiano Street),  
 11 Coral Gables, Florida; including required  
 12 conditions; providing for a repealer provision,  
 13 severability clause, and providing for an  
 14 effective date.  
 15 Items E-1, E-2, E-3 and E-4, public hearing.  
 16 CHAIRMAN AIZENSTAT: Thank you.  
 17 Ramon, before we begin, we have received,  
 18 which we have at the table, each of us, several  
 19 documents or letters. I just want to make sure  
 20 these are entered into the record.  
 21 MR. TRIAS: Yes, sir. Those were received  
 22 today.  
 23 CHAIRMAN AIZENSTAT: Thank you.  
 24 MR. TRIAS: Okay. May I have the  
 25 PowerPoint, please?

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1 Section A-36, "Crafts Section," by modifying  
 2 provisions for height for the property legally  
 3 described as Lots 19-29, Block 3, Crafts  
 4 Section, again, the Miracle Mile, Andalusia  
 5 Avenue and Galiano Streets, so indicated, Coral  
 6 Gables, Florida; providing for a repealer  
 7 provision, severability clause, codification  
 8 and providing for an effective date.  
 9 Item E-3, an Ordinance of the City  
 10 Commission of Coral Gables, Florida requesting  
 11 receipt of Transfer of Development Rights  
 12 (TDRs) pursuant to Zoning Code Article 3,  
 13 "Development Review", Division 10, "Transfer of  
 14 Development Rights", Section 3-1006, "Review  
 15 and approval of use of TDRs on receiver sites",  
 16 for the receipt and use of TDRs for the mixed  
 17 use project referred to as "100 Miracle Mile",  
 18 on the property legally described as Lots  
 19 19-29, Block 3, Crafts Section, again, 100  
 20 Miracle Mile, 115 Andalusia Avenue and 2414  
 21 Galiano Street, Coral Gables, Florida;  
 22 including required conditions; providing for a  
 23 repealer provision, severability clause, and  
 24 providing for an effective date.  
 25 Item E-4, a Resolution of the City

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1 CHAIRMAN AIZENSTAT: Your microphone may be  
 2 off.  
 3 MR. TRIAS: Is the mike on? Is there any  
 4 way you can turn it up? I'll use this one.  
 5 Thank you, Mr. Chairman.  
 6 As you explained, we have only one project  
 7 tonight in the agenda; however, we do have four  
 8 separate requests and we will look at them  
 9 individually.  
 10 Now, the project is shown here in context.  
 11 The project is the one that is on the white  
 12 paint colors, and it has a taller area towards  
 13 Andalusia and then a building that is about  
 14 fifty feet or so fronting Miracle Mile. So  
 15 that is the context of the project.  
 16 Now, in terms of the site, as you can see,  
 17 it also has two very different existing  
 18 conditions. One is a building, an existing  
 19 building, fronting Miracle Mile. The other one  
 20 is a parking lot, a parking lot that is  
 21 fronting Andalusia and Galiano. There's an  
 22 alley in between, and the alley will remain;  
 23 however, they are asking for an encroachment to  
 24 connect with a bridge. So the alley continues  
 25 to be there. In fact, the alley is going to be

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1 the main access to the parking garage. Those  
 2 are the existing conditions.  
 3 In terms of the existing Land Use and the  
 4 existing Zoning, as you can see, there's a lot  
 5 of red. The Zoning is all Commercial, as it is  
 6 through the whole Downtown. The Land Use, if  
 7 you look closely, there are two tones of red.  
 8 There's a darker red, which is the High-Rise,  
 9 and there's the lighter red, which is the  
 10 Mid-Rise. The existing Land Use of the  
 11 property towards the south is Mid-Rise.  
 12 This is the project conceptually, in the  
 13 simplest way to explain it. Basically, the  
 14 building in the front is going to be enhanced,  
 15 and it's going to be improved. There's going  
 16 to be more windows, but generally is going to  
 17 remain the same, the same proportions, the same  
 18 size. And, again, where it says, "Fifty feet,"  
 19 that side is Miracle Mile.  
 20 The building fronting Andalusia is 16  
 21 stories and 163 feet. Now, that is  
 22 significant, because there were some issues  
 23 with the regulations that would allow 16  
 24 stories and that is why one of the  
 25 recommendations that we have is denial.

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1 you can see in this rectangle or in the red,  
 2 that is the area where the same Site Specifics  
 3 are applied, and the Applicant was saying,  
 4 well, in this little yellow area, we wanted to  
 5 have different Site Specifics. Staff  
 6 recommended denial and the Applicant is going  
 7 to withdraw that request.  
 8 There's another Overlay, the Downtown  
 9 Overlay, in which a similar issue would have  
 10 been raised, but that is no longer the case.  
 11 Now, this is a fairly complicated chart,  
 12 but I think, at the end of the day, it's fairly  
 13 easy to explain, from my point of view. If you  
 14 look at where it says, "Site Specifics," which  
 15 is the first row, that is the issue that I just  
 16 described. So the Site Specifics, which is a  
 17 very characteristic feature of the Code in  
 18 Coral Gables, we're allowed 13 stories, 150  
 19 feet, and the FAR, which is the commercial FAR,  
 20 would be 3.0.  
 21 Now, using Level One Mediterranean Bonus,  
 22 which is the level that the Applicant got  
 23 approval for some time ago, the regulations  
 24 would allow 14 stories, 163 feet and a point  
 25 two increase in FAR.

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1 However, between this and the applicant's  
 2 application, we may have a different way  
 3 forward.  
 4 So there are four requests. The four  
 5 requests deal with slightly different aspects  
 6 of the project, and some are ready to go and  
 7 some are incomplete, and that is why the  
 8 recommendations vary. The request for the Comp  
 9 Plan is to change from the existing Land Uses,  
 10 which are Commercial High-Rise and Mid-Rise, to  
 11 Mixed-Use.  
 12 Now, Mixed-Use, in my view, allows and  
 13 encourages the type of quality project that  
 14 we're trying to create for the Downtown. You  
 15 know, clearly Residential plus Commercial  
 16 downstairs, et cetera, is a good aspect of the  
 17 project. And the existing, as I said, was  
 18 High-Rise in the front and Mid-Rise in the  
 19 back.  
 20 Now, the issue with that is that there's  
 21 also Site Specifics that are applied in this  
 22 area. So the Applicant had requested a Text  
 23 Amendment of the Site Specifics. I'm not going  
 24 to go into great detail, because that is going  
 25 to be withdrawn. And the reason is that, as

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1 You can see there that the 160 feet is  
 2 okay. That's what they're requesting.  
 3 However, the 14-story is different than the 16  
 4 stories that they were requesting. Now, 16  
 5 stories can be achieved with Level Two, Level  
 6 Two Mediterranean, also approved by the Board  
 7 of Architects. It's not approved by Staff,  
 8 it's not approved by the Commission or even the  
 9 Planning and Zoning Board, it's approved by the  
 10 Board of Architects.  
 11 So if the request were to be Level Two,  
 12 then, all of a sudden, they can do the 16  
 13 stories and they can do a little bit taller  
 14 building, but that has not been the request,  
 15 and they can do a little bit more FAR. They  
 16 can get the 3.5 FAR, which you're so familiar  
 17 with in most projects that are in Downtown.  
 18 Generally, they follow this Level Two, and they  
 19 end up with a 3.5 FAR and the 16 stories.  
 20 The Applicant has informed me that they're  
 21 intending to do that instead of the Level One.  
 22 I will let them explain that, if they want to,  
 23 whenever they get to their presentation, but I  
 24 think that was one of the options that we had  
 25 in the staff report. We gave you some options,

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1 and one of the options to achieve what they  
 2 were intending to do was to do the Level Two  
 3 Mediterranean request. That would be a  
 4 modification, obviously, of what they  
 5 originally requested.  
 6 Anyway, in a nutshell, I was trying to  
 7 explain the issue. The additional issue is  
 8 that the TDR program, as you know, the TDR  
 9 program, allows up to 25 percent additional  
 10 FAR. So that is listed in the lower level part  
 11 of this chart, and that was also a request.  
 12 The problem with the request is that the  
 13 process has not been followed. In other words,  
 14 they have not applied for the TDRs. They  
 15 simply are saying, we will do TDRs, if you  
 16 condition the TDR -- getting TDRs to be able to  
 17 get the FAR that they're requesting. So that  
 18 is one of the reasons why we were recommending  
 19 a continuance to that, because the process had  
 20 not been completed. However, you are free  
 21 to -- and welcomed to make a recommendation on  
 22 the merits of the request.  
 23 Now, in terms of the context, if one looks  
 24 at it a little bit more closely, there are many  
 25 buildings within one block -- I mean, not even

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1 fulfill the TDR.  
 2 Then, finally, the encroachment and the  
 3 Mixed-Use Site Plan, the encroachment is the  
 4 bridges that would connect above the alley.  
 5 The significance of the alley is that it's the  
 6 main access to the parking garage, as you can  
 7 see in this diagram. So they're setting back  
 8 the building -- the entrance of the parking  
 9 garage about five feet or so, to make it a  
 10 little bit easier to maneuver.  
 11 As you know, the alleys in the City of  
 12 Coral Gables are twenty feet. Twenty feet is a  
 13 little bit tight for an active daily garage  
 14 like that. So the Applicant has attempted to  
 15 fix that issue, and so on, but if you look at  
 16 the overall Site Plan, you can see that there's  
 17 an arcade going all around Andalusia and  
 18 Galiano, and that the existing building is  
 19 opened up significantly, as compared to some of  
 20 the current conditions, and, of course, the  
 21 ground level is the lobby or retail or the  
 22 back.  
 23 And here we can see it, in terms of the way  
 24 that -- the side elevation from Galiano. The  
 25 encroachment are those bridges, basically,

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1 in close proximity, but right adjacent to this  
 2 block, which have multi-stories and it ranges  
 3 from the Colonnade, which is 12 stories and 185  
 4 feet, to the 2501 Ponce de Leon, which is 12  
 5 stories and 153 feet, to the building that is  
 6 caddy-corner towards the south, 2519 Galiano,  
 7 which is a modern building, in terms of style.  
 8 That one is 162 feet and 12 stories.  
 9 So that gives you an idea, a sense of the  
 10 Downtown context of the existing conditions.  
 11 The only building that is not there is the 100  
 12 Miracle Mile, which is inserted as a rendering.  
 13 Every other building is there.  
 14 So the Transfer of Development Rights, as I  
 15 said, they're requesting an increase up to 25  
 16 percent of the FAR, which is allowed by Code.  
 17 I mean, it's certainly -- this is a receiving  
 18 area, and it can be done. It can be done, it's  
 19 just that the review process requires Historic  
 20 Preservation Board review, Planning and Zoning  
 21 review of the specifics of the sending area and  
 22 the receiving area, and that documentation or  
 23 that proposal has not been made. We simply  
 24 have a request for you to recommend a  
 25 condition, a condition of approval, that they

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1 crossing the alley, the 16 stories and the  
 2 numbers, the 130 units, the 13,000 square feet  
 3 of Commercial, 4,000 square feet of office and  
 4 the 179 parking spaces. That is what makes it  
 5 a Mixed-Use Site Plan. We have recommended  
 6 continuance, because of the outstanding issues  
 7 that deal with the overall approval.  
 8 The review time line, the Development  
 9 Review Committee met last June, then the Board  
 10 of Architects approved the Level One back in  
 11 September, the neighborhood meeting took place  
 12 in November, November 20th, and then today  
 13 we're having the Planning and Zoning meeting.  
 14 Staff has reviewed at DRC, and then, afterward,  
 15 in the Staff meeting in October, and provided  
 16 comments of the different departments that have  
 17 had a chance to review this.  
 18 Letters to the property owners were sent  
 19 within 1,500 feet, which is the maximum that we  
 20 send letters to, and the public notice includes  
 21 two times letters to property owners, once for  
 22 tonight's meeting and another one for the  
 23 neighborhood meeting, three times postings of  
 24 different meetings, DRC, Board of Architects  
 25 and Planning and Zoning, also website posting

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1 of those three meetings and the newspaper  
 2 advertisement for tonight's Planning and Zoning  
 3 meeting.  
 4 To summarize, the request for the Comp Plan  
 5 Amendment to Mixed-Use, we're recommending  
 6 approval. We think Mixed-Use is certainly an  
 7 appropriate concept for the site. The Zoning  
 8 Code Text Amendment for the Site Specifics,  
 9 Staff is recommending denial, and the Applicant  
 10 is withdrawing that request, and instead of  
 11 doing that, they intend to go through Level Two  
 12 approval, and that would remedy the technical  
 13 issues of the approval of the Code.  
 14 The TDRs, we recommended continuance,  
 15 because the process is yet to be followed, and  
 16 the Applicant has requested that you make a  
 17 recommendation that it be followed, if you  
 18 choose to go through a recommendation of the  
 19 project, and the same thing with the  
 20 encroachment and the Mixed-Use Site Plan.  
 21 Because of the issues with request Number Two,  
 22 we had recommended continuance. Hopefully, the  
 23 Staff presentation may clarify some of those  
 24 deficiencies.  
 25 That is the end of my presentation, and I

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1 not the Commission or Staff, and that's the  
 2 change, in terms of design.  
 3 In terms of what's approved --  
 4 CHAIRMAN AIZENSTAT: It's Level One.  
 5 MR. TRIAS: -- the difference is the number  
 6 of stories. With Level One, you can do 14,  
 7 with Level Two, you can do 16.  
 8 CHAIRMAN AIZENSTAT: Right. I understand  
 9 that. But what are the differences in design  
 10 that must be done to meet Level Two?  
 11 MR. TRIAS: To meet Level Two, the project  
 12 has to follow the eight exemplary buildings  
 13 that are listed in the Code --  
 14 CHAIRMAN AIZENSTAT: Okay.  
 15 MR. TRIAS: -- in terms of the  
 16 architectural appearance, and that's to be  
 17 determined by the Board of Architects.  
 18 MR. MANTECON: So they have to change the  
 19 prior design to meet that?  
 20 MR. TRIAS: Well, let's see what the  
 21 Applicant wants to say, yeah.  
 22 CHAIRMAN AIZENSTAT: Thank you.  
 23 MR. NAVARRO: So, once again, good evening.  
 24 Jorge Navarro, with office at 333 Southeast 2nd  
 25 Avenue. With me is my colleague, Devon

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1 believe the Applicant has a presentation. If  
 2 you have any questions, I'll be available.  
 3 Otherwise, I can answer afterwards.  
 4 You may want to speak here, because of the  
 5 microphone.  
 6 MR. NAVARRO: Good evening, Board Members.  
 7 For the record, Jorge Navarro, with office at  
 8 333 Southeast 2nd Avenue.  
 9 If you'd give me just a minute to set up my  
 10 boards, I'd appreciate it, and we will be  
 11 moving forward with the presentation. Thank  
 12 you.  
 13 CHAIRMAN AIZENSTAT: Ramon, can I ask you a  
 14 question while they're setting up?  
 15 MR. TRIAS: Yes.  
 16 CHAIRMAN AIZENSTAT: Can you just give us a  
 17 brief overview of the difference between the  
 18 Level One and the Level Two?  
 19 I understand what you put up there, the  
 20 numbers. Just explain, in general terms --  
 21 MR. TRIAS: Yeah. The difference is, in  
 22 terms of design, there's a higher standard for  
 23 the Mediterranean aspects of the project for  
 24 Level Two. So the Board of Architects makes a  
 25 decision whether it's Level One or Level Two,

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1 Vickers, Rebecca Barrett, from Behar Font, our  
 2 project architect, Tim Plummer, our traffic  
 3 engineer, and my client and the property owner,  
 4 Mr. Alberto Perez.  
 5 I'd like to quickly just address some of  
 6 the issues that were discussed by your Planning  
 7 and Zoning Director. We've been working very,  
 8 very hard with your Staff over the last week or  
 9 two on the Site Plan to finalize any pending  
 10 items, specifically regarding the ability to  
 11 accommodate the additional stories without  
 12 seeking a Level Two Med bonus.  
 13 In meeting with your Director, we've  
 14 decided to go ahead and abandon the request for  
 15 the Site Specific amendedment. In lieu of  
 16 that, if we are able to obtain your  
 17 recommendation here today, between this hearing  
 18 and the time that we go back to Commission, go  
 19 back to the Board of Architects to make sure  
 20 that rather than amending the Site Specifics,  
 21 we obtain them, as allowed under your Zoning  
 22 Code, via a Mediterranean Two Bonus, and we'll  
 23 be working on that with our project architect  
 24 and with your Board of Architects over the next  
 25 few weeks.

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1 The other item that Staff had discussed,  
 2 and which is one of the reasons for the  
 3 continuance, is the issue with the TDRs. And  
 4 normally you would go and get your TDRs, if you  
 5 have an as-of-right project, in a receiver  
 6 site, and it's a long process, and it's a time  
 7 consuming process, but for us, in this  
 8 instance, since we don't have the Mixed-Use  
 9 Land Use yet and the Site Plan approval, we  
 10 don't know the exact amount of square footage  
 11 that we're going to ultimately have.

12 So what we would propose is, similar to  
 13 what other jurisdictions that have TDR programs  
 14 do, is that if this Board recommends approval  
 15 of our project, we would ask that you please  
 16 incorporate a condition saying that prior to  
 17 the time of a building permit, we identify the  
 18 sending sites and obtain the TDR approval.  
 19 That would give us additional flexibility to  
 20 make sure that we go and get the exact amount  
 21 of square footage that we need, once the Site  
 22 Plan is approved. So that would be one of the  
 23 requests that we have here this evening.

24 So, as many of you know, there are a lot of  
 25 exciting projects going on in the City's

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1 currently have in the area.

2 So this is the existing building. As you  
 3 can tell, it's not very architecturally  
 4 exciting. It's actually closed to the  
 5 pedestrian. One of the things that I think  
 6 Robert and Rebecca have done a great job of is  
 7 to enhance the pedestrian experience, create  
 8 active uses at the ground level, and make the  
 9 building overall more inviting, from an  
 10 architectural and pedestrian perspective.

11 As you can see, the bank, currently, right  
 12 now, it has no windows. All along Galiano,  
 13 it's essentially just a blank wall. It's a  
 14 limited sidewalk, no pedestrian cover. You  
 15 have little to no landscaping. So it really  
 16 does not tie in with all of the stuff that the  
 17 City has done at Miracle Mile as part of its  
 18 streetscape project, which came out so nice.

19 The proposed development plan for this  
 20 building is to keep the bank use at the ground  
 21 level and to renovate and repurpose the upper  
 22 level offices with multi-family residential  
 23 units. We're going to be also opening up the  
 24 building, as you can see, to provide for some  
 25 balconies and terraces here. We're opening all

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1 Downtown core. This project, 100 Miracle Mile,  
 2 is located directly along Miracle Mile. It's  
 3 at the intersection of Miracle Mile and  
 4 Galiano. It abuts three major commercial  
 5 corridors, Andalusia, Galiano and Miracle Mile.

6 Many of you know this building as the  
 7 SunTrust Bank facility, and I have a side by  
 8 side here of what we're seeking to do to the  
 9 existing three-story building. As your  
 10 Planning and Zoning Director stated, this  
 11 project is essentially a unified Mixed-Use  
 12 project, that consist of two different  
 13 buildings. The property is separated by an  
 14 alley. And we have the existing three-story  
 15 SunTrust building, and in the rear, we have a  
 16 16-story residential project. It's a  
 17 residential tower with the ground floor  
 18 commercial uses.

19 One of the things that we've done is, since  
 20 the time of our neighborhood meeting and in  
 21 working with your Planning Director, we reduced  
 22 the height of the building down from 177 feet  
 23 to 162-and-a-half feet. As you'll see later in  
 24 my presentation, that's very compatible and  
 25 consistent with the other projects that you

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1 of this, so that this is something you see in  
 2 New Orleans and in Paris and in other parts of  
 3 the country, where you have the residential  
 4 uses opening up to the street level.

5 And at the roof level, we're providing the  
 6 pool deck and the amenity spaces, which will  
 7 further activate Miracle Mile. Essentially, on  
 8 the roof of the existing building, as you can  
 9 see, we're creating a parapet and including  
 10 some amenity space and then putting the rooftop  
 11 use.

12 On the rear portion of the property -- and  
 13 I have a Site Plan here for you -- so we're  
 14 continuing the activation all along Galiano  
 15 Street. The currently unimproved parking lot  
 16 is going to be converted into a Mixed-Use  
 17 project, as well, 16 stories. We're going to  
 18 have ground floor retail uses lining Galiano  
 19 Street. So we're going to match what's  
 20 currently on the east side of this project, in  
 21 terms of the retail space. We're also going to  
 22 be providing a nice covered arcade around the  
 23 entire perimeter of the property, which will  
 24 provide for some covered pedestrian access  
 25 throughout the site.

1 One of the things that we've worked very,  
 2 very hard on is to get all of the loading and  
 3 access to the site internalized through the  
 4 alley, rather than having the access on  
 5 Andalusia, which would actually break up all of  
 6 the retail frontage and create conflicts with  
 7 the other parking garages right across the  
 8 street, that's serving the residential  
 9 development just to our south, is that we've  
 10 completely internalized it. And in order to do  
 11 that, what we've done is, we've self-imposed an  
 12 additional five-foot dedication that will be  
 13 provided into that alley along the majority of  
 14 our building, and right as you get over here,  
 15 into the loading area and the access for the  
 16 parking garage, we're going to set back an  
 17 additional ten feet.

18 So that alley, essentially, is going to be  
 19 thirty feet, where it's currently twenty feet,  
 20 and that could be used by not only the  
 21 residents, but also by the other people and  
 22 businesses that use it today. It's going to  
 23 make it much nicer and user friendly.

24 We're also going to be providing some  
 25 landscaping and hardscape within that alley, so

1 we hope to beautify it, and we hope that as the  
 2 other projects come along, that trend  
 3 continues, so that these alleys don't just  
 4 become back of the house uses, but they become  
 5 actually active spaces that serve more purposes  
 6 than just loading.

7 Regarding the height, as we stated earlier  
 8 and as your Planning Director said, the project  
 9 has been granted Level One Mediterranean bonus.  
 10 That allows us to have 14 stories and 163 feet  
 11 in height. This property has a Site Specific  
 12 standard that allows up to 190 feet in height  
 13 and 16 stories, but in lieu of going up to 190  
 14 feet, our request is simply to add those two  
 15 additional stories within the existing 163-foot  
 16 envelope, and the reason we're able to  
 17 accommodate this -- and I'll show you here in  
 18 this exhibit --

19 MR. TRIAS: Jorge, you misspoke on the Site  
 20 Specific requirements. The Site Specific is 13  
 21 stories 150 feet. What Jorge mentioned was the  
 22 Level Two. The Level Two is what gives you the  
 23 190 and --

24 MR. NAVARRO: Correct. Yeah. Thank you  
 25 for clarify. So if we were to secure Level

1 Two, we'd be able to go up to 190 feet, 16  
 2 stories. To clarify, we are going to be  
 3 pursuing the Level Two Mediterranean bonus to  
 4 obtain the additional stories, but we're going  
 5 to be maintaining that within the Level One  
 6 building envelope.

7 One of the things that we've done very,  
 8 very effectively, and I think that Robert has  
 9 done a great job of, as you can see in this  
 10 elevation here, is that we have completely  
 11 concealed the parking levels above the ground  
 12 floor retail with an active green wall. It's a  
 13 living wall. And we've also treated it with  
 14 some artistic treatment, as well, and this  
 15 basically, even though it's a 16-story project,  
 16 you can see that from the pedestrian realm, it  
 17 actually looks just like a 14-story building.

18 So you don't see and you don't experience  
 19 the additional stories visually, because we've  
 20 been able to actively conceal all of the  
 21 parking levels here. What you see in other  
 22 developments throughout the City, and this is  
 23 something that is consistent with new urbanism  
 24 and with planning concepts that have been done  
 25 in other cities is, essentially, you don't have

1 standalone parking garages anymore. You  
 2 internalize the parking and you conceal it  
 3 behind either liner uses or through artistic  
 4 treatments and decorative features, and that's  
 5 something that we've done here, and I think  
 6 that Robert and Rebecca have done a great job  
 7 of, and, you know, just to clarify, we're not  
 8 asking for more FAR. We're not asking for more  
 9 density. We're not asking for more building  
 10 height. We're just asking to be able to  
 11 accommodate two additional stories within the  
 12 smaller building envelope.

13 I'd like to give you some context, and I  
 14 think your Planning Director's exhibit did a  
 15 good job, but just to give you an idea as to  
 16 what's currently around us, our building  
 17 height, at 163-and-a-half feet is very  
 18 compatible with the other projects. We've  
 19 designed our building to match the exact  
 20 development trend that you see on the north  
 21 side of Miracle Mile.

22 As you can see, on the north side of  
 23 Miracle Mile, you have very low profile  
 24 buildings, along Miracle Mile, and then the  
 25 High-Rise on the back, and that's exactly what

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1 we're doing. Our height is no different than  
 2 the majority of the other buildings in direct  
 3 proximity to our project, and we have designed  
 4 that in order to be compatible with the urban  
 5 environment.  
 6 We're very excited for this project. I  
 7 think the City's done a great job of bringing  
 8 businesses, law firms, banks, international  
 9 companies to move their headquarters here, and  
 10 one of the things that Downtown is truly  
 11 missing is a residential component. We think  
 12 this project is in line with the City's vision  
 13 for its new Downtown. It will bring  
 14 residential people to not only enjoy Downtown,  
 15 but to also serve a lot of the businesses that  
 16 are in the area and promoted walkability. We  
 17 want people to live, work and play in the CBD  
 18 and that's exactly what this project does.  
 19 So we hope that with the two items that I  
 20 mentioned today, allowing us to move forward  
 21 seeking a Level Two Mediterranean bonus in lieu  
 22 of the text amendment and a condition that  
 23 would allow us to obtain the TDRs prior to  
 24 building permit, that you would recommend  
 25 approval of this project.

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1 the quality of the stores, in Downtown Coral  
 2 Gables, on Miracle Mile. Everybody is leaving  
 3 the area, and we need to enhance those  
 4 conditions to make it more likeable to the  
 5 residents of Coral Gables. We deserve that.  
 6 Other than that, I'm all for it, and I wish  
 7 this gets a rapid approval.  
 8 CHAIRMAN AIZENSTAT: Thank you.  
 9 MR. BONAFONTE: Thank you.  
 10 CHAIRMAN AIZENSTAT: Thank you very much.  
 11 Next, please.  
 12 THE SECRETARY: Robert Levite.  
 13 MR. LEVITE: Good evening. My name is Bob  
 14 Levite. I am an owner and a board member at  
 15 the Andalusia Condominium directly across the  
 16 street from this project.  
 17 CHAIRMAN AIZENSTAT: Can you provide the  
 18 address, please?  
 19 MR. LEVITE: 100 Andalusia.  
 20 CHAIRMAN AIZENSTAT: Thank you.  
 21 MR. LEVITE: Okay. And I believe in  
 22 progress and I welcome a beautiful building  
 23 coming in and replacing a parking lot that  
 24 we've been looking at for the past 15 years.  
 25 But the building should be part of Coral

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1 Our entire team is here to answer any  
 2 questions, and I'd reserve a few minutes for  
 3 rebuttal at the end.  
 4 Thank you very much.  
 5 CHAIRMAN AIZENSTAT: Thank you.  
 6 Jill, how many speakers do we have?  
 7 THE SECRETARY: About seven.  
 8 CHAIRMAN AIZENSTAT: About seven.  
 9 What I'd like to do is open the floor at  
 10 this time for public comment.  
 11 Jill, if you would please go ahead and call  
 12 the first --  
 13 THE SECRETARY: Rafael Bonafonte.  
 14 MR. BONAFONTE: Good evening. I'm Rafael  
 15 Bonafonte, my wife, Lilly, as well with me. We  
 16 live at 66 Valencia Avenue, and we're very much  
 17 in favor of this project.  
 18 You know, I think it's going to enhance the  
 19 quality of life in the City of Coral Gables.  
 20 We're at the verge of approval here. There is  
 21 a couple of conditions, but I believe they have  
 22 all been met, and they have to be further  
 23 reviewed by the City Commission, as well as the  
 24 Board of Architects.  
 25 But we have seen a decay in the stores and

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1 Gables, the City Beautiful, and the Zoning laws  
 2 are in place to guarantee --  
 3 CHAIRMAN AIZENSTAT: Please. What I will  
 4 ask is, everybody, please, no clapping or  
 5 anything. Please allow each individual to  
 6 speak their mind.  
 7 MR. LEVITE: I did not set that up.  
 8 CHAIRMAN AIZENSTAT: I know. They like  
 9 you, I understand, but --  
 10 MR. LEVITE: So the Zoning laws are in  
 11 place to guarantee that Coral Gables maintains  
 12 its appearance and its appeal. So I welcome  
 13 the new neighbor, but I vehemently oppose any  
 14 variances in the Zoning.  
 15 Spot Zoning is rarely the right decision.  
 16 I think the building's height, its appearance  
 17 and its parking capacity should -- no, must,  
 18 comply to the current Zoning laws.  
 19 Thank you very much.  
 20 CHAIRMAN AIZENSTAT: Thank you for coming.  
 21 Thank you.  
 22 THE SECRETARY: Kate Taylor.  
 23 MS. TAYLOR: Good evening. I'm Kate  
 24 Taylor, and I live at 100 Andalusia Avenue, and  
 25 I've been a resident of Coral Gables for most

1 of my life, born and raised here.  
 2 I probably have more questions at this  
 3 point than comments, because I didn't  
 4 understand all of the presentation. I don't  
 5 know how you add two additional stories and  
 6 stay at the Level One envelope. I don't  
 7 understand that concept.  
 8 So the other thing that I noticed is that  
 9 the 16 stories is not really conducive to  
 10 what's there right now. When you showed one of  
 11 the pictures, all of those surrounding  
 12 buildings were eight to thirteen stories. So  
 13 why are we going to have 16?  
 14 And I'm not sure, too, on the SunTrust Bank  
 15 building. Is that -- those stories are going  
 16 to remain as they are or are they going to  
 17 build higher? So that's another question.  
 18 And then I'm not sure we want really a pool  
 19 on Miracle Mile.  
 20 So I guess my main concern is the height.  
 21 And I didn't see anything that looked  
 22 Mediterranean, so I guess they're going to  
 23 change the whole look of it? It looks very  
 24 modern to me.  
 25 CHAIRMAN AIZENSTAT: Yeah. We'll have that

1 My name is Stuart McGregor. My wife, Jean  
 2 Conley, is here with me. I'm also a member of  
 3 the Board of 100 Andalusia. I guess there's  
 4 quite a representation here.  
 5 I just wanted to make a couple of comments.  
 6 We moved down here in 1976 and we were told the  
 7 place to live was Coral Gables, which we did.  
 8 We lived across US-1 for 30 years in a private  
 9 residence, went through two additions, and I  
 10 really appreciated the Building and Zoning  
 11 Codes and the direction of Coral Gables with  
 12 respect to being the City Beautiful.  
 13 We've now been Downtown at 100 Andalusia  
 14 for 15 years, and I've watched the City grow,  
 15 and I'm certainly not opposed to growth. I  
 16 think we need development. That brings in tax  
 17 revenues. It brings people more into an inner  
 18 City, which we're seeing all over.  
 19 However, you know, I look at this, and when  
 20 I go back to New York, which is where we came  
 21 from, I always tell people that I live in the  
 22 City, just like I was in Manhattan. I can walk  
 23 anywhere. I can do things. It's just  
 24 wonderful. We've got all of these restaurants.  
 25 I said, "But, you know, I can see sky. I can

1 discussion.  
 2 MS. TAYLOR: Okay. Thank you.  
 3 CHAIRMAN AIZENSTAT: Keep that in mind.  
 4 Thank you very much.  
 5 THE SECRETARY: Silverstein.  
 6 MS. SILVERSTEIN: My name is Mayra  
 7 Silverstein, and I live at 100 Andalusia  
 8 Avenue, Apartment 410, and I'm also a member of  
 9 the Board of Directors.  
 10 And I recognize that there will be a  
 11 building going up. I embrace that it will be  
 12 replacing a parking lot. But I also share the  
 13 concern about the height and the design.  
 14 Our building, which is directly across the  
 15 street on Andalusia, is eight stories high and  
 16 103 feet. I do recognize that the Zoning is  
 17 higher, but would urge the decision to relate  
 18 to what is compatible not only with the other  
 19 taller buildings in the area, but with ours,  
 20 also. And the lack of a Mediterranean design  
 21 is also a concern.  
 22 Thank you.  
 23 CHAIRMAN AIZENSTAT: Thank you.  
 24 THE SECRETARY: Stuart McGregor.  
 25 MR. MCGREGOR: Thank you.

1 see blue sky and clouds and the sun." And I  
 2 think that's the kind of -- and air, and that's  
 3 what makes the City Beautiful.  
 4 We've done the re-development of the Mile.  
 5 We do have some buildings on the other side,  
 6 the Colonnade stretch there, which is kind of  
 7 turned that block much more into almost a --  
 8 you know, another canyon, and what I'm  
 9 concerned about is that we turn Andalusia  
 10 Avenue into a canyon, as well, which takes  
 11 away, when you're looking up at 16 stories,  
 12 less sky, less air, less sun, and particularly  
 13 when it fronts -- the back side is going  
 14 straight up, even with the cover of the parking  
 15 garage, and just faces this Mediterranean  
 16 condominium, which is one of the first  
 17 Downtown, that really embraced coming to inner  
 18 City living from that perspective.  
 19 This is going to be a rental, so we're  
 20 really not into the condominium stage yet, but  
 21 I look at it and I kind of say, you know, you  
 22 are the stewards here, along with the  
 23 Commissioners, of the City Beautiful, and so  
 24 it's really up to you to see how it's going to  
 25 grow.

1 Next door to this is another parking lot,  
2 behind Barnes and Noble. I'm sure everyone's  
3 familiar with that one. And it becomes a  
4 question of what happens next. I'm not really  
5 into the Land Use, but I do know that Zone One,  
6 I think, Ramon, you just referred to it -- Zone  
7 One is what height, how many stories?

8 MR. TRIAS: Fourteen stories for Level One.

9 MR. MCGREGOR: For the Level One is  
10 fourteen stories. We're 103 feet. The Palace,  
11 which was an interesting project, which is  
12 essentially the same on Andalusia, towards one  
13 of our main north-south, which is Douglas to Le  
14 Jeune area, the Palace is an interesting  
15 structure. If you look at it, that's totally  
16 Mediterranean. They did not go as high as they  
17 could go and I think they have a building that  
18 everyone remarks about as being a really  
19 beautiful building.

20 I think the concept and design is  
21 incredible. I think to tie together the actual  
22 SunTrust bank and make that a residential and  
23 put a pool on top, I think that's a great idea,  
24 and to tie it together with that back parking  
25 lot is -- as Bob Levite said, you know, it's a

1 can see it. You can see it from your  
2 presentation. When you look where it is -- I  
3 mean, there was no mention of 100 Andalusia  
4 tonight. There was no mention of the Palace.  
5 There was no mention of how we build our inner  
6 core and yet maintain the space and the air and  
7 the sun and the light to continue with this  
8 City Beautiful concept that we have.

9 So you're the stewards and I appreciate the  
10 time. Thank you. Thank you very much.

11 CHAIRMAN AIZENSTAT: Thank you, sir.

12 THE SECRETARY: Paul Savage.

13 MR. SAVAGE: Good evening. My name is Paul  
14 Savage. I'm an attorney. I have Law Offices  
15 at 2555 Ponce de Leon Boulevard, Suite 600, in  
16 Coral Gables, Florida. I'm here representing  
17 the 100 Andalusia Condominium Association, and  
18 I have a lobbyist registration on file.

19 You've met some of my clients, who have had  
20 some -- I thought, some very reasoned and  
21 sophisticated things to say. You've heard them  
22 say that they're not against development, they  
23 would not mind a new building near where they  
24 are.

25 However, we also heard from our Planning

1 parking lot. We know there's going to be  
2 growth there. But it's how much of that do you  
3 use in terms of height, how much of it do you  
4 use in terms of traffic with the ingress and  
5 the egress to the parking garage, particularly  
6 on Galiano.

7 If you look at coming in from the side, I  
8 don't know what the traffic study says, but I  
9 can tell you right now that at five o'clock  
10 Galiano and -- Andalusia, at Galiano, backs  
11 right up across Miracle Mile. It sometimes  
12 takes two lights for that cross section there.  
13 So I can just imagine people pulling in. But,  
14 conceptually, I think it's good. I just think  
15 it needs some work and particularly with  
16 respect to the height.

17 You know, I guess -- I don't want to spend  
18 a lot of time, but it is an interesting and  
19 exciting design and plan, but I think, when you  
20 look at it overall and you see where it is,  
21 over here someplace --

22 CHAIRMAN AIZENSTAT: If you could talk into  
23 the microphone, just for the TV audience.  
24 Thank you.

25 MR. MCGREGOR: Okay. Well, when you -- we

1 and Zoning Director in our Staff report, which,  
2 of course, constitutes substantial competent  
3 evidence in these proceedings, and there is a  
4 negative recommendation from the Staff as to  
5 the rezoning for the height. And when I  
6 listened carefully to the applicant, and I was  
7 trying very hard to listen very carefully, I  
8 was unable to tell what exactly is before you  
9 tonight.

10 What's been noticed and what's been  
11 examined by the Staff is a rezoning request  
12 requesting the 16 stories and the 163-foot  
13 height, based on a Level One Mediterranean  
14 bonus, while they admit that they're not  
15 entitled to that under a Level One  
16 Mediterranean bonus, and that's why our  
17 Planning and Zoning Director is recommending  
18 denial. And then I heard that they are  
19 withdrawing that request and they will now  
20 change the building and try to have it qualify  
21 before the Board of Architects as a Level Two  
22 Mediterranean bonus building.

23 And that sounds like a good plan. My  
24 problem is, what they're asking you to do, as a  
25 matter of procedure, they're saying, let us go

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1 back to the Board of Architects, obtain -- seek  
 2 and obtain the Level Two Mediterranean changes,  
 3 while we're going from this Board onward into  
 4 the City Commission. And I believe I've been  
 5 in front of this same Board before and had a  
 6 member say, "I don't vote on a project that I  
 7 don't have in front of me." I believe that's a  
 8 quote from one of our members. "I don't like  
 9 to vote on a project that's not in front of  
 10 me."  
 11 And the situation you have tonight is, we  
 12 don't know what the project is -- what it looks  
 13 like stylistically, what it has mechanically,  
 14 what it has -- you know, what are those  
 15 changes, exactly, and will the Board of  
 16 Architects approve their request.  
 17 So I agree with -- in terms of what's been  
 18 noticed tonight, what's been presented tonight,  
 19 I agree with the Staff recommendation that the  
 20 rezoning request should be denied, and  
 21 slightly different than the Staff's analysis, I  
 22 think that if you don't have the project in  
 23 front of you, all of the other things also  
 24 should be denied or continued.  
 25 You heard my clients say they welcome the

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1 what have you, it goes back about five months  
 2 or so, but this is a 130-unit residential  
 3 structure, possibly 16 stories, if they get  
 4 what they're asking for.  
 5 This is a significant structure, and in the  
 6 other applications of this magnitude that we've  
 7 had, that's not a long time and that's not a  
 8 lot of neighborhood meetings. That's only one.  
 9 So my respectful request for this Board is to  
 10 say, we appreciate this applicant, we  
 11 appreciate their counsel, we appreciate what  
 12 they've done so far, but as I heard, listening  
 13 to the Planning and Zoning Director, this is  
 14 really not ready for prime time and we need to  
 15 go back, have some meetings with my clients and  
 16 others who are stakeholders, find out what the  
 17 Mediterranean Two iteration will look like  
 18 exactly, and come back to this Board. I don't  
 19 agree with the idea of letting it go forward to  
 20 the City Commission and you voting on a project  
 21 that you don't have in front of you.  
 22 So that's really my significant comments.  
 23 Again, some of this, we appreciate. There are  
 24 store frontages along Andalusia that face our  
 25 building. That could have been the entry and

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1 project. We're not here to forcefully object  
 2 to the project or to oppose it unilaterally.  
 3 That's not what you heard them say, and that's  
 4 not what I'm saying. What I am saying,  
 5 however, is, as the Staff said, some of the  
 6 application was, quote, incomplete and they are  
 7 recommending a continuance of the TDR issue and  
 8 the encroachment issue.  
 9 The only favorable recommendation is the  
 10 Comprehensive Plan change. As a matter of  
 11 policy and politics, which is just my own  
 12 personal opinion, I don't agree with any change  
 13 of our Comprehensive Plan, which is the Zoning  
 14 equivalent of our constitution in this field of  
 15 practice. I don't think it should be changed  
 16 for any single project, ever. However, if you  
 17 are going to change it for a project, you  
 18 should have the project in front of you.  
 19 So for those reasons, we welcome additional  
 20 discussion, we welcome additional neighborhood  
 21 meetings. There were a couple of charts put up  
 22 reciting the various meetings and notices.  
 23 There's been one neighborhood meeting. The  
 24 docket, if you will, or the procedure to this  
 25 Board and then to the Board of Architects and

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1 exit. So we appreciate that. We're studying  
 2 this carefully and there are some things that we  
 3 like. We appreciate the fact that what  
 4 Mr. Navarro described about the alley and the  
 5 entrance and internalizing some of that.  
 6 Now I would like to make sure that that is  
 7 a hard condition or a covenant that's recorded,  
 8 because my personal experience in that area is,  
 9 if you cross that intersection going across  
 10 Miracle Mile toward the Ale House, in between  
 11 the Ale House and the Navarro, I'm sure they  
 12 have the same kind of requirement to load in  
 13 the alley there, and you know where they load  
 14 every day, in the street, and this is the part  
 15 where I'm an attorney and I don't typically  
 16 give testimony, but as a resident, I'm giving  
 17 factual testimony now, that they just park in  
 18 the street and cause a huge traffic jam.  
 19 So we want to make sure those things are  
 20 pinned down in a hard covenant, but that's  
 21 really a detail. The bigger picture, the  
 22 hundred thousand foot picture is, we appreciate  
 23 the building and the applicant and all they're  
 24 doing, but it's just not ready. We need to see  
 25 what the Mediterranean Two bonus iteration will

1 look like.  
 2 I'm available if you need any questions on  
 3 behalf of the 100 Andalusia Association.  
 4 CHAIRMAN AIZENSTAT: Thank you.  
 5 MR. SAVAGE: Thank you, Mr. Chairman. I'm  
 6 sure you gave me all kinds of additional time.  
 7 So I thank you for that.  
 8 CHAIRMAN AIZENSTAT: Are there any --  
 9 THE SECRETARY: Yes. We have two more and  
 10 they need to be sworn in.  
 11 CHAIRMAN AIZENSTAT: They just came in?  
 12 The two individuals that came in, could you  
 13 please stand up to be sworn in?  
 14 THE SECRETARY: Steven Krams and Gomez Mena.  
 15 CHAIRMAN AIZENSTAT: If you can just stand  
 16 up to be sworn in. Thank you.  
 17 (Thereupon, additional participants were  
 18 sworn.)  
 19 THE SECRETARY: Steven Krams.  
 20 MR. KRAMS: Good evening. Thanks for  
 21 letting me speak to you this evening. My name  
 22 is Steven Krams. I live at 1110 South  
 23 Greenway, and I have only been in the  
 24 community, living here, since last spring, but  
 25 also have been working here at the Coral Gables

1 complex, the bank, the shops, et cetera.  
 2 So I would like you to look into it,  
 3 because, if not all, of those cars are going to  
 4 be in the streets, where we are, park somewhere  
 5 and causing a problem.  
 6 Okay. Thank you.  
 7 CHAIRMAN AIZENSTAT: Thank you.  
 8 MS. ANDERSON: Thank you.  
 9 CHAIRMAN AIZENSTAT: That's it?  
 10 At this time, I'd like to go ahead and  
 11 close the floor for public --  
 12 MR. NAVARRO: If I could, just two minutes  
 13 just to address some of the comments. If I  
 14 could reserve just two minutes for rebuttal.  
 15 I'll make it quick. I promise.  
 16 Everyone always talks about and we hear a  
 17 lot that development needs to be in the right  
 18 places, and this is the right place for it.  
 19 Your Comprehensive Plan calls for additional  
 20 density and height in this area. This is the  
 21 heart of Downtown. It's your Central Business  
 22 District.  
 23 It's not only an area where you have  
 24 unlimited density and buildings directly to our  
 25 west that have a high intensity Land Use, that

1 Art Cinema as the executive director and the  
 2 president since 2006. We opened in 2010.  
 3 So having said that, I want to let you guys  
 4 know that it is really extremely positive to  
 5 see such a project going up, regardless of what  
 6 the final decision of the architectural board  
 7 is. Looking at the residential side of it and  
 8 the prospect of new residents coming into the  
 9 Downtown core, it's really a positive, from our  
 10 point of view, and if this project is approved,  
 11 we would certainly welcome them at the cinema  
 12 and hope that they take advantage of it. Since  
 13 it's in walking distance, there won't be a  
 14 parking problem.  
 15 Thank you very much.  
 16 CHAIRMAN AIZENSTAT: Thank you.  
 17 THE SECRETARY: Gomez Mena.  
 18 MR. GOMEZ MENA: My name is Andres Gomez  
 19 Mena. I am an owner of Apartment 315 at 100  
 20 Andalusia Avenue. I have just a simple  
 21 concern. What I read, the project, it didn't  
 22 seem to have a lot of parking spaces, where it  
 23 seems to -- what was presented, it does not  
 24 seem even to have enough parking spaces for the  
 25 residential area, much less for the rest of the

1 allows up to 190 feet, not to mention existing  
 2 buildings that are also just as tall as what  
 3 we're proposing, but it's also in an area  
 4 called the GRID, and this is an area, that in  
 5 order to promote re-development, you have a  
 6 concurrency exemption from traffic, and that's  
 7 done in order to promote projects just like  
 8 this.  
 9 So your whole Comprehensive Plan and Zoning  
 10 is designed to promote a project like this.  
 11 This project is a pedestrian friendly project.  
 12 One of the things that is the issue with  
 13 traffic and I think that your City Commission  
 14 and your City Administration has done a great  
 15 job, is that you need to create an environment  
 16 for people to rely less on the automobile, and  
 17 the way that you do that is, you put  
 18 residential units near where people work and  
 19 where people play. And this is exactly what  
 20 this does.  
 21 Devon, if you could just quickly show --  
 22 I'd like to show the proximity of all of the  
 23 different modes of public transportation that  
 24 are available just within walking distance of  
 25 this project. We have a bike route that will

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1 be constructed on Galiano. We have multiple  
 2 different bus routes. We have the trolley,  
 3 which is just a stone's throw away from us, and  
 4 these are all things that -- not to mention all  
 5 of the other employment hubs that are in a  
 6 close walking distance. What you want to have  
 7 is, you want to have young professionals and  
 8 professionals and families move near where they  
 9 work, so they could just come out of their  
 10 house and walk to work, as opposed to having to  
 11 rely on their automobile, and this project is  
 12 just in line with that.

13 I know that there's been some concerns that  
 14 have been raised by the residents regarding  
 15 height. We've done a very job, I believe, in  
 16 terms of designing a building that doesn't  
 17 maximize density, doesn't maximize FAR. We're  
 18 trying to stay within a smaller building  
 19 envelope. We're not asking for any variances.  
 20 We're not asking for anything additional than  
 21 what the Code would require for a project like  
 22 this, and that includes parking.

23 One of the things that we've done is, we've  
 24 done a shared parking study, in accordance with  
 25 the standards that were created by the City,

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1 Level Two bonus. I'd like to say this -- and  
 2 I've heard this before, from several different  
 3 this Board Members, this Board focuses on  
 4 compatibility, whether the Zoning is  
 5 appropriate, whether the use is appropriate,  
 6 whether the height is in context with your  
 7 surrounding development.

8 You have a very sophisticated and talented  
 9 Board of Architects, which are made up -- and  
 10 we have some great architects on this Board,  
 11 too -- but you have a Board of Architects,  
 12 which is focused on making sure that every  
 13 project that goes up in the City is up to the  
 14 standard of excellence that the City of Coral  
 15 Gables expects, and we will be going before  
 16 that Board to make sure that whatever goes to  
 17 the City Commission is in line with that  
 18 project.

19 What will not change is the project that's  
 20 before you today, and that is, a pedestrian  
 21 friendly, Mixed-Use residential project, that  
 22 consists of 130 units, that is 163 feet in  
 23 height, and that has 16 stories. The only  
 24 issue that we're curing is a procedural issue,  
 25 that in speaking with your Planning Director,

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1 and we have provided additional parking than  
 2 what is required by that shared parking. So we  
 3 will have no issues with parking. We are also  
 4 conveniently located, as you can see, within  
 5 close proximity of multiple parking garages.  
 6 So if there's any additional surplus parking  
 7 that is needed at some point, in terms of  
 8 people getting passes, if they want to have  
 9 additional family members and cars, there's  
 10 plenty of public parking within close proximity  
 11 to our property.

12 Lastly, I'd just like to -- I know that  
 13 Mr. Savage raised an issue regarding the  
 14 recommendation. It's not necessarily a  
 15 negative recommendation. Your Staff is  
 16 recommending approval of the Mixed-Use Land  
 17 Use. And the Mixed-Use Land Use was created in  
 18 order to have residential uses on Commercial  
 19 Zoning and that's exactly what this project  
 20 does. The Mixed-Use Land Use allows us to  
 21 bring the residential component to Downtown,  
 22 and this is the exact reason why it was  
 23 created, for a project such as this.

24 I know that we are asking you to allow us  
 25 to move forward with pursuing a Mediterranean

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1 we all agreed was the best way to proceed. So  
 2 we would say that this application, with the  
 3 condition that we've proffered with the TDR, to  
 4 allow us to pursue that after the Site Plan is  
 5 approved, and ability to move forward with the  
 6 Mediterranean Level Two bonus, this application  
 7 is complete and the deficiencies that have been  
 8 listed in your Staff recommendation have been  
 9 addressed and that this project is ready for  
 10 your recommendation.

11 We are open to meeting with the neighbors,  
 12 obviously. This is a very long process. It  
 13 requires a Land Use amendment. So we still  
 14 have two more Readings before the City  
 15 Commission. We've been working on this project  
 16 for quite some time. And we'll keep open those  
 17 lines of communication and continue to work not  
 18 only with your Staff to address any comments  
 19 that we receive from the Board here this  
 20 evening, but also to continue to meet with the  
 21 neighborhood and address any issues that we can  
 22 as part of this process.

23 And I thank you very much. Any questions,  
 24 we have Mr. Tim Plummer here, Rebecca, who's  
 25 the project architect, and myself, as well.

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1 CHAIRMAN AIZENSTAT: Thank you.  
 2 MR. NAVARRO: Thank you.  
 3 CHAIRMAN AIZENSTAT: At this time, I'll go  
 4 ahead and close for public comments. Open it  
 5 up to the Board.  
 6 Rhonda.  
 7 MS. ANDERSON: I'm delighted that this is a  
 8 Mixed-Use project that you're proposing,  
 9 because it brings in a residential aspect to  
 10 it, but I have concerns, because we really  
 11 don't have the project in front of us, that  
 12 ultimately we need to discuss and pass upon.  
 13 One of the major concerns I have is the  
 14 parking component. I looked at Mr. Plummer's  
 15 report, and one of the criteria that was used  
 16 to decrease the number of parking spaces  
 17 required was based upon data and statistics on  
 18 hotel parking.  
 19 This is not a hotel. If I go to a hotel  
 20 and I fly in from somewhere else, I don't  
 21 necessarily have a vehicle with me. So those  
 22 presumptions or those estimates would be valid.  
 23 But it's not valid here at all.  
 24 You have 86 one bedroom units, and you have  
 25 88 two bedroom units. If you presume that

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1 mean, one of the things that historically has  
 2 happened is that we've built all of this  
 3 parking, and we have empty parking garages  
 4 everywhere. And once they're built, you can't  
 5 get them down. It just builds a taller  
 6 building.  
 7 This is the Downtown core, so we want to  
 8 promote people not to have cars, but to walk to  
 9 work, walk to the shops, the boutiques, the  
 10 restaurants that are in the area.  
 11 One of the premier things that the City of  
 12 Coral Gables has is plenty of public parking in  
 13 the Downtown core. I mean, within our project,  
 14 you have two that are just across the street.  
 15 So if anybody has a son, that has a car, and  
 16 they want to get an additional space, they  
 17 could get a parking pass from the City of Coral  
 18 Gables, and this has worked in multiple  
 19 different situations.  
 20 But I'd like Tim just to come and explain  
 21 how we got to our shared parking, because I  
 22 think that's important.  
 23 MR. PLUMMER: Good evening. Tim Plummer,  
 24 with David Plummer and Associates, offices at  
 25 1750 Ponce de Leon Boulevard.

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1 people are going to use car less and use the  
 2 modes of transportation, that necessarily means  
 3 that the cars would be staying behind and that  
 4 people would be using the trolley and stuff for  
 5 some of the local traveling, and when they can,  
 6 use the rail. So the car stays behind.  
 7 If you add up the total number of units,  
 8 you have 174 units but you propose --  
 9 MR. NAVARRO: It's 130 units.  
 10 CHAIRMAN AIZENSTAT: 130 units.  
 11 MS. ANDERSON: 130?  
 12 MR. NAVARRO: Yes.  
 13 MS. ANDERSON: You have 86 one bedroom and  
 14 88 two-bedroom?  
 15 MR. NAVARRO: 44 two bedrooms and 86 one  
 16 bedrooms, sorry.  
 17 MS. ANDERSON: 44. Okay. I know where I  
 18 got 88 from. Because if you have two bedrooms,  
 19 you're going to have two vehicles being in  
 20 those parking spaces.  
 21 MR. NAVARRO: Uh-huh.  
 22 MS. ANDERSON: So that gives you 174  
 23 spaces, at least, on those units themselves.  
 24 MR. NAVARRO: And I'd like Tim Plummer to  
 25 come up to address your parking comments. I

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1 Ms. Anderson, I'm just curious where you  
 2 got the hotel number from.  
 3 MS. ANDERSON: In your report, you cited a  
 4 statistic that less parking is needed based  
 5 upon what -- "Ace Parking, one of the largest  
 6 parking companies in North America has reported  
 7 that overnight parking at hotels has declined  
 8 five to ten percent," and that's cited in the  
 9 report as grounds or a basis for which to  
 10 deduce for this project less parking is needed.  
 11 I don't find it relevant at all for this  
 12 project.  
 13 MR. PLUMMER: Okay. If you look at Exhibit  
 14 3 in the report, that is from the City's Shared  
 15 Parking in their Zoning Code, and that's where  
 16 the calculation is done. And the City's Shared  
 17 Parking is somewhat conservative.  
 18 There's also an option in the City's Zoning  
 19 Code for an independent shared parking analysis  
 20 using the Urban Lands Institute, but we used  
 21 the City's conservative approach and it comes  
 22 up with 167 parking spaces needed, and the  
 23 project is providing 179.  
 24 So there's a surplus of twelve spaces  
 25 compared to what's required by Code. So it

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1 meets everything required by the City.  
 2 MR. TRIAS: Mr. Plummer, on Page 4, you do  
 3 mention the hotel issue that the member is  
 4 referring to.  
 5 MS. MENENDEZ: Page 4 of what, of his  
 6 report?  
 7 MR. TRIAS: Of his report, yeah.  
 8 And the issue that you were raising is that  
 9 it's not relevant in the discussion.  
 10 MS. ANDERSON: Yeah, it's not --  
 11 MR. PLUMMER: Yeah, it's just a ride  
 12 sharing section of the report, and there is no  
 13 restaurant, and we site, and there's no hotel.  
 14 It's just generalized. But what you need to  
 15 look at is Exhibit 3, which is straight from  
 16 the City's Zoning Code.  
 17 MS. ANDERSON: I understand.  
 18 MR. PLUMMER: Yeah.  
 19 MS. ANDERSON: And there's apartment  
 20 buildings in the City where the landlords only  
 21 allow one parking space per unit. And what's  
 22 happened is, the swales are filled with cars.  
 23 This does not even count in the Commercial  
 24 aspect, the draw that would be necessary for  
 25 the Commercial aspect of the property.

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1 there be for someone to get their car brought  
 2 down?  
 3 MR. PLUMMER: We don't have those kinds of  
 4 calculations in our study. It's a standard  
 5 approach -- there's lifts throughout the  
 6 City -- on how those lifts will work. They'll  
 7 work the same, and they're allowed by the Code.  
 8 MS. ANDERSON: Is it --  
 9 MS. MENENDEZ: Ms. Anderson, may I ask a  
 10 question?  
 11 MS. ANDERSON: Sure.  
 12 MS. MENENDEZ: How many parking lifts  
 13 compared to spaces?  
 14 MR. NAVARRO: I'm going to get that  
 15 information for you right now. The way that we  
 16 have it planned, though, is that the lifts  
 17 would be reserved for the two bedrooms. So  
 18 that husband and wife, live in a two-bedroom,  
 19 they will use the lift. So as one comes in,  
 20 the car goes up, the space is there. Wife  
 21 comes in after, the space is available.  
 22 So it's reserved to one unit. So  
 23 operationally, it's very simple to operate, and  
 24 these lifts have become so high tech and user  
 25 friendly that it makes this a lot different

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1 MR. PLUMMER: Actually, it does. The  
 2 shared parking considers the office, the retail  
 3 and the residential. So if you look at Exhibit  
 4 3, it's very straight-forward, straight from  
 5 the Zoning Code.  
 6 MS. ANDERSON: I understand. I'm talking  
 7 about practicality and what we see actually  
 8 happening with 138 residential units, some of  
 9 which are two bedrooms, and one bedrooms, which  
 10 doesn't preclude that from being occupied by  
 11 two people, as well, which would necessarily  
 12 mean the --  
 13 MR. PLUMMER: We go by the standards and by  
 14 the City's Zoning Code.  
 15 MS. ANDERSON: All right. All right. So I  
 16 do have concerns about the parking issue when  
 17 it's shared parking.  
 18 I do have a question for you. What is the  
 19 time delay for the shared parking? I'm  
 20 assuming you're talking about elevated parking?  
 21 MR. PLUMMER: Yeah, there are some lifts  
 22 within the project, yes.  
 23 MS. ANDERSON: There are some lifts? And  
 24 time-wise, how would this function for someone  
 25 to get their car? How much time delay would

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1 than some of the other lifts that you've seen  
 2 before, where they're hand operated or  
 3 something.  
 4 So the reason that the lifts, we think, are  
 5 going to be successful is because we're going  
 6 to be limiting them to the two-bedroom, so  
 7 that --  
 8 MS. MENENDEZ: 44 lifts?  
 9 MR. NAVARRO: No. It's --  
 10 MR. PLUMMER: No, it wasn't that many.  
 11 MR. NAVARRO: It's 20 lifts.  
 12 MS. MENENDEZ: 20 lifts?  
 13 MR. NAVARRO: 20 lifts, yeah, and we have  
 14 44 two bedrooms, I believe. Yeah.  
 15 And the way the Code works is that it  
 16 counts 1.75 spaces per the two bedrooms. So I  
 17 think we have 163 spaces required for the  
 18 residential. We're providing 179.  
 19 But as Tim said, we have a ground floor  
 20 bank tenant, a long-term tenant. They are 9:00  
 21 to 5:00. Usually people are out at that time.  
 22 So there will be plenty of parking while people  
 23 are at work, and, then, when they come back  
 24 from work, the bank will be closed at that  
 25 point.

1 So based on the shared of usage, plus we  
 2 have upper level office spaces, we've done it  
 3 and we think we have sufficient parking to  
 4 satisfy all of the different uses that we have.  
 5 And that's just not counting all of the other  
 6 different public parking that's around us.  
 7 Thank you.  
 8 MS. VELEZ: May I ask a question?  
 9 MS. ANDERSON: Go ahead.  
 10 MS. VELEZ: Mr. Navarro, you mentioned that  
 11 there was public parking across the street.  
 12 Could you specify what those parking lots are  
 13 or parking garages are?  
 14 MR. NAVARRO: Sure. So this is our  
 15 property right here. All of the yellow points  
 16 are the trolleys, right. So we have -- right  
 17 over here, we have plenty of different trolley  
 18 spots. The parking garages that are closest to  
 19 our property are these two right here, one on  
 20 Aragon, one is the one just down street on  
 21 Andalusia, right next to the former BrickTops,  
 22 and then we have one just over here, on the  
 23 other side of the street, behind the --  
 24 CHAIRMAN AIZENSTAT: The Palace.  
 25 MR. NAVARRO: Yes. Thank you.

1 could accommodate some additional spaces, and  
 2 we could proffer that.  
 3 MS. ANDERSON: Okay.  
 4 The use for the business area, where the  
 5 arcades are, are any of those to be restaurant  
 6 areas? I'm sorry.  
 7 MR. NAVARRO: Sorry.  
 8 MS. ANDERSON: I'll repeat it. The uses  
 9 for the businesses where the arcade is, are any  
 10 of those to be restaurant areas?  
 11 THE WITNESS: We don't anticipate it.  
 12 That's not the tenants that we have lined up.  
 13 They're going to be more of a service oriented,  
 14 similar to like a financial institution, I  
 15 think is what we have planned. Not a bank, but  
 16 some H&R Block, but we don't expect restaurants  
 17 to be there.  
 18 If we do change the use to restaurants, we  
 19 will have to come back before you, because we  
 20 have to provide additional parking or we'd have  
 21 to find that parking off-site. So right now we  
 22 are not proposing restaurants as part of our  
 23 Mixed-Use Site Plan approval, and the way that  
 24 I think your Planning Director has interpreted  
 25 it in the past is that, if we are going to

1 MS. VELEZ: Oh, yes.  
 2 MR. NAVARRO: So we have one, two, three,  
 3 and then this one just on the other side, as  
 4 well, a little further. But just within close  
 5 proximity we have plenty of parking spaces.  
 6 CHAIRMAN AIZENSTAT: Let me allow Rhonda to  
 7 finish.  
 8 MS. VELEZ: Yes.  
 9 CHAIRMAN AIZENSTAT: Rhonda.  
 10 The floor is closed, please. Thank you.  
 11 MS. ANDERSON: Okay. With regard to the  
 12 parking issue, since you have 44 two-bedroom  
 13 apartments and just 20 lifts, would you be  
 14 adverse to adding the additional lifts for the  
 15 two-bedroom units? It would be an additional  
 16 24 lifts.  
 17 MR. NAVARRO: I don't think that we have an  
 18 objection to adding additional lifts. I need  
 19 to talk to my client, but I need to also make  
 20 sure with the architect that we can fit more.  
 21 MS. ANDERSON: Right.  
 22 MR. NAVARRO: There's a certain clearance  
 23 and the level that we have them at fits nicely.  
 24 If you give me a few minutes, I could ask  
 25 Rebecca to crunch some numbers and see if we

1 change the use, we need to come back for that  
 2 review, especially for a restaurant, that does  
 3 trigger additional parking.  
 4 MS. ANDERSON: Okay. Because I do have  
 5 concerns -- well, I like the arcade, and it  
 6 does help with pedestrian traffic and the  
 7 usability, but there are concerns when it ends  
 8 up being filled up with chairs and tables and  
 9 it ceases to be an arcade.  
 10 MR. NAVARRO: That's a great point. Yeah,  
 11 we see that a lot, that then it kind of  
 12 prevents you from having accessibility, and  
 13 what we did there is, we created a very large  
 14 arcade. It's a nice public space. So we want  
 15 to make sure to keep that open and I don't  
 16 think we have an issue with not having a  
 17 restaurant there. We couldn't park it, anyway,  
 18 but that's not part of our plan.  
 19 MS. ANDERSON: Now, on the Andalusia side,  
 20 there appears to be a hang over that basically  
 21 hangs over the trees that are proposed. It's  
 22 very difficult to see on these drawings. On  
 23 the Andalusia side.  
 24 MR. NAVARRO: It's actually this elevation,  
 25 I think.

1 MS. ANDERSON: Look at R-10. Yes. You  
 2 see --  
 3 MR. NAVARRO: So, yes. So there's an  
 4 overhang right here, which is --  
 5 MS. ANDERSON: No, on the Andalusia side.  
 6 You're looking at Galiano. If you look right  
 7 across from the 100 building on Andalusia --  
 8 MR. NAVARRO: Right here? The upper level?  
 9 MS. ANDERSON: Right there.  
 10 MR. NAVARRO: That architectural feature?  
 11 MS. ANDERSON: That architectural feature  
 12 appears to hang over the trees.  
 13 MR. NAVARRO: Yes, and we're going to make  
 14 sure that that does not happen. I think it  
 15 might just be something that's shown on the  
 16 rendering. I have to check the Site Plan. You  
 17 can probably see it better on the Site Plan.  
 18 It could be just an issue with the elevation,  
 19 but the tip of the arcade here, as you can see,  
 20 is right to the edge of that tree.  
 21 So we'll make sure that we have sufficient  
 22 clearance. Right now we have eight feet from  
 23 the edge of pavement to the edge of the arcade.  
 24 So there should be plenty of space to put that  
 25 tree. Between here and here, there's eight

1 street, we've tried to put the trees, also not  
 2 just to beautify the streetscape, but we've  
 3 tried to put the trees within the outer  
 4 sidewalk, to prevent patrons and pedestrians  
 5 and residents from walking on that side, near  
 6 the traffic.  
 7 What we're doing is, we're redirecting them  
 8 to a twelve-foot wide covered arcade, which is  
 9 a protective element. So these are actually  
 10 here. We've done it on other projects. I  
 11 think it's something that's been promoted by  
 12 the City on many occasions, is to basically put  
 13 landscaping here and then you move the  
 14 pedestrian traffic under your arcade, which all  
 15 of this is private property, which is becoming  
 16 now a public sidewalk. We're basically  
 17 providing that, on our side.  
 18 And this is all under the MXD. This is all  
 19 promoted so that you do the arcade and you get  
 20 the zero setback for 45 feet.  
 21 MS. ANDERSON: Right.  
 22 MR. NAVARRO: And that's what we're doing.  
 23 Here we cannot accommodate that, because it's  
 24 an existing building. In lieu of that, the  
 25 trees are going within these little curb cuts

1 feet. Some of the tree is going to overhang  
 2 into the right-of-way, right, and then the  
 3 remainder can hang over on our property, and  
 4 then the arcade is twelve feet.  
 5 So if there's any conflicts here, we have  
 6 plenty of space to try to provide a few more  
 7 feet, if needed, but I think, with eight feet,  
 8 we should be fine. It's not reflected really  
 9 great on the rendering, I agree, but over here,  
 10 on the Site Plan, you can clearly see that the  
 11 center of the tree is right along the edge of  
 12 pavement, so we have almost six feet for the  
 13 tree to go.  
 14 MS. ANDERSON: Yeah. I have a little  
 15 concern about the walkability of that area. It  
 16 seems to be filled, between trees and arcade.  
 17 I mean, we will be depending upon the arcade  
 18 for walking, but the sidewalk itself seems to  
 19 be quite filled.  
 20 MR. NAVARRO: Yeah. So that's one of the  
 21 things that we have been focused on, on many  
 22 projects. One of the things that we've done,  
 23 especially with these being major commercial  
 24 thoroughfares, they have a large amount of  
 25 traffic, this especially being a one way

1 that we're creating here or these little carve  
 2 outs, and what we're doing is, we're providing  
 3 a decorative covered overhang over all of this,  
 4 to at least provide some pedestrian cover,  
 5 since we can't physically put the arcade into  
 6 our property.  
 7 MS. ANDERSON: All right. Just the amount  
 8 of walkability of that sidewalk, outside of the  
 9 arcade -- I understand the use of the arcade in  
 10 there. I've seen historically how those have  
 11 been filled with other things. So I do still  
 12 have the same concerns.  
 13 MR. NAVARRO: Yeah. And we could put a  
 14 covenant or something, because I understand  
 15 your concern, that that remain free of any kind  
 16 of obstructions or anything, to make sure that  
 17 we maintain -- I mean, we have to meet ADA  
 18 requirements, anyway, but that we maintain a  
 19 twelve-foot walkway, which I think what we're  
 20 proposing is -- actually, it's nine feet two  
 21 inches here, and it's twelve feet here, and  
 22 usually, with an eight-foot sidewalk, you have  
 23 plenty of space. So we're larger than what's  
 24 normally provided -- that exists today, but  
 25 normally provided in other parts of the City.

1 MS. ANDERSON: Have you looked into bump  
 2 outs in that area in order to enhance that  
 3 walkability along the Andalusia side?  
 4 MR. NAVARRO: Yes. So we are actually --  
 5 there's a bump out that was created -- there's  
 6 a bump out that was created here as part of the  
 7 streetscape project, right here on this corner.  
 8 It's not shown very great here. But right at  
 9 the corner, this was created as a bump out.  
 10 MS. ANDERSON: But on the other side --  
 11 MR. NAVARRO: Yeah. We're going to be  
 12 working here to try to put some art in public  
 13 places, which I think is a great opportunity.  
 14 Over here, we are actually creating our own  
 15 bump out. This area here is going to be  
 16 designed as part of our streetscape, and this  
 17 will help, hopefully, redirect some of the  
 18 pedestrian traffic that goes on there and  
 19 provide additional sidewalk.  
 20 But right here we're creating our own bump  
 21 out. We've been working with Public Works on  
 22 it.  
 23 MS. ANDERSON: And as far as green space  
 24 improvements for that area, are there any  
 25 proposals for that?

1 that's, I think, right next to us, but if  
 2 there's any parks in the area, we can consider  
 3 it.  
 4 MR. TRIAS: Jorge, are you referring to  
 5 that green area that fronts Miracle Mile?  
 6 MS. ANDERSON: That fronts Miracle Mile.  
 7 MR. TRIAS: That is private property.  
 8 MS. ANDERSON: It is private?  
 9 MR. TRIAS: Yes.  
 10 MS. ANDERSON: Okay. That's a shame.  
 11 CHAIRMAN AIZENSTAT: All right. Julio.  
 12 MS. MENENDEZ: I like that.  
 13 MR. GRABIEL: Okay. I like this project.  
 14 I think it's well thought out. I think there's  
 15 obviously a commitment to the urban core of the  
 16 City, and I actually like the contemporary  
 17 design. I think that every City has to have a  
 18 mix of styles, and when I opened it and I saw  
 19 that it was contemporary, I was actually very  
 20 happy to see that. I understand, from what  
 21 you're saying, that that will change.  
 22 To be able to get the Level Two approvals  
 23 you have to change it to a Mediterranean style.  
 24 MR. NAVARRO: We hope it's a transition  
 25 area Mediterranean style, but --

1 MR. NAVARRO: So since it's in the urban  
 2 core, the MXD -- for better or worse, because  
 3 this is the urban core, you know, this is your  
 4 urban most dense, high intense development, the  
 5 MXD allows you to count all of the improvements  
 6 that you make to the public right-of-way,  
 7 including the alley and all of the sidewalks  
 8 and the arcade, it allows you to count, I  
 9 believe, 75 percent of the arcade that you  
 10 create as your open space, and I believe we  
 11 have about 30 percent open space, if I'm not  
 12 mistaken, and so we're over and above what's  
 13 required.  
 14 And one the commitments that we've done is  
 15 obviously improving this alley and obviously  
 16 completing the streetscape from about here,  
 17 where it ends, all of the way down around our  
 18 property, in addition to providing the arcade.  
 19 MS. ANDERSON: Have you thought about the  
 20 park that's nearby, enhancing that, to make it  
 21 more --  
 22 MR. NAVARRO: The one by Barnes and Noble?  
 23 MS. ANDERSON: Yeah.  
 24 MR. NAVARRO: I think that's a piece of  
 25 private property that belongs to the owner

1 MR. GRABIEL: We'll let the Board of  
 2 Architects make that decision for us.  
 3 MR. NAVARRO: Yeah.  
 4 MR. GRABIEL: But in principle, I like it  
 5 very much. I like the arcades on Andalusia and  
 6 Galiano. I love the idea of getting the  
 7 building -- the bank building, which is totally  
 8 solid and very unfriendly, to open up to the  
 9 street on both, Miracle Mile and Galiano. So I  
 10 think that's a tremendous improvement. That is  
 11 probably, with all due respect to whoever  
 12 designed it, one of the ugliest buildings in  
 13 Downtown Coral Gables, you know. So what we  
 14 see there, it's an improvement.  
 15 I actually have no problem with waiting to  
 16 have the Transfer of Development Rights as a  
 17 future, because I know that that will have to  
 18 be reviewed by all of the parts that belong to  
 19 it.  
 20 I do have a problem with not seeing the  
 21 building designed as a Level Two. I know the  
 22 architects are very capable. I know that the  
 23 Board of Architects is very capable of looking  
 24 at that, but to get approval for it, without  
 25 seeing it, it causes me some concerns.

1 MR. NAVARRO: I think one of the things  
 2 that maybe we could do, and I believe the Board  
 3 has accommodated this in limited circumstances  
 4 before is, we could always bring it back to you  
 5 to show you the final product, as part of the  
 6 process. So we will take your recommendation  
 7 and come back and show you what the final  
 8 design that was approved, which we hope to  
 9 still be as contemporary as possible, but  
 10 meeting the criteria of the Mediterranean Level  
 11 Two, but we would be happy to bring that back  
 12 before you, so that the project just doesn't  
 13 leave and you never get to see it back. I  
 14 think you've done that in other instances, to  
 15 make sure that it meets your satisfaction.  
 16 MR. GRABIEL: Let's see what the rest of my  
 17 colleagues think about it, but those are my  
 18 comments.  
 19 MR. NAVARRO: Okay. Understood.  
 20 CHAIRMAN AIZENSTAT: Maria Menendez.  
 21 MS. MENENDEZ: I have a few questions for  
 22 Staff.  
 23 MR. NAVARRO: Okay. I'll be here if you  
 24 need me.  
 25 MS. MENENDEZ: The Mixed-Use, right, are we

1 really having a hard time, especially on the  
 2 Mile side, to look at this as a nice Mixed-Use.  
 3 I mean, I love the apartment component, but I  
 4 would have loved to have seen some other mix --  
 5 facing the Mile, that would kind of like  
 6 energize the Mile, and not necessarily be a  
 7 bank.  
 8 MR. TRIAS: There are some business reasons  
 9 why that's the case. Maybe the Applicant can  
 10 explain that. Certainly, long-term, in the  
 11 future, it could be something different, I  
 12 suppose.  
 13 MR. NAVARRO: Yes. So I don't know if the  
 14 bank is listening, but we really like the bank,  
 15 and they've been a long-term tenant, and  
 16 supposedly they serve a lot of the businesses  
 17 and law firms in the area. So they have a big  
 18 depository. They have a lease term with us,  
 19 and there are some renewable options. In the  
 20 event that they don't take advantage of those  
 21 renewable options, then we would definitely --  
 22 that would be a great opportunity to have some  
 23 additional retail.  
 24 We had to work very closely with the bank,  
 25 because we have limited flexibility into what

1 looking at it -- so we have two buildings. We  
 2 have one that faces the Mile and we have one  
 3 that faces Galiano, that's connected with this  
 4 walkway. Are they being viewed -- when you  
 5 look at this Mixed-Use, are they being viewed  
 6 together or are they being viewed as individual  
 7 buildings?  
 8 MR. TRIAS: They are together.  
 9 MS. MENENDEZ: Okay.  
 10 MR. TRIAS: And both of them are Mixed-Use.  
 11 Keep in mind, the ground level in both  
 12 buildings is office or retail, and the upper  
 13 level, in both, is also residential.  
 14 MS. MENENDEZ: The reason I ask is because,  
 15 you know, this bank on the first floor of the  
 16 building that faces the Mile is big.  
 17 MR. TRIAS: Yes.  
 18 MS. MENENDEZ: And it takes up a lot of  
 19 that Mixed-Use percentage, that, really, allows  
 20 it to be a Mixed-Use, right, because then what  
 21 you have on top of the bank is apartments, and  
 22 then what you have in back is what I would  
 23 classify as very little retail or, you know --  
 24 MR. TRIAS: Yes.  
 25 MS. MENENDEZ: And then apartments. So I'm

1 we can do in order to work with them to provide  
 2 all of the blowout that we have to do to  
 3 Galiano Street and to further set back the  
 4 windows along Miracle Mile, which is one of the  
 5 conditions that the Board of Architects had us  
 6 do. They wanted us to go and try to treat  
 7 this.  
 8 So we worked with the bank in order to  
 9 accomodate that, but it's a long-term tenant  
 10 and we can't do much with that bank, but, you  
 11 know --  
 12 MS. MENENDEZ: You don't have in their  
 13 lease, something that I've seen typical in  
 14 commercial leases, where you can relocate your  
 15 tenant for the overall purpose of a better  
 16 project?  
 17 MR. NAVARRO: So because they used to own  
 18 the building, they -- when it was purchased --  
 19 MS. MENENDEZ: That was a contingency?  
 20 MR. NAVARRO: Yeah, they put that in there.  
 21 So they have a very good real estate lawyer,  
 22 who put that in there.  
 23 One of the things that we've done is, we  
 24 used to have residential all on the second  
 25 floor. We've added some offices there. So

1 we've tried to provide --  
 2 MS. MENENDEZ: Yeah, I saw that in the  
 3 middle, though.  
 4 MR. NAVARRO: Yeah. We tried this. Now we  
 5 have retail, office and residential, but on the  
 6 ground floor, I mean, right now, if you'd walk  
 7 by there, you can't even tell it's a bank.  
 8 It's an H&R Block and a bank, but there's very  
 9 small windows --  
 10 MS. MENENDEZ: Well, but it's going to be  
 11 opened up.  
 12 MR. NAVARRO: Yeah, we're going to open it  
 13 up. So now at least you'll see some activity  
 14 on the other side. You'll see all of the bank  
 15 personnel working very hard.  
 16 MS. MENENDEZ: And are you leaving the  
 17 actual structure of the bank and just creating  
 18 a fascia -- is that it -- and then building up?  
 19 MR. NAVARRO: Correct. Yeah. So what  
 20 we're doing is, we're keeping the existing  
 21 structure. We're going to be basically putting  
 22 a whole new facelift on it. We're going to be  
 23 making larger windows, putting architectural  
 24 treatment on it, and then there's going to be a  
 25 structural component, which actually gives us

1 we did, and we were actually trying to be  
 2 sensitive to the neighbors on this issue, we  
 3 currently have several shops here, along  
 4 Galiano. We are putting additional retail  
 5 space along the Galiano frontage. There is an  
 6 entrance right at the corner here, in this  
 7 public space, but what we did is, we kept the  
 8 lobby area for the residential on Galiano to  
 9 match what's on the other side -- or Andalusia,  
 10 to match what's on the other side, which they  
 11 actually have an entrance to the parking garage  
 12 there, but, you know, we need a lobby area, and  
 13 we thought, you know, it's better to put the  
 14 lobby area along Andalusia than along Galiano  
 15 or Miracle Mile, which are probably the more  
 16 retail intense streets.  
 17 MS. MENENDEZ: Okay.  
 18 MR. NAVARRO: But we're going to, you know,  
 19 make sure -- I mean, if we could accommodate  
 20 additional retail, I know that my client would  
 21 love to do so, but I think we're limited by  
 22 having to have the lobby area here.  
 23 MS. MENENDEZ: Okay.  
 24 MR. NAVARRO: And it does wrap around. We  
 25 did make sure that it at least wrapped around.

1 articulation in the facade, that will serve as  
 2 a structural element that will hold up the  
 3 additional weight that we need in order to  
 4 accommodate the pool on the upper level,  
 5 because there is a pool on the upper level.  
 6 MS. MENENDEZ: I saw that.  
 7 MR. NAVARRO: Yeah. And when you fill it  
 8 with water, it becomes quite heavy. So we have  
 9 to kind of engineer that. But that actually  
 10 gives us an opportunity to add additional  
 11 architectural treatments to that building, that  
 12 we, otherwise, wouldn't be able to do without  
 13 that. So it's going to look like a completely  
 14 different building, I think.  
 15 I had a before and after here, which I  
 16 think is -- you know, you can't even tell it's  
 17 the same building, but unfortunately we're  
 18 working with the circumstances that we have, as  
 19 the property owner. SunTrust is going to be  
 20 there for the foreseeable future.  
 21 MS. MENENDEZ: And how do you put more  
 22 Mixed-Use in the back building to give that  
 23 synergy that you're looking, for with a  
 24 Mixed-Use project, that is just not apartments?  
 25 MR. NAVARRO: Yeah. So one of the things

1 So you will have some retail here.  
 2 MS. MENENDEZ: But it's very minimal. I  
 3 mean, the bank takes it all up and you have a  
 4 Mixed-Use -- you're trying to achieve a  
 5 Mixed-Use classification, but, really, that  
 6 percentage of commercial is the bank, pretty  
 7 much.  
 8 MR. NAVARRO: Yeah. So the way the Comp  
 9 Plan reads for Mixed-Use, and I know we've  
 10 dealt with this on so many projects, is you  
 11 can't have more than 85 percent of the square  
 12 footage as one use, and you have to have at  
 13 least eight percent commercial. So we meet  
 14 those standards.  
 15 Obviously, if at some point the bank  
 16 decides that they're downsizing for some  
 17 reason, that will bring us a great opportunity  
 18 to provide additional ground floor retail, and  
 19 we have designed it in a way that if they want  
 20 to take up this space, we can free up this  
 21 space. So there's flexibility. But until that  
 22 opportunity presents itself -- I mean, we  
 23 anticipate this project will be here for a long  
 24 time, so I'm sure that moment will come and  
 25 we'll take advantage of it.

1 MS. MENENDEZ: The bank has been there  
 2 forever.  
 3 MR. NAVARRO: Yes, but people are  
 4 downsizing, so hopefully we'll be able to get  
 5 some space back.  
 6 MS. MENENDEZ: Okay. So I have a question  
 7 to Ramon. Ramon, where are the comments from  
 8 Staff? We don't have Public Works comments on  
 9 the circulation. We don't have concurrency. I  
 10 don't think concurrency has even reviewed it.  
 11 We don't have a Zoning review.  
 12 I mean, we typically -- and I noticed that  
 13 in your report, we have that they have provided  
 14 comments, but yet we don't have them here.  
 15 MR. TRIAS: Well, you have the summary in  
 16 the Staff report. Certainly there were some  
 17 issues that were being worked on, on the site  
 18 planning, and that's why you don't have  
 19 additional comments.  
 20 And the fact of the matter is that, up to  
 21 today, we've been working on refining that. SO  
 22 that may be the best explanation I can give  
 23 you. That's why we recommended continuance of  
 24 it, because of that.  
 25 MS. MENENDEZ: Right. Okay.

1 MS. MENENDEZ: But yet that's just within  
 2 your property. You still have an alley that  
 3 runs west towards Ponce -- Ponce, yes.  
 4 MR. NAVARRO: Yes.  
 5 MS. MENENDEZ: So the question is, how is  
 6 that going to circulate? I mean, who has  
 7 reviewed that? Is there any concerns? Because  
 8 alleys are typically for like secondary or --  
 9 that I know of, it's not used for primary  
 10 entrance and exits of parking garages. And to  
 11 me, if it works, it's great, but the question  
 12 is, does it work? Has anybody reviewed that?  
 13 MR. NAVARRO: So that was exactly what your  
 14 Public Works independent consultant raised.  
 15 Tim Plummer has done -- and he could address  
 16 the maneuverability study that we did. We did  
 17 a --  
 18 MS. MENENDEZ: See, I don't even have  
 19 comments from the independent consultant.  
 20 MR. NAVARRO: So they gave us the comment  
 21 saying, everything is fine, give us a  
 22 maneuverability study. We provided that. And  
 23 I guess that by providing it, the comment was  
 24 satisfied, because we haven't received anything  
 25 else, other than showing that it works.

1 MR. TRIAS: Now, the good news is that the  
 2 Applicant has proffered agreement with pretty  
 3 much every issue that we had requested. We  
 4 haven't had time --  
 5 MS. MENENDEZ: But, see, I don't know the  
 6 issues, right, because for one thing, the  
 7 circulation -- the use of the alley exclusively  
 8 for the entrance and exit of that garage is a  
 9 little concerning for me, because that alley,  
 10 if I recall, is one way?  
 11 MR. NAVARRO: It's a one way alley  
 12 currently. It's 20 feet.  
 13 MS. MENENDEZ: Right. And so it's 20 feet.  
 14 And so my concern is, how is that going to  
 15 work? I know that in your property, at least,  
 16 there's an additional, you said, 30 feet, but  
 17 in the drawings, it says, an additional five  
 18 feet.  
 19 MR. NAVARRO: Yeah. It's between five and  
 20 ten feet.  
 21 MR. TRIAS: There's five feet at the  
 22 narrowest and then it's ten feet at the widest.  
 23 MS. MENENDEZ: So it fluctuates from 25 to  
 24 30.  
 25 MR. TRIAS: Yeah. Yeah.

1 But the minimum that you need for a two-way  
 2 drive is 24 feet. So right now, it's one way,  
 3 because it's 20 feet. What we're doing is,  
 4 we're providing an additional five feet, right  
 5 here. So you're going to have 25 feet, which  
 6 gives you plenty of space for the two-way.  
 7 Right when you get to this edge, we go to  
 8 30 feet. So there's plenty of space for you to  
 9 have the proper turning radii. As you go this  
 10 way, and we'll have to deal with it with  
 11 signage, obviously, this will continue to be a  
 12 one way alley going the other way, but it  
 13 does -- the MXD, lately, has -- and in a lot of  
 14 applications you see this -- Staff and  
 15 professional urban planners have said, "Let's  
 16 use them, the alleys, not just for loading  
 17 anymore. Let's use them for access."  
 18 And the reason is, it reduces conflicts  
 19 with pedestrians that you have by putting  
 20 entrances --  
 21 MS. MENENDEZ: Again, I don't have an  
 22 issue, as long as the circulation works. And  
 23 I'm familiar with the fact that that's a one  
 24 way alley, but yet you have a two-way  
 25 entrance -- you know, entrance and exit. So

1 I'm kind of wondering how that works. It's  
 2 just we don't have that information.  
 3 MR. NAVARRO: I think, when they come in,  
 4 the Board will recommend that they give five  
 5 feet, as well, so we could have additional  
 6 circulation, but what we're doing is, we're  
 7 creating the additional space needed to  
 8 accommodate the two lanes on our property.  
 9 And, Tim, if you could just quickly address  
 10 the maneuverability issue. I know you looked  
 11 at that for us, and that was a good question,  
 12 because it also came up from Public Works.  
 13 MR. PLUMMER: Yes, so the issue came up  
 14 regarding circulation and access, and we were  
 15 asked to do a maneuverability study. So we  
 16 looked at those issues, to make sure that the  
 17 truck loading works -- that one of them -- to  
 18 make sure that they can get in, and that the  
 19 width was wide enough, and that the turning  
 20 templates that we used allowed the access to  
 21 get in and out of the garage.  
 22 And everything that we presented to the  
 23 City, to their consult, they've reviewed, and  
 24 we haven't heard anything otherwise that there  
 25 was a problem. So my professional opinion is,

1 it works just fine. I'd like to see the  
 2 traffic get out of Galiano and into the alley.  
 3 This isn't a real high generator of traffic,  
 4 this project, as opposed to queuing up onto  
 5 Galiano.  
 6 As some residents have mentioned, there's  
 7 some traffic issues with Galiano, specifically  
 8 with the signal at Miracle Mile, so we want to  
 9 get the traffic off of Galiano, to have the  
 10 least amount of impact to the public roadway  
 11 system.  
 12 MS. MENENDEZ: Right, but the project  
 13 itself, from what I recall, is doubling up on  
 14 the number of trips. I think it's generating  
 15 over 700 trips.  
 16 MR. PLUMMER: So compared to what's out  
 17 there today with the bank and the existing  
 18 property, in the morning peak hour, it's  
 19 approximately fifteen more trips in an hour.  
 20 So that's one every four minutes. And in the  
 21 afternoon peak hour, it's an additional 35. So  
 22 it's an additional trip every two minutes,  
 23 compared to what's out there.  
 24 MS. MENENDEZ: But I saw an overall  
 25 increase of 700 trips.

1 MR. PLUMMER: That must be on the daily.  
 2 That's across a 24-hour period.  
 3 MS. MENENDEZ: Right.  
 4 MR. PLUMMER: So what we focus in on is the  
 5 peak hours.  
 6 MS. MENENDEZ: Right, but the peak hours, I  
 7 mean, that's for people going to work and  
 8 people coming home, but Miracle Mile is a  
 9 shopping designation. So, to me, it has a  
 10 mix -- you know, I mean --  
 11 MR. PLUMMER: It does, but the residential  
 12 generally gets home through that peak hour on a  
 13 weekday. Right. So their cars are parked.  
 14 They're in there. They're not generating the  
 15 traffic.  
 16 The office component, the bank component,  
 17 is closed. They've already left at five  
 18 o'clock in the afternoon. So the after the six  
 19 o'clock period, there's really not a whole lot  
 20 of generation coming from the site, because  
 21 most people are home.  
 22 You may stop and go out to dinner, so  
 23 there's still some volume that's coming in and  
 24 out, but not near the amount as during the peak  
 25 hours, when people are leaving in the morning

1 to get to work and they're coming home at night  
 2 and coming in to park their cars.  
 3 MS. MENENDEZ: Did the independent  
 4 consultant, which we don't have a report of,  
 5 did they make any mention of those issues, as  
 6 it relates to the increase of traffic, the  
 7 level of service?  
 8 I know it's in the GRID, but the level of  
 9 service, is it going to impact and what kind of  
 10 improvements, if any, is recommended? Because  
 11 some of us use that area a lot to go to that  
 12 bank, and when we come off, that we're going to  
 13 go turn left on Galiano, that can take forever.  
 14 It can take a few lights.  
 15 MR. PLUMMER: Right. So what we had to  
 16 submit to the City was a trip generation report  
 17 and this is the new process for the City. So  
 18 if there's less than 50 net new peak hour  
 19 trips, no traffic study is required.  
 20 MS. MENENDEZ: Even for a Mixed-Use?  
 21 MR. PLUMMER: For any project.  
 22 MS. MENENDEZ: Doesn't make sense.  
 23 MR. PLUMMER: So if it's less than 50 -- so  
 24 we're at 15 in the morning, peak hour net new,  
 25 and we're at 35, so no traffic study is

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1 required. The City's traffic consultant  
 2 confirmed that, based on the information we  
 3 provided, and then asked for the  
 4 maneuverability study, to make sure the access  
 5 works and to make sure the trucks can get in  
 6 and out through the alley. So that's all that  
 7 was required by the project. That's the new  
 8 process now.

9 MS. MENENDEZ: Right, but you understand my  
 10 thinking?

11 MR. PLUMMER: Yeah. Yeah.

12 MS. MENENDEZ: You're looking at Mixed-Use.  
 13 You're not looking at a peak morning, peak --  
 14 you're saying that's going to be utilized  
 15 throughout the day, because, you know -- okay.  
 16 I understand why we don't have it.

17 Yes, sir.

18 MR. NAVARRO: Obviously, anything we build  
 19 here is going to generate more traffic, because  
 20 it's a vacant parking lot, but one of the  
 21 things that we did at the beginning of this is,  
 22 we analyzed what we could build as of right,  
 23 which would be a typical commercial office  
 24 building that you see -- there's three of them  
 25 right by us -- with a standalone parking

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1 least look at any possible improvements, the  
 2 signalization on the lights, is there a need  
 3 for any type of traffic calming? I mean --

4 MR. NAVARRO: So I'm going to run out of --

5 MS. MENENDEZ: It's really an issue of  
 6 reviewing it and making sure that if there's an  
 7 impact, that we just address it. Not  
 8 necessarily saying, no, it can't be built  
 9 because of this, but saying, if there's an  
 10 impact, we need to address it.

11 MR. NAVARRO: So, normally, under the old  
 12 process, Tim would have done a full blown  
 13 traffic study and we'd have that realtime  
 14 information. Under the new process that the  
 15 City adopted, it's the new way that things are  
 16 going to be done -- 50 trips is not a large  
 17 number. It sounds like a lot, but in reality  
 18 it's not that many over a two-hour period, but  
 19 if you generate more than 50 trips, you do a  
 20 full traffic study. If you don't, then you  
 21 just don't reach that threshold, it's not  
 22 required, but --

23 MS. MENENDEZ: But you're telling me that  
 24 that's happening in peak hours, and my point is  
 25 that a Mixed-Use is not just a peak hour.

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1 garage, which is not the ideal condition, this  
 2 is a much better condition, but we did an  
 3 analysis and comprehensive review of what we're  
 4 proposing and what would be allowed, and based  
 5 on our calculations, the as-of-right  
 6 development program would generate four times  
 7 as much trips in the a.m. hour, if it was an  
 8 office building, with a lot of people coming to  
 9 that zone, right, in the morning, and two times  
 10 the amount of trips in the peak p.m. trip,  
 11 everybody coming out of the office building and  
 12 coming out.

13 So from a traffic perspective, the  
 14 Mixed-Use residential project is much easier on  
 15 our streets than if you had a pure office  
 16 building, and if you think about it, it's  
 17 people leave in the morning around 7:30, people  
 18 are coming into that area for work around 8:00,  
 19 8:30, and then at 5:00 a lot of people come  
 20 out.

21 And so we had an exhibit that I think Tim  
 22 did that showed that.

23 MS. MENENDEZ: No, I appreciate that. My  
 24 view on these things is, any kind of like  
 25 effect on the level of service, we should at

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1 It's --

2 MR. NAVARRO: But that's the time that the  
 3 roadways are the most packed.

4 MS. MENENDEZ: Okay. I understand.

5 MR. NAVARRO: But one of the things that we  
 6 -- I'm running out of the condition list that  
 7 we're proffering, but one of the things that we  
 8 would be amenable to, and I know I spoke to Tim  
 9 about this and I spoke to Albert, is that, we  
 10 would be amenable to a condition that says,  
 11 that as part of our building permit, we will  
 12 work with the County and the City, because I  
 13 think the County maintain jurisdiction over  
 14 signalization, to study to see if there's any  
 15 improvements we can make to the signalization.

16 Sometimes they're a little bit off, and we  
 17 could work to try to improve the signalization  
 18 based on the existing condition. So that's  
 19 something that we would look at, as we go  
 20 through the building permit process, if you'd  
 21 like to include that as part of your  
 22 recommendation.

23 MS. MENENDEZ: Okay. Ramon, in your Staff  
 24 report, Page 12, where you have the Site Plan  
 25 information, in the second column, where we

1 put, "Required/permitted," is that for both  
 2 buildings? I mean, what is that based on? Is  
 3 that an as-of-right, what it exists today,  
 4 because each of those have a different Zoning,  
 5 right, Land Use?  
 6 MR. TRIAS: Right. Right.  
 7 MS. MENENDEZ: So what are you referring to  
 8 when you look at this and compare it to what's  
 9 proposed?  
 10 MR. TRIAS: That's the whole project, and  
 11 what happens is that those are different  
 12 topics, like, for example, the number of floors  
 13 and all of that, that are different in  
 14 different areas. For example, the number of  
 15 floors, we have three required conditions,  
 16 depending on whether it's a Level One or a  
 17 Level Two. So we try to put all of the  
 18 information together, as clearly as we could,  
 19 but if you have specific questions, we can  
 20 certainly look into it.  
 21 MS. MENENDEZ: Well, when you look at the  
 22 second row, where it says, FAR times total site  
 23 area, and then you have that plus 23,596 --  
 24 MR. TRIAS: Yes.  
 25 MS. MENENDEZ: That's if they got the TDRs,

1 you the opportunity to have less TDR, because  
 2 there's an additional FAR. So this is  
 3 complicated, but that's just the way the nature  
 4 of the Code it is.  
 5 So if this is not clear enough, I will  
 6 certainly do it differently next time, to make  
 7 it more clear, but what happens is that there  
 8 are multiple things going on, multiple things.  
 9 MS. MENENDEZ: I understand. Let me  
 10 just -- and I'm sorry I'm taking so long. I  
 11 just have a lot of notes.  
 12 CHAIRMAN AIZENSTAT: Ramon, while Maria is  
 13 looking for that, if they go to Level Two, then  
 14 can they get an additional 25 percent on top of  
 15 the Level Two? Will that go ahead and increase  
 16 the proposed square footage?  
 17 MR. TRIAS: It could. It could. I don't  
 18 know what the Applicant is proposing as far --  
 19 MR. NAVARRO: So right now we're at 3.2  
 20 allowed with a Level One Med Bonus, with a 25  
 21 percent increase -- math is not my forte -- but  
 22 I think we get to four. Our application is at  
 23 3.9.  
 24 Our intent is not to increase the building  
 25 height or number of stories. So our FAR should

1 and that's not what they have as-of-right right  
 2 now.  
 3 MR. TRIAS: It says, "Permitted." If they  
 4 get the TDRs, that's allowed. Maybe --  
 5 MS. MENENDEZ: But you see how it's a  
 6 little -- it's like not really giving the right  
 7 picture, because then you see the maximum at  
 8 117,984 square feet, as compared to what's  
 9 proposed, 117,320, and you say, wow, they're  
 10 doing less, but in reality, there's so many  
 11 other things here that would -- you know --  
 12 MR. TRIAS: And that's the nature of the  
 13 Code. The Code has a lot of moving parts and  
 14 it's very difficult to simplify it. Now, we  
 15 did our best to put it altogether into one  
 16 chart. Maybe we need to have two or three  
 17 charts.  
 18 MS. MENENDEZ: But if you were to take out  
 19 the TDRs, I mean, you're looking at 94,387  
 20 versus the 117,320. So that just makes this  
 21 TDR thing just much important than what we  
 22 think it is.  
 23 MR. TRIAS: No, I want to clarify, the TDR  
 24 is 25 percent. It's significant. Now, I would  
 25 also say that the Med Two, Level Two, may give

1 remain the same.  
 2 MR. TRIAS: Basically, the short answer to  
 3 the question, is that the maximum FAR, with TDR  
 4 and Level Two, is 4.375.  
 5 MR. NAVARRO: Yeah, and we will still be at  
 6 3.9.  
 7 CHAIRMAN AIZENSTAT: So you would proffer  
 8 that you wouldn't increase --  
 9 MR. NAVARRO: Correct. Yeah. We wouldn't.  
 10 Even though we could go higher, we wouldn't do  
 11 that, and I think, you know, from the building  
 12 heights you've seen in the area, we want to  
 13 keep consistent with that.  
 14 Maria.  
 15 MS. MENENDEZ: Where is the green landscape  
 16 requirements for this project? Is it just  
 17 what's shown there on the first floor or on the  
 18 ground floor?  
 19 MR. NAVARRO: Yeah. So for better or  
 20 worse, in urban areas, the MXD says you count  
 21 the arcade, because all of the arcades are on  
 22 private.  
 23 MS. MENENDEZ: Okay. Say no more.  
 24 MR. NAVARRO: And I think it's 75 percent  
 25 of the arcade and you get to count all of the

1 beautiful --

2 MS. MENENDEZ: Say no more. I know where

3 it is. It's on the arcade.

4 MR. NAVARRO: Yes. And all of the

5 beautiful landscaping and --

6 MS. MENENDEZ: Are you going to vine the

7 arcade or is it just the arcade?

8 MR. NAVARRO: No, it's the arcade plus all

9 of the streetscape improvement that goes on

10 here, and then they let you count a percentage

11 of the upper level open space that you provide.

12 MS. MENENDEZ: Amenity that's just used by

13 the tenants?

14 MR. NAVARRO: Yeah. Uh-huh.

15 MS. VELEZ: Uh-huh.

16 MR. NAVARRO: Now, we're providing a

17 thousand square feet more than what's required,

18 but in a Downtown core, I mean, you don't have

19 that much ability to provide open space, unless

20 you have a very large parcel. But when you

21 have to accommodate a parking deck, that you

22 need at least a hundred by a hundred to provide

23 circulation, and you have a lot that's, you

24 know, 26,000 square feet, there's not that much

25 space, but we are proposing to beautify the

1 you choose to make that.

2 MS. ANDERSON: I would request that.

3 MR. NAVARRO: And, also, one of the things

4 that we've done is, we've gone back and we've

5 looked at the parking spaces. We could

6 accomodate five additional lifts in the upper

7 level. So we have enough clearance there to

8 get five more lifts.

9 MS. ANDERSON: Okay.

10 MR. NAVARRO: So the majority or more than

11 half of the two-bedroom units will have the

12 ability to have two cars, at a minimum.

13 MS. ANDERSON: One other request, and this

14 has been something from one of the Boards of

15 the City, is to look carefully at the garbage

16 chutes, where you have the recycling, so that

17 you have clearly indicated where does someone

18 put cardboard, where does someone put the metal

19 cans, and if you have to have two separate

20 chutes, to encourage the proper recycling.

21 MR. NAVARRO: And I don't know if that was

22 something that came out of the last Board that

23 you were on, but lately comments that we've

24 gotten is, they want to see receptacles in the

25 public right-of-way that have garbage and

1 alley as part of that and continue the

2 streetscape. So hopefully other projects will

3 follow in our --

4 MS. MENENDEZ: Okay. Thank you.

5 MS. ANDERSON: One question about the green

6 space. Are you also doing it on the roof, the

7 top of the building, too, or --

8 MR. NAVARRO: I'm not sure. I know we've

9 contemplated that.

10 MS. ANDERSON: -- or are you putting solar

11 panels up there?

12 MR. NAVARRO: No?

13 Okay. Well, our building will be LEED,

14 because not only does the Code require us, but

15 we are pro green, so we will be doing a LEED

16 building. I believe silver is the minimum that

17 we have to comply with.

18 But the upper level roof, we don't believe

19 we're going to have anything up there, other

20 than the mechanical equipment and things of

21 that nature.

22 MS. ANDERSON: And perhaps some solar

23 panels to help you make that --

24 MR. NAVARRO: Perhaps some solar panels.

25 MR. TRIAS: That could be a condition, if

1 recycling, and in seeing those comments, we've

2 provided, I believe, within our trash area, an

3 area dedicated for recycling, as well, I

4 believe.

5 Yeah, Rebecca is saying yes. So we've done

6 that, as well, and we'll have to properly label

7 it, to make sure that, you know --

8 MS. ANDERSON: It has to be very clear for

9 the folks.

10 Okay. Sorry for the interruption.

11 CHAIRMAN AIZENSTAT: Thank you. That's

12 okay.

13 MR. NAVARRO: But that's a great point.

14 Thank you.

15 CHAIRMAN AIZENSTAT: Alex, if would please.

16 MR. MANTECON: All right. Thank you.

17 So, I mean, I think -- general comment is,

18 I think it's a visionary project. I think it's

19 something that Coral Gables is needing a lot.

20 I think we've spent a lot of money on Miracle

21 Mile. I think the businesses there, you know,

22 have taken a bit of a beaten with all of the

23 construction, et cetera. I think there's

24 bodies, really, that need to come to our urban

25 core. I think Coral Gables has been known as a

1 big office central.  
 2 We have a lot of square footage of office  
 3 space, et cetera. So what we end up having is  
 4 a lot of cars coming into the City and coming  
 5 out. You know, so it's, everybody is coming  
 6 in, in the mornings, everybody is leaving in  
 7 the afternoons, and they have to get home by a  
 8 certain time, so they end not really spending a  
 9 lot of time in our restaurants, in our stores,  
 10 et cetera. So I think we've seen a decline in  
 11 that.  
 12 So I think this is a visionary project,  
 13 that I think is really going to bring and  
 14 activate and start to bring some bodies that  
 15 are necessary after the sun goes down. It will  
 16 also activate, you know, some of nice green  
 17 areas, some of the parks, you know, that we  
 18 have in the area.  
 19 I have a few questions, though. You know,  
 20 so one of the things that I think -- again, I'm  
 21 new to this Board, so there's some basic  
 22 questions that I just need to get a handle on.  
 23 So what are the setbacks that are required? I  
 24 guess, it's to Staff, what are the setbacks  
 25 that are required above, say, like 45, 50 feet?

1 or three steps, because then it just reduces  
 2 your walkability? I mean, it's really nice  
 3 when it's raining, if it's really sunny, you  
 4 know, you kind of gravitate, you know, toward  
 5 shade and cover.  
 6 MR. NAVARRO: That's a great question. I  
 7 think Public Works was part of --  
 8 MR. TRIAS: The Applicant is going to be  
 9 required to have flush. Those arcades that  
 10 have steps, I see them as errors, in terms of  
 11 design. So we've spent a lot of time making  
 12 sure that everything is flushed with the  
 13 sidewalk and it continues the public space.  
 14 MR. NAVARRO: Yeah. I think, Mr. Trias  
 15 actually required us to put a note on the plans  
 16 to that effect. So our Site Plan, I believe,  
 17 has a note, as required by Public Works, that  
 18 we make sure everything is flushed and that  
 19 prevents any tripping hazards, and it makes  
 20 everything much nicer.  
 21 MR. MANTECON: Nice. And then, on the  
 22 alleyway, on your floor plan -- I heard it is a  
 23 one way, but on the ground floor plan, I'm  
 24 seeing it as a two-way. Is that accurate,  
 25 going towards Galiano?

1 MR. TRIAS: Yeah. That's the right height.  
 2 45 feet is a 10-foot setback that is required.  
 3 Now, they're doing 16, if I remember exactly.  
 4 Is that correct?  
 5 MR. NAVARRO: That's correct, yes.  
 6 MR. TRIAS: So on the Andalusia side, for  
 7 example, at 45 feet, it's set back 16 feet.  
 8 MR. MANTECON: So, I guess, you guys are  
 9 reducing the footprint by another six feet on  
 10 both, Andalusia and on Galiano? So I guess it  
 11 will reduce the canyoning effect, I guess, of  
 12 having buildings just so up on top of the  
 13 street, I guess.  
 14 MR. NAVARRO: Uh-huh, yeah. It's almost 60  
 15 percent more. So we're really refining the  
 16 tower element, which will help, you know,  
 17 alleviate any concerns regarding canyoning. You  
 18 won't have a wall that goes straight up.  
 19 MR. MANTECON: Okay. My other question is  
 20 -- because I have some issues on some of the  
 21 arcades that have been done around the City.  
 22 Do you envision the arcade being at sidewalk  
 23 level? Do you see any steps going up?  
 24 Because, I mean, it kind of defeats the purpose  
 25 to have an arcade where you have to go up two

1 MR. NAVARRO: Correct. Currently today  
 2 it's one way. It's only 20 feet wide so it's  
 3 not large enough to accomodate two-way traffic.  
 4 Since the MXD and the City has been promoting  
 5 entering off of alleys now, as opposed as  
 6 through the public right-of-way, we are  
 7 providing an additional minimum five feet along  
 8 the entire frontage, which will allow us to  
 9 have two-way traffic from the ingress and  
 10 egress of the parking garage here, all of the  
 11 way back out to Galiano Street. We'll have  
 12 some signage in order to kind of disperse the  
 13 trips, that someone that's coming out here  
 14 could also have -- you know, there's enough  
 15 turning radius here to come and head west on  
 16 this alley, still one way, and hopefully we set  
 17 a good precedent that's followed by the other  
 18 property owners and this alleys continues to  
 19 grow over time.  
 20 But the two-way traffic is limited from  
 21 only the entrance --  
 22 MR. MANTECON: In your property line.  
 23 Basically your property line.  
 24 MR. NAVARRO: Exactly. Yeah.  
 25 MR. MANTECON: Okay.

1 MR. TRIAS: And that's the section where  
 2 the alley has been widened. So that is part of  
 3 the project that -- I think it really matters,  
 4 in terms of creating high quality pedestrian  
 5 space and the way to achieve that is by having  
 6 that extra five feet or ten feet added to the  
 7 alley.  
 8 MR. MANTECON: My other question is, I did  
 9 see an e-mail from one of the concerned  
 10 businesses. So how do you guys intend, from a  
 11 logistics standpoint, on construction? Are you  
 12 going to have the crane on-site? Are you going  
 13 to have the crane in the alleyway? Have you  
 14 guys spoken with the GC on that?  
 15 MR. NAVARRO: So the project will be  
 16 essentially constructed in almost two phases.  
 17 We've met with some of the business owners that  
 18 line Miracle Mile to our west, and we've  
 19 committed to keep the alley open. There's no  
 20 reason why we need to close it down. The only  
 21 thing that basically has to happen over the  
 22 alley is the pedestrian bridges, which we could  
 23 install, you know, over the weekend, at night  
 24 or at some time that is not impactful to any of  
 25 the business owners.

1 that's all of the comments that I had.  
 2 CHAIRMAN AIZENSTAT: Thank you.  
 3 Maria.  
 4 MS. VELEZ: Well, I think we've covered  
 5 most of the things that I was concerned about.  
 6 I also like the project. I think it's  
 7 fantastic. I just don't know how we're going  
 8 to go to Level Two Mediterranean with this  
 9 modernistic look, that's very reminiscent of  
 10 the '50s. I don't know how we can stretch the  
 11 standards that we have to meet.  
 12 MR. TRIAS: Ms. Velez, if I can speak for  
 13 the Applicant. The original proposal was  
 14 closer to the Mediterranean Level Two. So I do  
 15 think that they have some experience already on  
 16 that design.  
 17 MR. NAVARRO: Uh-huh. We are very close to  
 18 it.  
 19 MS. VELEZ: Okay.  
 20 MR. NAVARRO: And, then, we made a decision  
 21 not to go for the additional FAR and density  
 22 and we stuck with Level One. We still intend  
 23 not to increase the building height, even  
 24 though we get Level Two, but we had a much more  
 25 Mediterranean project originally proposed.

1 Regarding the crane, I know that we looked  
 2 at that and Albert has looked at that, in order  
 3 to make sure we're not impacting any of the  
 4 businesses, and that's going to be located  
 5 right in the center of the parking garage. So  
 6 we're going to have that on-site.  
 7 MR. MANTECON: Okay. And, then, I'm trying  
 8 to understand, on the Code, and maybe it's just  
 9 the way the Code is written, but if they're  
 10 adhering to the height of the Level One and  
 11 they're adhering to the FAR of a Level One, I  
 12 mean, at the end of the day the number of  
 13 stories that we can place, I mean, that's just  
 14 semantics at that point, because, you know,  
 15 whether it's 50 stories or 16 stories, but it's  
 16 all at the same height, I mean, I don't see the  
 17 difference between them.  
 18 MR. TRIAS: And that's a good point.  
 19 Unfortunately, the Code is exactly about that  
 20 issue, and that distinction is a big deal in  
 21 these projects.  
 22 MR. MANTECON: Okay.  
 23 MR. TRIAS: And to make an exemption is  
 24 just not something that I can recommend.  
 25 MR. MANTECON: Understood. Okay. I think

1 We're going to go back to that, and as I said,  
 2 I know Julio had a concern about that, too, we  
 3 will commit to coming back to you to show you  
 4 what that final product looks like.  
 5 You know, I know the Board of Architects  
 6 will do a great job of making sure that we meet  
 7 their high standards as part of that review.  
 8 MS. VELEZ: Okay. No, I'm very happy,  
 9 also, that the height is remaining where it is,  
 10 because I was concerned about the surrounding  
 11 buildings and this is pretty such about the  
 12 same. It may have more floors, but the height  
 13 will not be much more than the existing  
 14 buildings, and I think that's a good thing.  
 15 I also like the setbacks going back further  
 16 after the 45 feet, more than required. I  
 17 really appreciate all of that, to keep the  
 18 light coming in. I'm also really happy to have  
 19 a flushed arcade. That's fantastic. It think  
 20 that 100 Andalusia has that and I use it myself  
 21 quite a bit. It's fantastic.  
 22 Traffic is an issue throughout the City,  
 23 not only with the people who reside in the City  
 24 and the people who work in the City, but  
 25 cut-through traffic. And we are in the middle

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1 of Miami-Dade County, so the people traffic  
 2 from west to east in the morning and east to  
 3 west in the afternoon. My office is right near  
 4 there, and there is a lot of traffic on Galiano  
 5 and Andalusia at all hours.

6 I don't know what can be done to correct  
 7 that. I'm thinking -- I'm going really outside  
 8 of the box here -- a roundabout on Galiano and  
 9 Miracle Mile -- I know we don't have it --  
 10 Galiano and Miracle Mile, because that traffic  
 11 light is awful. We don't have jurisdiction  
 12 over that area, but that's definitely something  
 13 to look at.

14 CHAIRMAN AIZENSTAT: Just a lightbulb.  
 15 MR. NAVARRO: Hands up.

16 MS. VELEZ: I'm concerned about the TDRs.  
 17 I understand that once you go to Level Two, you  
 18 will have more FAR availability, so you may not  
 19 need as many.

20 MR. NAVARRO: We'll have more FAR allowed,  
 21 so we won't need as many, and we're not going  
 22 to be increasing the existing FAR.

23 I think your comment on traffic is right on  
 24 point. One of the things that I think, and our  
 25 new Board Member, Alex, made a great comment

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1 MS. VELEZ: The City provides permitted  
 2 parking in those public parking garages?

3 MR. TRIAS: Yes. Yes.

4 MS. VELEZ: Okay.

5 MR. NAVARRO: And one of the things, we  
 6 have the condition regarding the additional  
 7 lifts, but we are committed, as part of the  
 8 building permit process, to work with the  
 9 County and the City to see if there's a signal  
 10 improvement that could be done. Maybe that  
 11 signal hasn't been looked at in a while by the  
 12 County. I know that they're focusing on what  
 13 they call their major roadways. Eventually,  
 14 they'll get, hopefully, to their --

15 MS. MENENDEZ: Can I ask a quick question  
 16 about that?

17 The circulation -- I have to come back to  
 18 this, because Galiano -- which, by the way,  
 19 your sketches don't illustrate Galiano -- it  
 20 shows Galiano as a four-way lane and Galiano is  
 21 not that wide, but Galiano, when you come  
 22 out -- Mr. Plummer, when you come out of the  
 23 alley, are you going to prohibit left-hand  
 24 turns?

25 MR. PLUMMER: No, we're not.

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1 about is, we have a lot of office, right.  
 2 People drive from all over the County to get to  
 3 that office. If we could have residential  
 4 here, we could have some of those employees and  
 5 business owners live within close proximity,  
 6 they can leave the car in the parking garage  
 7 and walk to their work.

8 I think, in a Downtown core, when you have  
 9 residential, you'll be able to hopefully  
 10 alleviate some of that traffic.

11 MS. VELEZ: I'm very happy to see a  
 12 residential building, as opposed to an office  
 13 building. I think that's what we need more of.  
 14 And I'm happy to have more people living in  
 15 Downtown Coral Gables. I think that's where we  
 16 want to go.

17 I think that's about it. We've covered  
 18 everything else.

19 Parking, definitely an issue. Five more  
 20 lifts will help. I don't know that it will be  
 21 sufficient, but it's certainly something that  
 22 needs to be looked at very carefully.

23 MR. NAVARRO: And we'll advise our tenants  
 24 that there is parking in the area, in case they  
 25 need to the buy some of those passes.

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1 MS. MENENDEZ: So people will be able to go  
 2 left or right?

3 MR. PLUMMER: Correct. We want them to be  
 4 able to use the GRID to go the direction they  
 5 need to go.

6 MS. MENENDEZ: Do you think that's going to  
 7 be a problem on Galiano?

8 MR. PLUMMER: It could potentially be,  
 9 during peak hours, but we also don't want to  
 10 preclude people, in off-peak hours, not being  
 11 able to go and make a left to come out of the  
 12 alley and go north on Galiano.

13 So it's something I think the City will  
 14 have to keep our eye on and see if it's an  
 15 issue or not. What's going to happen is, when  
 16 it is congested, northbound Galiano, and  
 17 someone is trying to come out and turn left to  
 18 go north on Galiano, when they see how long  
 19 it's going to take them, they're going to end  
 20 up turning right and going south.

21 MS. MENENDEZ: You know what's going to  
 22 happen, it's they're going to turn, they're  
 23 going to obstruct the lane going south and  
 24 we're going to have a mess there, but I hope  
 25 I'm wrong, I mean --

1 MR. TRIAS: Ms. Menendez, if you choose to,  
 2 you could have a condition that requires  
 3 traffic monitoring, as you've done in other  
 4 projects --  
 5 CHAIRMAN AIZENSTAT: Or as a review at a  
 6 certain junction.  
 7 MR. TRIAS: Yes, for the next few years.  
 8 MS. VELEZ: I would certainly like to see  
 9 that, Maria.  
 10 MS. ANDERSON: I would like to see that, as  
 11 well. I'd put that as a condition.  
 12 MS. VELEZ: Definitely. On other projects,  
 13 we have required that they make it only right  
 14 turn, to avoid exactly that.  
 15 MS. MENENDEZ: Right. Exactly.  
 16 MR. MANTECON: One other option is, I mean,  
 17 if you think about it is, if you want to go  
 18 northbound, instead of making a right and then  
 19 having to make a left onto Galiano, you can  
 20 just take the alleyway left and go to  
 21 whatever -- to Ponce and then make a right-hand  
 22 turn. So you're always making right-hand turns  
 23 and you can still access the northbound GRID  
 24 and southbound GRID, I mean.  
 25 MR. NAVARRO: I think one of the

1 reason, but the fact of the matter is that  
 2 George Merrick planned the City very well and  
 3 we have all of these alleys everywhere, if we  
 4 use them properly.  
 5 MS. MENENDEZ: Right. Okay.  
 6 MR. TRIAS: If we use them properly, then  
 7 the pedestrian areas are of much higher  
 8 quality.  
 9 MR. NAVARRO: In Europe, they've done a  
 10 great job of that. They've taken all of these  
 11 alleys, and you walk through there, and you  
 12 think you're in a promenade walking through  
 13 like the Champs Elysses and it's actually just  
 14 a back alley.  
 15 MS. MENENDEZ: Are you guys putting in  
 16 interlock pavers or --  
 17 MR. NAVARRO: Yeah, we are. We're putting  
 18 pavers in there, and we actually -- it's hard  
 19 to put landscaping within the alley, but we're  
 20 putting some vines and treatment on the walls.  
 21 So we're trying to beautify it.  
 22 MS. VELEZ: I have an additional comment on  
 23 the alleys. Most of the alleys, if I'm not  
 24 mistaken, that's where we run our water -- is  
 25 that correct? Is that where the water and

1 differences between our project and the one to  
 2 the south is that that project exits directly  
 3 onto a one way and they have one way to go. We  
 4 have the ability, because of the alley, to  
 5 disperse these trips a little bit better. As  
 6 people start figuring this out in the morning  
 7 when they go to work -- as I have to get to  
 8 work, I have a jump off the Palmetto, take side  
 9 streets, come back in -- people will figure out  
 10 what's the best way to get there, and, you  
 11 know, I think over time, this will function.  
 12 MS. MENENDEZ: That puts more use on the  
 13 alley. I mean, that puts more wear and tear on  
 14 an alley that typically is not a roadway, it's  
 15 more of a service lane. So I know that there  
 16 is a benefit to it. I'm not telling you to  
 17 open it up on Andalusia. I'm not saying that.  
 18 But you have to -- the City is going to have to  
 19 look at all of the consequences of this type --  
 20 MR. TRIAS: Yeah. And the recommendation  
 21 is to use alleys more often and enhance the  
 22 quality of the construction.  
 23 MS. MENENDEZ: Right.  
 24 MR. TRIAS: Now, they're enhancing the area  
 25 right in front of the property for a very good

1 sewer pipes are?  
 2 MR. TRIAS: Yeah.  
 3 MS. MENENDEZ: Yeah, you try to put the  
 4 utilities there.  
 5 MS. VELEZ: So we need to make sure that  
 6 our infrastructure is adequate to handle the  
 7 additional strain and stress, not only of use  
 8 of the pipes, but also of the traffic that's  
 9 going to be going over them.  
 10 MR. NAVARRO: Uh-huh.  
 11 MS. VELEZ: So we don't end up with  
 12 potholes and other problems.  
 13 CHAIRMAN AIZENSTAT: Correct.  
 14 A couple of questions. Is there going to  
 15 be a drive-through for this project?  
 16 MR. NAVARRO: No, there's not. There's no  
 17 drive-through proposed. I know they have one  
 18 today.  
 19 CHAIRMAN AIZENSTAT: Across the street.  
 20 MR. NAVARRO: Yeah, across the street.  
 21 CHAIRMAN AIZENSTAT: But it's not being  
 22 shifted?  
 23 MR. NAVARRO: It's not being shifted to our  
 24 site. So this will just be -- essentially, we  
 25 expect very little vehicular traffic to that

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1 bank. It's mostly, from what we understand,  
 2 they have a big pedestrian following, because  
 3 of the different businesses in the area.  
 4 CHAIRMAN AIZENSTAT: I would like to make  
 5 sure that there isn't in the alley a  
 6 drive-through ATM, because a lot of cars will  
 7 back that up if there is.  
 8 MR. TRIAS: That would be a Conditional  
 9 Use, if they were to request it, and certainly  
 10 I would recommend against it.  
 11 CHAIRMAN AIZENSTAT: Correct.  
 12 One question, Ramon. On Page 12 of your  
 13 book, if I look under Required and Permitted  
 14 under Parking Spaces, it shows 188.  
 15 MR. TRIAS: Right.  
 16 CHAIRMAN AIZENSTAT: And if I look under  
 17 Proposed, it shows 179.  
 18 MR. TRIAS: They're taking advantage of the  
 19 shared parking. That's the distinction.  
 20 MR. NAVARRO: Yeah, we hadn't done a shared  
 21 parking study yet at the point, because we had  
 22 to work with the City on it, but we took  
 23 advantage of the shared parking. Something the  
 24 City did a few years ago was create the  
 25 standard in the Code to allow that. So we

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1 the table. So we're not asking for --  
 2 MR. TRIAS: And the only issue there was  
 3 that there's a distinction between retail and  
 4 office, as it relates to calculating the bank,  
 5 and based on their analysis, at the end, they  
 6 figured out a way to make it in a way that  
 7 follows the traffic engineering standard.  
 8 MS. MENENDEZ: Which, by the way, Ramon,  
 9 your number says 188, but Mr. Plummer's number  
 10 in his matrix is 223. So they've reduced it to  
 11 179. Am I right or wrong? Am I wrong? What  
 12 page is your matrix in?  
 13 MS. VELEZ: On Page 2.  
 14 MR. PLUMMER: Yes, that's correct. The  
 15 requirement without shared parking is 223.  
 16 MS. MENENDEZ: Okay. That's what I  
 17 thought.  
 18 MS. VELEZ: Without.  
 19 MR. PLUMMER: And with shared parking is  
 20 167, providing 179, now providing five more,  
 21 184.  
 22 MS. MENENDEZ: Right.  
 23 CHAIRMAN AIZENSTAT: Basically, the other  
 24 comments that I have, have already been asked  
 25 by the other Board Members. The one thing that

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1 followed the criteria to --  
 2 MS. MENENDEZ: Is that like an automatic  
 3 approval, when they use the shared parking, or  
 4 does someone, like Public Works or an  
 5 independent traffic engineer, looks at that to  
 6 make sure that it's, in fact, going to work?  
 7 MR. TRIAS: There are three ways to analyze  
 8 the shared parking, and one of them is to use  
 9 the matrix, which is what they're doing.  
 10 MS. MENENDEZ: Right.  
 11 MR. TRIAS: That's the closest thing to an  
 12 automatic approval that I can say, because that  
 13 follows what the Code requires. Unless I'm  
 14 wrong, that's what --  
 15 MR. NAVARRO: Yes. So there's three  
 16 different ways of doing it. One is a table  
 17 that's based on the Urban Land Institute, I  
 18 believe. They have -- it's a national  
 19 transportation committee council that creates  
 20 these regulations. It's a table that was  
 21 adopted.  
 22 There's a third option that allows you to  
 23 count off-site transportation facilities,  
 24 proximity to public transit. We're not basing  
 25 it off the third one. We're just sticking to

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1 I like very much about this project is that  
 2 it's modern. For me, I hate having every  
 3 building look identical. I'm the same as  
 4 Julio.  
 5 You know, I'd just ask that if you're going  
 6 for the Level Two, and I don't know how and I  
 7 trust in our Board of Architects, because  
 8 they're the ones that make that decision, that  
 9 review and give that stamp of approval, but I  
 10 would ask that you try to be as unique as  
 11 possible.  
 12 MR. NAVARRO: Uh-huh. And we'll stick to  
 13 that commitment, because we really like this  
 14 building, as well.  
 15 MS. VELEZ: Uh-huh.  
 16 CHAIRMAN AIZENSTAT: Yeah, I really like  
 17 it.  
 18 MR. TRIAS: The reason why I feel  
 19 comfortable with the proposal from the  
 20 Applicant is that the decision is up to the  
 21 Board of Architects, the decision of granting  
 22 Level Two.  
 23 CHAIRMAN AIZENSTAT: I understand.  
 24 MR. TRIAS: Simple.  
 25 CHAIRMAN AIZENSTAT: I understand.

1 MR. NAVARRO: And we'll take that into  
 2 consideration to try to keep it as contemporary  
 3 as possible, but also in the tradition of the  
 4 Mediterranean spirit that is the Level Two.  
 5 CHAIRMAN AIZENSTAT: Is there a motion?  
 6 MS. ANDERSON: I just have one question  
 7 about the plug-in electric parking. What's the  
 8 percentage that you plan to provide for  
 9 electric vehicles?  
 10 MR. NAVARRO: I think we have two per  
 11 floor, a total of ten. Is it two percent,  
 12 seven -- so required is five and we have seven.  
 13 MS. ANDERSON: Okay. Because I see the  
 14 movement, and I see more Teslas on the road  
 15 every single day.  
 16 MR. NAVARRO: And these are going to be  
 17 some high luxury apartments, so we expect for  
 18 people to have some Teslas.  
 19 MS. ANDERSON: Build it and they will come.  
 20 MR. NAVARRO: Uh-huh.  
 21 MS. ANDERSON: And we encourage you to  
 22 increase that percentage.  
 23 MR. NAVARRO: Yeah, I'm actually excited to  
 24 see that. Normally, before today, every  
 25 project I've worked on, if five is required,

1 space.  
 2 MR. NAVARRO: I think the charging station  
 3 needs to be accommodated in an area and that  
 4 area may need to be in a parking space. We'll  
 5 study it, if possible. It's just depends on  
 6 our parking floor plan.  
 7 MS. ANDERSON: Just put it at the head of  
 8 the vehicle.  
 9 MR. NAVARRO: If you'd like to recommend  
 10 that we study that, we will.  
 11 MS. ANDERSON: I would like to recommend  
 12 you study that.  
 13 MR. NAVARRO: Okay. So we'll look at that,  
 14 and Rebecca is nodding. So, yes, we will look  
 15 at that.  
 16 MS. ANDERSON: There's folks I know that  
 17 rent, that will not buy, because they don't  
 18 have a charging station available to them. So  
 19 you can be --  
 20 MR. NAVARRO: In my building in Downtown,  
 21 they've now put two per floor. It used to have  
 22 zero. And they're full all of the time.  
 23 MS. ANDERSON: Right, and it encourages  
 24 people to buy them and it makes the air nicer  
 25 inside the parking garage.

1 we're providing five. We've provided two more,  
 2 which I think things are going in the right  
 3 direction, if that's the case, that we're  
 4 providing more. It's nice to see that the  
 5 private side is keeping ahead.  
 6 MS. ANDERSON: But if you have the  
 7 infrastructure there, you will attract more  
 8 people with these types of vehicle, and the  
 9 beauty of it is, you know, you don't have to  
 10 run to the gas station. It's ready. It's full  
 11 every time you plug it in.  
 12 MR. NAVARRO: Yeah. I was amazed to see  
 13 how far those cars could actually go. I  
 14 thought you would have to charge up a bunch of  
 15 times. But they get some good mileage.  
 16 MS. ANDERSON: I'm a little partial,  
 17 because I have one. So build it and they will  
 18 come. You will attract those types of  
 19 residents. So can we encourage you to increase  
 20 that percentage?  
 21 MR. NAVARRO: Uh-huh. Yeah, the thing is,  
 22 as we increase that percentage, I think we  
 23 reduce the number of parking spaces. So we'll  
 24 look --  
 25 MS. ANDERSON: It doesn't take any more

1 I would like to see a completed project  
 2 come back to us. I like some of the feedback  
 3 that you've given us. So I would like to  
 4 recommend that this be continued, with the  
 5 conditions that we have discussed.  
 6 CHAIRMAN AIZENSTAT: Well, before we do  
 7 that, is there a motion?  
 8 MS. VELEZ: Do we need to go one by one?  
 9 MS. MENENDEZ: No, I think that's what she  
 10 was doing, Ms. Anderson was.  
 11 MR. TRIAS: We have four items --  
 12 MR. COLLER: So here's the issue. So if  
 13 you're going to continue the entire meeting to  
 14 another date, then I don't think you need to do  
 15 it one by one. If it's a recommendation to the  
 16 City Commission that you feel this is not  
 17 completed and needs to come back to the Board,  
 18 then I think we should do it one by one.  
 19 So there's a difference between  
 20 recommending that this needs to come back to  
 21 the Board versus a straight out deferral, where  
 22 they have to come back at another meeting. So  
 23 you have to make a decision about what you want  
 24 to do.  
 25 MR. MANTECON: I mean --

1 MR. TRIAS: Let me make one comment. Maybe  
2 the attorney can agree. The Land Use change  
3 would require two readings by the City  
4 Commission, but the Site Plan would require  
5 one, I believe.

6 MR. NAVARRO: Correct.

7 MR. TRIAS: So it's possible to recommend  
8 approval for the Land Use change and it's also  
9 possible to bring back the Site Plan, most  
10 likely, within the same --

11 MR. NAVARRO: Yeah. I was going to say,  
12 it's been a long public hearing. We've gotten  
13 a lot of good comments. I think, from what I  
14 heard, the project is generally well-received.  
15 We have some conditions that we'll try to  
16 incorporate into the Site Plan. And we're  
17 committed to bringing back the final design to  
18 you.

19 But since the height won't change, the  
20 density won't change, the public realm  
21 improvements are not going to change, maybe  
22 there's a way that we could limit it, when it  
23 comes back, to the issues that are pending,  
24 which is essentially how the facade of these  
25 buildings are going to look, and we could allow

1 this wasn't a complete application, and also  
2 because of the Staff report and because of -- I  
3 mean, we've heard it. We've heard what -- I  
4 mean, I haven't heard really what Staff Zoning  
5 has said or what concurrency -- concurrency  
6 hasn't even reviewed it.

7 MR. TRIAS: It was reviewed. I don't know  
8 why it wasn't --

9 MS. MENENDEZ: It says it here, that it has  
10 not been reviewed.

11 MR. NAVARRO: But I know it was reviewed,  
12 as well.

13 MR. TRIAS: Yeah. And the issue is that,  
14 yes, it is true that the application is  
15 incomplete, as compared to most applications  
16 that you get to see. Now, the Applicant did  
17 request to be heard, and they have the option  
18 to do that, and the testimony that they've  
19 given during the meeting, I think you should  
20 consider, also, in your deliberations.

21 Now, the issue is, I think, at the end of  
22 the day, is a technical issue for compliance  
23 with the 16 stories. That's really the only  
24 issue. And that technical issue requires some  
25 aesthetic redesign. That's all.

1 the other items to move forward.

2 MR. MANTECON: Do you guys foresee any  
3 changes on your floor plans, where you're going  
4 to be changing your setbacks and those types of  
5 things or is it basically the same footprint,  
6 same floor plate, same height?

7 MR. NAVARRO: We expect for it to be the  
8 same height, the same number of units, same  
9 FAR. We'll see if there's any minor  
10 articulations that have to happen, but since  
11 we're setback further, it shouldn't be an  
12 issue. We don't anticipate that much is going  
13 to change, except the design, in terms of how  
14 some of these elements are treated from an  
15 architectural perspective.

16 MR. TRIAS: And the reason I am not  
17 objecting to this is that we have already seen  
18 a version of this, prior to this one, that was  
19 close to -- very close to this. So I can't --  
20 I really do not anticipate any changes of any  
21 consequence.

22 MS. MENENDEZ: The issue that I have is the  
23 TDRs --

24 MR. TRIAS: Yes.

25 MS. MENENDEZ: -- and the fact that to me

1 CHAIRMAN AIZENSTAT: For the Level Two.

2 MR. TRIAS: Yeah, for the Level Two.

3 Now, in terms of the TDRs, the TDRs have to  
4 come back to you separately as a full  
5 application. I was discussing that --

6 MS. MENENDEZ: But one goes with the other,  
7 right?

8 MR. TRIAS: To be approved, yes.

9 MS. MENENDEZ: One goes with the other.

10 MR. TRIAS: To get a building permit, yes.  
11 Absolutely, to get a building permit, they need  
12 to have the TDRs.

13 MS. MENENDEZ: I mean, have we ever done  
14 this before, where we have a project that  
15 involves TDRs that are not submitted with --

16 MR. TRIAS: I don't think we've done that  
17 in last ten years or so, because there haven't  
18 been any TDRs projects.

19 CHAIRMAN AIZENSTAT: How many times have  
20 TDRs been used?

21 MR. TRIAS: Actually, there's one, which  
22 was Codina's project, 2020 Salzedo, five, six  
23 years ago.

24 MS. MENENDEZ: He had the TDR stuff  
25 already.

1 MR. TRIAS: Yeah, and the TDRs were there,  
2 and it was a complete application at that time.  
3 That's the last time that I recall that taking  
4 place.

5 MR. NAVARRO: I can tell you, most other  
6 cities that have -- in the City of Miami, I  
7 know it's not the best example, but they do  
8 have a very successful TDR program, a lot of  
9 historic properties, and the Dade County  
10 Heritage Trust is, you know, one of the biggest  
11 proponents of historic restoration, has been  
12 very helpful in streamlining that process.

13 And the City of Miami, and they do TDRs all  
14 of the time, they have it as a condition of the  
15 building permit, because something could change  
16 -- even if we wanted to self impose a reduction  
17 in the size of the building, we don't want to  
18 finalize that TDR until we know what the final  
19 Site Plan is, and it's not that we don't  
20 qualify. We meet every single criteria to  
21 transfer TDRs here.

22 I mean, this is the Central Business  
23 District. This is the area that originally,  
24 when your TDR program was done, this was the  
25 only one you could do it to. Over time, it's

1 been expanded to include some other additional  
2 areas, but there is no issue in terms of us  
3 having the TDRs. We have certain historic  
4 sites identified. It's just going through a  
5 process that, unlike in other jurisdictions, is  
6 very simple, this one is a lot more complicated  
7 and lengthy and there's not a lot of benefit of  
8 doing it, until you have the Land Use in place  
9 and the Site Plan in place, because without the  
10 Land Use and without the Site Plan, there's no  
11 point of having the TDRs.

12 And once you go through that process of  
13 self imposing the TDRs and it's recording all  
14 of the documents that go on title on both of  
15 those sites, if this project ever didn't move  
16 forward for some reason, you're going to have  
17 those TDRs --

18 MS. MENENDEZ: But you purchase the TDR  
19 contingent, right?

20 MR. NAVARRO: Correct, yeah. Well, no --

21 MS. MENENDEZ: You go through all of that  
22 and then present your project. You purchase  
23 it, you identify -- you put in a Historic  
24 Restoration Plan for the site that's been  
25 selected -- I mean, there's a process.

1 MR. NAVARRO: Right, and we're going to  
2 follow that whole process, once we know that  
3 we're ready to move forward. There's plenty of  
4 TDR sites. We are going to follow all of the  
5 criteria in the Code, but to do that now, on a  
6 project that we don't have final approval on,  
7 we're investing a lot of time and resources on  
8 something that --

9 MR. TRIAS: Ms. Menendez, that is a request  
10 from the Applicant. They're requesting a  
11 specific process that has not been done before.

12 MR. NAVARRO: Yeah, and the Code is  
13 actually silent on this issue. It's not that  
14 we're saying, grant us a variance from the  
15 ability to move forward without having our TDRs  
16 in place. It's, the Code is silent. It  
17 doesn't say whether you need them or you don't  
18 need them.

19 We would ask that you recommend that we  
20 move forward with a condition that -- I don't  
21 know if you want to put a time period on it --

22 MS. MENENDEZ: To me, when I look at these  
23 types of projects, it sets a precedent. We're  
24 going to start getting all of these  
25 applications with the same condition.

1 MR. NAVARRO: Correct, and I don't think  
2 it's a bad condition, because your FAR is not  
3 changing. If you're okay -- right, the  
4 Planning Board has the authority and is vested  
5 with the recommendation to recommend a Site  
6 Plan, in terms of height, density, and FAR.  
7 Those things are not changing. And it doesn't  
8 matter if we choose historic property A or  
9 historic property B, as long as those  
10 properties qualify and we meet all of the  
11 protections that are in the Code, in terms of  
12 ensuring that you have that maintenance plan,  
13 ensuring that it goes through this process, I  
14 mean, I don't see the issue, provided that we  
15 don't, after we come before you, all of a  
16 sudden add another story of building envelope  
17 and get more TDRs.

18 As long as we stay within this building  
19 envelope and within the 3.95 FAR, I don't see,  
20 you know, the issue of letting us --

21 MS. MENENDEZ: Now you're changing it to  
22 Level Two.

23 MR. NAVARRO: Yeah, but we're not going to  
24 add additional stories. We'll commit to that.

25 MS. VELEZ: You're not going to add

1 additional height.  
 2 MR. NAVARRO: We're not going to add, yeah,  
 3 additional height or stories to the building --  
 4 MR. TRIAS: You're not going to add  
 5 additional FAR.  
 6 MR. NAVARRO: Correct. We will not add  
 7 additional units, FAR or height. We're going  
 8 to stay with what you see today. The only  
 9 difference is, as Ramon says, it's kind of a  
 10 technical procedural issue.  
 11 We liked our architecture and the only way  
 12 to achieve -- we're not asking for more height,  
 13 but the only way to achieve the additional  
 14 stories was to go through Mediterranean Two.  
 15 So our idea was, you know what, let's try to do  
 16 something different. You don't want everything  
 17 looking the same.  
 18 In places like Paris, where you have these  
 19 very historic properties, you see these modern  
 20 contemporary buildings in there, and it really  
 21 ties to the fabric of a community, to have  
 22 variety in architecture. So our idea was, let  
 23 us amend the Site Specifics to just remove the  
 24 reference to the number of stories for our  
 25 site, and cap us at 163 feet.

1 requires multiple levels of review." I'm not  
 2 sure if it requires Planning Board review, it  
 3 will be back before the Planning Board, but it  
 4 does require final City Commission approval.  
 5 MR. COLLIER: I thought you were suggesting  
 6 that the Board request that you go through the  
 7 TDR process.  
 8 MR. TRIAS: That is the way I understand  
 9 the request.  
 10 MR. NAVARRO: Yes. That's actually very  
 11 eloquently said.  
 12 MR. COLLIER: So your point really is,  
 13 you're not asking this Board to approve TDRs  
 14 that you don't have. What you're asking the  
 15 Board to do is continue -- asking the Board to  
 16 say, as a condition requiring you to go through  
 17 the TDR process, which will include a review by  
 18 this Board.  
 19 MR. NAVARRO: Correct. I believe it does.  
 20 MR. COLLIER: That's what you're asking.  
 21 MR. TRIAS: Yes.  
 22 MR. NAVARRO: That's what I'm trying to  
 23 confirm is --  
 24 MS. MENENDEZ: But your whole Zoning and  
 25 Land Use is tied to these TDRs.

1 You won't tell the difference from the  
 2 outside, as you could tell, and I think I had a  
 3 rendering that showed it --  
 4 MR. COLLIER: Well, Mr. Chairman, let me  
 5 just say one thing. There's a process for TDR  
 6 approval, and while the Applicant is suggesting  
 7 a more streamline process, we don't have a Code  
 8 amendment to provide that streamline process.  
 9 All right. And is it correct to say that  
 10 the TDR request is a discretionary request, is  
 11 it not?  
 12 MR. NAVARRO: Correct.  
 13 MR. COLLIER: The Board does not have to  
 14 recommend approval of the TDRs, right?  
 15 MR. NAVARRO: Correct. So we're asking for  
 16 them to recommend approval, so once they are  
 17 approved, we could follow the process in your  
 18 Code to obtain them. The Code does not require  
 19 a Code Amendment, because it's silent and we've  
 20 looked at this in depth. The Code does not  
 21 say, "Prior to proceeding with your Zoning  
 22 application, you need to go through this  
 23 process."  
 24 It just says, "In order for you to have  
 25 TDRs, you need to do this whole process and it

1 MR. NAVARRO: Yeah, but there's hundreds of  
 2 historic properties.  
 3 MS. MENENDEZ: What's the rush? What's the  
 4 rush?  
 5 MR. NAVARRO: It's not the rush. It's that  
 6 in order for us to get a TDR approval, right,  
 7 we need to work with the landlord. So we have  
 8 to find a broker. Think about this on our  
 9 side, right?  
 10 We have a Site Plan that -- let's just say  
 11 we go to City Commission and they say, you know  
 12 what, we want you to have a 14-story building,  
 13 120 feet in height, right. We have all of this  
 14 FAR that now we've bought up in TDRs and spent  
 15 time with brokers trying to get -- it's a  
 16 process that until you have the exact amount of  
 17 FAR that you have been approved for, it's kind  
 18 of futile to go through the process, because  
 19 you have to get a broker to find the historic  
 20 site, which there's hundreds of them. It's not  
 21 like there's like a scarcity in the amount of  
 22 TDRs available. You have to enter into an  
 23 agreement with that person. You have to go to  
 24 the Historic Preservation Board. I think  
 25 there's an additional board, and it may even

1 come back to the Planning Board, and then you  
 2 have to go to the City Commission.  
 3 So you have to do this whole process  
 4 without even having a final Site Plan and  
 5 without having a recommendation from this Board  
 6 or an approval from the City Commission to even  
 7 pursue that.  
 8 So it's not that we're asking to please  
 9 give us a blank check so we can go and move  
 10 forward with TDRs. We're asking you, we need  
 11 this threshold of TDRs. We're not going to  
 12 exceed this FAR. If you're okay with our Site  
 13 Plan and with our building envelope, please  
 14 give us the recommendation that if we're  
 15 approved, we would follow your TDR program, to  
 16 go and make that possible.  
 17 We could have plenty of time to go and do  
 18 that TDR process, without having to rush and  
 19 sign last minute agreements, and we may be able  
 20 to get it from one property, we may have to get  
 21 it from five properties. So it's not as easy  
 22 as the City of Coral Gables has a TDR bank and  
 23 we go with our TDR ATM card to Ramon and pull  
 24 out the TDRs. It's a very, very involved  
 25 process.

1 to be promoting, people that have these sites,  
 2 to renovate their buildings, because these are  
 3 beautiful buildings and you want to keep them  
 4 nice.  
 5 There's a ton of TDRs. We meet the  
 6 criteria. Even your Staff report says that we  
 7 meet every criteria in the Code for approval of  
 8 a TDR. It's just the technicality of whether  
 9 we do it now or whether we do it -- let's say,  
 10 we have to submit "X" months after receiving  
 11 final Site Plan approval, if you want to put a  
 12 condition where we have to move quickly, we're  
 13 fine with that, but once we have our approval  
 14 at City Commission, we know exactly how much  
 15 square footage. We have the sites in mind.  
 16 MS. MENENDEZ: You know, I think my concern  
 17 is more of the massiveness of the project and  
 18 it's proximity to Galiano, in particular, and  
 19 the whole traffic issue with going in and out  
 20 of that project. I'm not convinced that it's  
 21 going to work as well as everybody thinks it's  
 22 going to work.  
 23 MR. NAVARRO: But that's not related to the  
 24 TDR issues. That's a separate issue.  
 25 MS. MENENDEZ: Right, but the TDRs is

1 MS. MENENDEZ: I don't think it was meant  
 2 to be easy, quite frankly.  
 3 MR. NAVARRO: Yeah.  
 4 MS. MENENDEZ: It wasn't meant to be easy.  
 5 MR. NAVARRO: And we're committing to doing  
 6 it.  
 7 MS. MENENDEZ: You're gaining a whole lot  
 8 with the TDRs, with the Mediterranean bonus,  
 9 with a lot of things. So I don't think it was  
 10 meant to be easy, but I'm having a hard time  
 11 approving a project subject to the purchasing  
 12 of TDRs, but I'm just one member, right.  
 13 MR. NAVARRO: And what is your concern with  
 14 that?  
 15 MS. MENENDEZ: That you might not achieve  
 16 it.  
 17 CHAIRMAN AIZENSTAT: Then it doesn't get  
 18 built.  
 19 MR. NAVARRO: It's like, if we have the  
 20 site -- if we have the site -- it's not like  
 21 there's one site. The City of Coral Gables, in  
 22 my opinion, needs to have a much more historic  
 23 property owner friendly ordinance, because you  
 24 guys have the most historic properties in any  
 25 city in Miami-Dade County, and we're supposed

1 giving you the height and it's giving you more.  
 2 MR. TRIAS: It's giving only FAR,  
 3 additional square footage, which may result in  
 4 more units, but not height.  
 5 CHAIRMAN AIZENSTAT: But the TDR issue with  
 6 the Level Two would give him to 190 feet.  
 7 They're not asking for that. Am I wrong?  
 8 MR. TRIAS: No, they're not asking for  
 9 that. The TDR is only about square footage.  
 10 CHAIRMAN AIZENSTAT: No, but they're asking  
 11 only for 164 feet.  
 12 MR. TRIAS: Yes.  
 13 CHAIRMAN AIZENSTAT: But they could go,  
 14 with a Level Two, to 190 feet?  
 15 MS. VELEZ: Right.  
 16 MS. MENENDEZ: Assuming you approve  
 17 everything they're asking for, yes.  
 18 CHAIRMAN AIZENSTAT: Just with a Level Two.  
 19 MS. MENENDEZ: They're asking for a  
 20 Mixed-Use.  
 21 CHAIRMAN AIZENSTAT: Correct.  
 22 MS. MENENDEZ: They're asking for a Land  
 23 Use, right? They're asking for future Land Use  
 24 change for the Mixed-Use. They're asking for a  
 25 Zoning change, a Site Specific Zoning

1 Regulation.

2 MR. TRIAS: Which they're no longer asking

3 for that one.

4 CHAIRMAN AIZENSTAT: They've removed it.

5 MS. MENENDEZ: Okay. And the TDRs, which

6 we don't have before us.

7 MR. TRIAS: What they're asking for is --

8 MS. MENENDEZ: Because at the end of the

9 day, my concern is Galiano and Andalusia. More

10 Galiano than Andalusia, just because I'm so

11 familiar with that area, and I know where it's

12 a hang-up.

13 MR. NAVARRO: Just imagine if we put that

14 exit, as originally designed, on Galiano, a one

15 way street, an office building. That would be

16 a significant impact to traffic. What we've

17 done -- and imagine, we're losing five feet on

18 that alley. We've self-imposed restrictions to

19 provide, as is recommended by your Public Works

20 and your Zoning Department, to put that traffic

21 on your alley. When your MXD regulations were

22 written, the MXD regulations have a specific

23 requirement that they promote for you to come

24 in like through the alley, for this same

25 condition.

1 since we don't have the recommendations from

2 staff that we normally have and the

3 recommendations from the consultant that was

4 used to analyze the circulation and the

5 traffic, and we're kind of like, from my

6 perspective, rushing through this and -- I

7 mean, that's my --

8 MR. NAVARRO: We've worked on this project

9 for a year, a year with Staff.

10 MS. MENENDEZ: Well, you started with the

11 City in June.

12 MR. NAVARRO: No, that's when we filed for

13 DRC. Before that, this project has been --

14 MS. MENENDEZ: You see, I don't even have

15 comments from DRC.

16 MR. NAVARRO: Well, they've all been

17 satisfied, if not we wouldn't be here before

18 you. But I spoke to our client, or my client,

19 and he would be acceptable -- provided that

20 it's approved by the City, right, or whatever

21 other government agency has regulation over

22 traffic, so we're not held to something we

23 can't do, we would be fine without having a

24 left on traffic.

25 I understand what's going on in that

1 If we were to put our exit right here, you

2 would have essentially one exit coming out onto

3 Andalusia and right across the street. We have

4 the 100 units from 100 Andalusia exiting, as

5 well, at the same time in the morning.

6 MS. MENENDEZ: That left-hand turn onto

7 Galiano is not going to work. I'm telling you

8 right now.

9 MS. ANDERSON: Why not?

10 MS. MENENDEZ: That's why it's one way

11 going toward Ponce.

12 MR. NAVARRO: And I think that's why you

13 recommended, which I think is smart and you

14 guys have proposed that, after we get our CO,

15 within a year, we do our traffic assessment --

16 CHAIRMAN AIZENSTAT: Or even less. We can

17 recommend that even less.

18 MR. NAVARRO: Yes.

19 MS. ANDERSON: Why not just require a right

20 turn only? I mean, I'm familiar with that

21 street, as well. You have people doing a

22 left-hand turn, you're going to have more

23 accidents, you're going to have problems with

24 the traffic.

25 MS. MENENDEZ: See, the problem I have is,

1 intersection, because I go there frequently.

2 So if the concern is the left-hand traffic, I

3 mean, we will put a restriction on that, not to

4 have a left.

5 MS. MENENDEZ: Does that work, Mr. Plummer?

6 MR. PLUMMER: Again, in my opinion,

7 restricting that 24/7 doesn't make sense.

8 What's going to happen, and we've probably all

9 done it, and I'll even raise my hand, I've done

10 it before, the sign is going to say, no left

11 turn, and when it's nine o'clock at night and

12 you're coming out, and there's nobody on

13 Galiano or there's one car, you're going to

14 make the left turn.

15 MS. ANDERSON: How about limiting the

16 hours?

17 MR. PLUMMER: You can, and the same thing,

18 but when there's a gap and there's the

19 availability, someone is going to make the left

20 turn.

21 So, again, I think what we should do is

22 monitor and have the City do it.

23 MR. TRIAS: That's what I was going to

24 suggest. Why don't you make a recommendation,

25 in terms of monitoring, some language that is

1 appropriate, yes.  
 2 MR. PLUMMER: Absolutely. Like you had  
 3 suggested, Ramon, the monitoring study after --  
 4 MR. TRIAS: Typically we've done yearly  
 5 monitoring, for three years, whenever there was  
 6 some concern. I think that's very appropriate.  
 7 We could do it even sooner than a year. I  
 8 mean, we can do it -- and see what the facts  
 9 are.  
 10 I think we all have an intuition of how  
 11 this works. It's probably better to do some  
 12 studies, in a methodical way.  
 13 MR. PLUMMER: Absolutely, and I would just  
 14 make sure that we have full occupancy of the  
 15 building when we start the annual monitoring.  
 16 We can go out and observe with Public Works and  
 17 see if there's some solutions that are needed.  
 18 MS. ANDERSON: What about the peak traffic  
 19 hours, limiting it to that, and then continuing  
 20 with the study?  
 21 MR. PLUMMER: You know, that's up to this  
 22 Board to make that recommendation, and it  
 23 sounds like the client would accept that. So  
 24 that's up to you. But it also has to get  
 25 approved by Miami-Dade County, as well as the

1 proffered that the FAR and the height are going  
 2 to remain. In theory, the Level Two could  
 3 allow more, but they have proffered that they  
 4 won't.  
 5 MR. COLLER: And they have to come back to  
 6 this Board, as I understand it, and they have  
 7 to come back to the Commission for the TDRs,  
 8 right.  
 9 So the cleanest one is Number 1, but that's  
 10 one that would not have conditions, and I've  
 11 written down a number of things that you all  
 12 have mentioned, which I think go to Number 4,  
 13 if it's the desire to move the project along to  
 14 the Commission, with the thoughts that you've  
 15 given this evening.  
 16 MR. NAVARRO: Craig, I checked and you are  
 17 right, the TDRs does come back before the  
 18 Planning and Zoning Board.  
 19 MR. TRIAS: Yes.  
 20 CHAIRMAN AIZENSTAT: So it has to come  
 21 back --  
 22 MR. NAVARRO: So we have to be back before  
 23 you anyway. We can't escape you.  
 24 MS. MENENDEZ: So I don't understand why  
 25 you just can't bring it all together.

1 City.  
 2 CHAIRMAN AIZENSTAT: Is there a motion  
 3 anybody would like to make at this time?  
 4 MR. GRABIEL: We're looking at three  
 5 different issues --  
 6 MR. TRIAS: Yeah. What I would recommend  
 7 is that you take Item 1, Item 3 and Item 4  
 8 separately.  
 9 CHAIRMAN AIZENSTAT: If there's a  
 10 recommendation --  
 11 MR. COLLER: I would suggest, a motion on  
 12 2, we would permit the applicant to withdraw  
 13 Request Number 2, as one of our votes tonight.  
 14 CHAIRMAN AIZENSTAT: And if there are any  
 15 conditions, they should be the same conditions  
 16 throughout?  
 17 MR. COLLER: No, because I think that the  
 18 conditions probably should be part of the Site  
 19 Plan approval.  
 20 MR. TRIAS: Right. And the only condition  
 21 for the TDR is that it will be performed,  
 22 according to the Code, at the right time.  
 23 CHAIRMAN AIZENSTAT: And you could put, not  
 24 to increase --  
 25 MR. TRIAS: Not to increase -- they have

1 MR. NAVARRO: We're going to come back,  
 2 because we miss you. You know, we want to come  
 3 back --  
 4 MS. ANDERSON: And we would like to see the  
 5 complete project.  
 6 MR. NAVARRO: Yeah. That we will bring  
 7 back to you once we achieve our Board of  
 8 Architects approval.  
 9 MS. ANDERSON: So our recommendation is  
 10 that you can come back to us and we can vote on  
 11 it then?  
 12 MR. NAVARRO: Yeah. We'd like for you  
 13 recommend for the project to -- create the  
 14 condition that we bring back the final BOA  
 15 plan. Historically, and I don't know how  
 16 everybody's thoughts are on this, but I feel  
 17 like the Planning and Zoning Board does look at  
 18 aesthetics, but that's really the Board of  
 19 Architects -- you guys look at it in terms of,  
 20 oh, does it look nice, but that really is a  
 21 Board of Architects type of thing, but we will  
 22 bring it back to you, for you to see at least  
 23 what the final product is.  
 24 MS. MENENDEZ: I'm not into that. It's  
 25 more because we have great architects on our

1 Board that are really into that stuff. I'm not  
 2 into that.  
 3 CHAIRMAN AIZENSTAT: Julio.  
 4 MR. GRABIEL: Yeah. Well, let me start, I  
 5 want to move for approval of E-1.  
 6 MR. COLLER: Okay. E-1 is the  
 7 Comprehensive Plan amendment to the Mixed-Use.  
 8 MS. VELEZ: I'll second that.  
 9 CHAIRMAN AIZENSTAT: With no conditions.  
 10 MR. GRABIEL: I understand. No conditions.  
 11 MR. COLLER: There are no conditions on  
 12 that one.  
 13 CHAIRMAN AIZENSTAT: We have a motion. We  
 14 have a second. Any discussion?  
 15 MS. ANDERSON: No.  
 16 CHAIRMAN AIZENSTAT: No? Call the roll,  
 17 please.  
 18 THE SECRETARY: Alex Mantecon?  
 19 MR. MANTECON: Yes.  
 20 THE SECRETARY: Maria Menendez?  
 21 MS. MENENDEZ: Yes.  
 22 THE SECRETARY: Maria Velez?  
 23 MS. VELEZ: Yes.  
 24 THE SECRETARY: Rhonda Anderson?  
 25 MS. ANDERSON: Yes.

1 THE SECRETARY: Rhonda Anderson?  
 2 MS. ANDERSON: Yes.  
 3 THE SECRETARY: Julio Grabiel?  
 4 MR. GRABIEL: Yes.  
 5 THE SECRETARY: Alex Mantecon?  
 6 MR. MANTECON: Yes.  
 7 THE SECRETARY: Eibi Aizenstat?  
 8 CHAIRMAN AIZENSTAT: Yes.  
 9 Craig, with Number 3 --  
 10 MR. COLLER: I think 3 should be a  
 11 recommendation of deferral that you make to the  
 12 City Commission on the basis that they have to  
 13 go through the TDR process. And it's a  
 14 recommendation to the Commission that they  
 15 defer it, to have the Applicant go through the  
 16 TDR process.  
 17 CHAIRMAN AIZENSTAT: And that allows them  
 18 to go to the Commission first?  
 19 MR. COLLER: Allows them to go to the  
 20 Commission, but your recommendation is that  
 21 this item should be deferred to have them go  
 22 through the process.  
 23 MS. MENENDEZ: Now, our Staff recommended  
 24 continuance. So what's the difference?  
 25 MR. COLLER: Or continuance. It's going to

1 THE SECRETARY: Julio Grabiel?  
 2 MR. GRABIEL: Yes.  
 3 THE SECRETARY: Eibi Aizenstat?  
 4 MS. ANDERSON: Yes.  
 5 MS. MENENDEZ: Number 2 is withdrawn.  
 6 MR. COLLER: Number 2, I think a motion  
 7 should be to permit the Applicant to withdraw  
 8 Request Number 2.  
 9 CHAIRMAN AIZENSTAT: Is there a motion --  
 10 MS. VELEZ: I shall move that the Applicant  
 11 be allowed to withdraw E-2.  
 12 MR. NAVARRO: And for the record, we agree  
 13 with withdrawing the item.  
 14 CHAIRMAN AIZENSTAT: We have a motion. Is  
 15 there a second?  
 16 MS. MENENDEZ: I'll second it.  
 17 CHAIRMAN AIZENSTAT: Maria and Maria.  
 18 MS. MENENDEZ: Keep it simple.  
 19 CHAIRMAN AIZENSTAT: Any discussion?  
 20 MS. MENENDEZ: No.  
 21 CHAIRMAN AIZENSTAT: Call the roll, please.  
 22 THE SECRETARY: Maria Menendez?  
 23 MS. MENENDEZ: Yes.  
 24 THE SECRETARY: Maria Velez?  
 25 MS. VELEZ: Yes.

1 be the same thing. The problem is, if it's a  
 2 continuance, the question is, are you  
 3 continuing it tonight, which means it doesn't  
 4 go any further, or are you -- the Applicant  
 5 seems to want the whole thing to go to the  
 6 Commission. So to accomplish that, it would be  
 7 a recommendation to the City Commission that  
 8 this request needs to be deferred until they go  
 9 through the proper process.  
 10 CHAIRMAN AIZENSTAT: And is that where we  
 11 would put the restriction of the size, the  
 12 envelope, the height and so forth, on Number 3?  
 13 MR. TRIAS: That would be Number 4.  
 14 CHAIRMAN AIZENSTAT: That would be Number  
 15 4?  
 16 MR. TRIAS: Yes.  
 17 CHAIRMAN AIZENSTAT: Not on Number 3?  
 18 MR. COLLER: Yeah. I think 4 goes to the  
 19 Site Plan. I think that's where it would go.  
 20 They're going to have to come back to you and  
 21 if they don't have it done the way you want it  
 22 to be done, your recommendation is not to  
 23 approve the TDRs. So you're effectively  
 24 accomplishing that. So you're going to get  
 25 them six ways from Sunday, because you're going

1 to condition the Site Plan to these  
 2 restrictions, basically, on FAR.  
 3 MS. MENENDEZ: But don't they have, then,  
 4 some rights as a result of us approving one  
 5 thing or not the other?  
 6 MR. COLLER: No. They have no rights,  
 7 because you're a recommending body. You're not  
 8 making a decision. You're making a  
 9 recommendation. So there are no rights that  
 10 they get by your action tonight, other than the  
 11 ability to go forward with the request to the  
 12 City Commission.  
 13 MR. NAVARRO: There's, essentially, I  
 14 think, to summarize, two options. One is, you  
 15 recommend -- it's your recommendation that this  
 16 item be deferred, right, to give us time to do  
 17 it -- that's what you're going to ask the  
 18 Commission -- or what we were requesting, which  
 19 is that you recommend that this TDR be a  
 20 condition of the final building permit and the  
 21 condition would be that we are required to  
 22 follow the process, which essentially, we'll be  
 23 back before you on the same item down the line.  
 24 CHAIRMAN AIZENSTAT: Isn't it basically the  
 25 same, then?

1 MS. MENENDEZ: Not the recommendation. I'm  
 2 saying, if the Commission were to issue based  
 3 on our recommendation, do they then have a  
 4 vested right, whereas nobody can say, no, to  
 5 the TDRs, because they, in essence, have the  
 6 right to build something?  
 7 MR. COLLER: I don't think they will have  
 8 the right to the TDRs when they get to the  
 9 Commission stage, because they haven't gone  
 10 through the process. Even if this goes to the  
 11 Commission, they still haven't gone through the  
 12 process.  
 13 MR. TRIAS: Craig, if I can help you. It  
 14 is not a development order when you say, oh, we  
 15 recommend that the Applicant should follow the  
 16 TDR process. You are not creating any --  
 17 MS. MENENDEZ: Well, the title is Transfer  
 18 Development Rights. So I'm kind of trying to  
 19 figure out what, in fact -- what rights do they  
 20 get.  
 21 MR. TRIAS: They don't get any rights until  
 22 they go through the process, and basically what  
 23 the Applicant is requesting is that this Board,  
 24 if you feel that the project makes sense and if  
 25 you think that TDRs should be a part of the

1 MS. MENENDEZ: That's my point.  
 2 MR. TRIAS: No. The difference is that  
 3 they want to be heard by the Commission.  
 4 CHAIRMAN AIZENSTAT: Understood.  
 5 MR. NAVARRO: I think, either way, we get  
 6 to Commission.  
 7 CHAIRMAN AIZENSTAT: With the deferral,  
 8 they're still heard by the Commission.  
 9 MR. NAVARRO: Yeah.  
 10 MS. MENENDEZ: If the Commission provides  
 11 them -- you know, that goes with whatever  
 12 recommendation in favor of what he just  
 13 explained, do they create a right? Do they,  
 14 then, have a right?  
 15 MR. NAVARRO: We just have a right to  
 16 pursue, under your Code, the ability to get  
 17 TDRs.  
 18 MR. COLLER: I think, under either  
 19 circumstance -- there's a Code process --  
 20 MS. MENENDEZ: Do we create --  
 21 MR. COLLER: You've created no vested  
 22 rights by your recommendation.  
 23 MS. MENENDEZ: That's the word I was  
 24 looking for.  
 25 MR. TRIAS: This is not a development order --

1 process, what they are requesting is that you  
 2 tell them to go through the process. That's  
 3 all.  
 4 MS. MENENDEZ: Okay.  
 5 MR. MANTECON: I find it hard to -- from  
 6 the development side, I can really understand  
 7 kind of their issues, where it's the chicken  
 8 and the egg. Where it's, if you're coming in  
 9 to us and -- like, at this point, for example,  
 10 the number of TDRs that they're going to need  
 11 to do this project is going to change as they  
 12 go through the Level Two approval, is that  
 13 correct?  
 14 MR. TRIAS: Yes.  
 15 MR. NAVARRO: It would be less.  
 16 MR. MANTECON: So had they gone through  
 17 this process of obtaining these TDRs at this  
 18 point, right now, they have gone through this  
 19 process, for no reason, for a certain amount of  
 20 TDRs that they no longer need. So until they  
 21 are able to have a Site Plan and be able to  
 22 have an envelope that we all feel comfortable  
 23 with, it's next to impossible to know how many  
 24 TDRs you need and to be able to go through that  
 25 process.

1 So, I mean, I think the process that  
 2 they're pursuing is probably the most prudent  
 3 way to do it, where, I mean, at the end of the  
 4 day, if they don't get the TDRs, they don't get  
 5 a building permit, nothing gets built and  
 6 nothing happens.  
 7 MS. MENENDEZ: Sounds to me as though it's  
 8 something that the City should look at.  
 9 CHAIRMAN AIZENSTAT: Yeah, I agree with  
 10 that.  
 11 MS. MENENDEZ: And maybe clear it up.  
 12 MR. TRIAS: Yeah. And Mr. Mantecon, if I  
 13 could, going back in my recollection, the last  
 14 time that TDRs -- again, when a process is only  
 15 used two or three times in the last 25 years,  
 16 it's probably not a very good process. But the  
 17 last time it went through the process, at the  
 18 end of the building permit, they actually had  
 19 to reduce the TDRs, because they changed the  
 20 design in such a way that they didn't need  
 21 them. So that is the normal. I mean, those  
 22 happen.  
 23 And all I'm saying is that the Applicant is  
 24 requesting from your expertise to make a  
 25 recommendation that allows them to continue the

1 MS. MENENDEZ: Well, and the reason I say  
 2 is because I am familiar with cases that have  
 3 been brought up, that are tied to TDRs and the  
 4 fact that they were brought up with the  
 5 project. And I'm not saying that's the right  
 6 way or the wrong way. I think you raised a  
 7 very good point. But I think it needs to be  
 8 looked at, because this is pretty much how it's  
 9 going to continue, right?  
 10 MR. TRIAS: Yes.  
 11 MS. MENENDEZ: This is what I see. This is  
 12 now going to be the norm. You bring the  
 13 project, get it approved, figure out how much  
 14 you need, and then go out and purchase it.  
 15 MR. MANTECON: And I think that will  
 16 provide for some of these historic properties  
 17 to be able to actually be renovated --  
 18 MS. MENENDEZ: Yeah, absolutely. That was  
 19 the intent of the whole program to begin with,  
 20 but -- so -- okay.  
 21 MR. TRIAS: I think it's likely that there  
 22 will be a Code changed brought before you in  
 23 the near future.  
 24 CHAIRMAN AIZENSTAT: Right. But right now,  
 25 it's not. So we're at this stage.

1 design process. That is the request before  
 2 you. And it's up to you to be comfortable,  
 3 yes.  
 4 MS. VELEZ: And if we defer that, what  
 5 happens?  
 6 MR. COLLER: Well, if you are recommending  
 7 to the City Commission that they go through the  
 8 process, you've accomplished that. You've  
 9 accomplished that. Because what your  
 10 recommendation to the City Commission is,  
 11 you're going to take a look at this project,  
 12 but we're recommending, with respect to the  
 13 TDRs, that they follow the Code process, which  
 14 they're required to do.  
 15 CHAIRMAN AIZENSTAT: Right. I think that's  
 16 why Maria was saying that that process needs to  
 17 be looked at.  
 18 MR. COLLER: Well, I think that's something  
 19 that, you know --  
 20 CHAIRMAN AIZENSTAT: But that's not before  
 21 us right now.  
 22 MR. COLLER: No, but it may be at some  
 23 point, because this Board is going to look at  
 24 Code revisions.  
 25 CHAIRMAN AIZENSTAT: Yes.

1 MS. ANDERSON: At least we know that it's  
 2 an issue.  
 3 MR. COLLER: So, at this stage, I think the  
 4 best that you can do is to -- your  
 5 recommendation is to -- on this item is to the  
 6 City Commission, that they continue this to  
 7 allow them to proceed through the TDR process.  
 8 MR. NAVARRO: Or to make it a condition of  
 9 the final building permit.  
 10 MR. COLLER: Well, I'm not sure that can be  
 11 done. I think that's something to look at, as  
 12 a Code revision.  
 13 MR. NAVARRO: But it's not in the Code.  
 14 That's the City -- I mean, I'm sure the City  
 15 Commission may have the discussion to --  
 16 MR. COLLER: Well, they may choose to do  
 17 that.  
 18 MR. NAVARRO: You know what, we have one of  
 19 the best City Attorney Offices in Florida. So  
 20 if we need to do some sort of covenant or  
 21 something, and we've worked on that a hundred  
 22 times, I'm sure we can come up with some  
 23 language to make sure that it's very clear,  
 24 that no matter what we get approved at City  
 25 Commission, there is no rights to these TDRs

1 without us going back through the processes in  
 2 the Code.  
 3 MS. MENENDEZ: But there's no rights to  
 4 what you have been provided as far as the  
 5 height and intensity --  
 6 MR. NAVARRO: Yeah, until we go through  
 7 your process.  
 8 MS. MENENDEZ: -- without the TDR, which  
 9 was my concern, do we give you a right by  
 10 approving --  
 11 MR. NAVARRO: You give us the ability to go  
 12 up to that number, provided that we follow  
 13 everything in your Code to be able to do so.  
 14 CHAIRMAN AIZENSTAT: And we can specify  
 15 exactly --  
 16 MR. TRIAS: The decision of the Board does  
 17 not approve anything. You're just a  
 18 recommending Board. Let's make that clear.  
 19 MR. COLLER: And there are no rights vested  
 20 by the action of this Board. So, basically,  
 21 all you're telling the City Commission is, on  
 22 Item 3, they need to follow the process.  
 23 That's what you're telling them.  
 24 CHAIRMAN AIZENSTAT: Correct.  
 25 MR. COLLER: I believe that's the intent of

1 there a second?  
 2 MR. MANTECON: I'll second it.  
 3 CHAIRMAN AIZENSTAT: Alex seconds it.  
 4 Any discussion?  
 5 MS. VELEZ: I would like to add that even  
 6 though -- that we allow them to go forward with  
 7 the TDRs, that that would not allow them to get  
 8 more density than what they have agreed to.  
 9 CHAIRMAN AIZENSTAT: Is that appropriate in  
 10 Number 3 or is that Number 4?  
 11 MR. COLLER: I'm going to ask the Director,  
 12 because I don't think the -- it doesn't change  
 13 the density, it's the FAR.  
 14 MR. TRIAS: Just to be clear about it, I  
 15 think those conditions should go in the  
 16 Mixed-Use Site Plan, Number 4. That's where  
 17 you can talk about height, density and FAR,  
 18 which means square footage, and that's the only  
 19 place where all of those things interact.  
 20 The TDR is not about height. It's not even  
 21 about density. It's really only about square  
 22 footage.  
 23 CHAIRMAN AIZENSTAT: Right. So Maria.  
 24 MS. VELEZ: But just so that we are clear  
 25 that by saying they can move forward with the

1 your motion.  
 2 CHAIRMAN AIZENSTAT: Having heard that,  
 3 does anybody want to make a motion?  
 4 MR. GRABIEL: I'm not sure I know what to  
 5 do.  
 6 MS. MENENDEZ: Whatever our attorney said.  
 7 MR. TRIAS: The motion is to follow the  
 8 process.  
 9 MS. ANDERSON: Let me take a stab at it,  
 10 because I have outlined here some of the  
 11 conditions we've been discussing as well.  
 12 CHAIRMAN AIZENSTAT: The conditions  
 13 wouldn't be --  
 14 MR. MANTECON: That would be on 4.  
 15 MS. VELEZ: That's for Number 4.  
 16 MS. ANDERSON: Yeah. So as to Number 3,  
 17 you know, I would recommend that it move  
 18 forward and require them to follow the TDR  
 19 process for completion of this project, and  
 20 that would be the logical thing to do.  
 21 CHAIRMAN AIZENSTAT: Through the required  
 22 process.  
 23 MS. ANDERSON: Through the required  
 24 process.  
 25 CHAIRMAN AIZENSTAT: We have a motion. Is

1 TDR, that doesn't mean that we're encouraging  
 2 or allowing them to go forward and increase any  
 3 of the other items.  
 4 MR. COLLER: No. And that TDR process,  
 5 when they go through that process, they're  
 6 coming back to you.  
 7 MR. TRIAS: Right. And they're proffering  
 8 on Number 4 that they're not going over what  
 9 they're proposing.  
 10 MR. NAVARRO: Correct. We won't exceed the  
 11 FAR.  
 12 CHAIRMAN AIZENSTAT: So we have a motion.  
 13 We have a second. Any other discussion? No?  
 14 Call the roll, please.  
 15 THE SECRETARY: Maria Velez?  
 16 MS. VELEZ: Yes.  
 17 THE SECRETARY: Rhonda Anderson?  
 18 MS. ANDERSON: Yes.  
 19 THE SECRETARY: Rhonda?  
 20 MS. ANDERSON: Yes.  
 21 THE SECRETARY: Julio Grabiell?  
 22 MR. GRABIEL: Yes.  
 23 THE SECRETARY: Alex Mantecon?  
 24 MR. MANTECON: Yes.  
 25 THE SECRETARY: Maria Menendez?

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1 MS. MENENDEZ: Yes.

2 THE SECRETARY: Eibi Aizenstat?

3 CHAIRMAN AIZENSTAT: Yes.

4 Item Number 4, these are where all of the

5 restrictions would be?

6 MR. COLLER: Right.

7 MR. TRIAS: Yes.

8 MR. COLLER: And I believe one of your

9 members has written them all down, if I'm

10 looking over her shoulder.

11 MR. NAVARRO: I'm glad somebody has,

12 because I lost track.

13 MR. COLLER: I've written them down, too,

14 but I'll yield to the Board Member.

15 MR. TRIAS: What I recommend is that the

16 Applicant proffer whatever they want to proffer

17 first and then go ahead with the conditions.

18 CHAIRMAN AIZENSTAT: And, Rhonda, you can

19 check it off your list.

20 MS. ANDERSON: Yes. So I'll use the red

21 pen this time.

22 MR. NAVARRO: Okay. So let's see how many

23 we've got. So we would commit, as part of a

24 condition of approval for the MXD Site Plan, we

25 would provide five additional parking lifts.

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1 TDRs.

2 MR. NAVARRO: So with TDRs, we're allowed,

3 if we got Level Two Mediterranean bonus, 4.375.

4 That's what the Code --

5 MS. MENENDEZ: It says here, proposed is

6 3.2 FAR, Level One Med bonus.

7 MR. NAVARRO: I think that's like proposed

8 if you --

9 MS. MENENDEZ: Oh, plus 25 percent use of

10 TDR.

11 MR. TRIAS: Yeah, right, that's without

12 TDRs, yeah.

13 MR. NAVARRO: Yeah.

14 MR. TRIAS: And in this case, it's going to

15 3.5, because that's Level Two, plus a TDR

16 number that is going to be smaller than the one

17 they proposed before. I don't know exactly

18 what that number is --

19 CHAIRMAN AIZENSTAT: But it would not

20 increase the stories --

21 MR. TRIAS: But it would not increase the

22 total.

23 MR. NAVARRO: Yeah. Yeah. That's the max.

24 No matter, even if we get Level Two. So even

25 if we have --

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1 We will -- and I think we could discuss this,

2 to present the final design to the Planning and

3 Zoning Board for their presentation. I don't

4 think it's a public hearing, but for

5 informative purposes, after Level Two

6 Mediterranean bonus is obtained.

7 As part of the conditions, we would -- as

8 part of the building permit, further study,

9 with the appropriate government agencies, the

10 signalization of Miracle Mile and Galiano, to

11 see if there's anything that could be done,

12 from a timing perspective, to alleviate the

13 conditions.

14 That we will not increase the FAR above the

15 3.97, I believe it is, that we currently have.

16 MS. MENENDEZ: 3.97?

17 MR. NAVARRO: Yeah, 3.97, I think that's

18 what we currently have, even though we get

19 Level Two bonus.

20 MS. MENENDEZ: 3.97, that's what they're --

21 almost four is what they're going to get?

22 MR. NAVARRO: Almost four, yeah.

23 MR. TRIAS: That includes the TDRs.

24 MR. NAVARRO: That includes the TDRs, yeah.

25 CHAIRMAN AIZENSTAT: That includes the

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1 MS. MENENDEZ: That affects the intensity,

2 right?

3 MR. NAVARRO: Yeah. So the intensity is

4 going to stay the same. It will not

5 increase --

6 CHAIRMAN AIZENSTAT: It doesn't increase at

7 all.

8 MR. NAVARRO: Yeah. We will study the

9 feasibility of incorporating solar panels on

10 the residential roof deck, make sure that we do

11 have the recycling receptacles as part of our

12 residential building, which I think we do, but

13 we're just going to make sure, study left turn

14 restriction along Galiano Street, study the

15 ability to increase the number of electronic

16 parking spaces within the parking garage to

17 increase the existing number, and then the

18 standard language that we have in many of these

19 Mixed-Use projects, which is that we will

20 monitor, either within six months or a year

21 after obtaining the final CO, do a traffic

22 study and a monitoring study to see if there's

23 any off-site improvements that could be done in

24 order to mitigate traffic impacts.

25 CHAIRMAN AIZENSTAT: And no driveable ATM

1 or anything.  
 2 MR. NAVARRO: Correct. Yeah. And no  
 3 driveable ATM along the alley.  
 4 CHAIRMAN AIZENSTAT: On the alley.  
 5 Rhonda, is he missing anything?  
 6 MS. ANDERSON: We had talked about the no  
 7 left-hand turn during peak hours.  
 8 MR. NAVARRO: Oh, yes, exactly. And we'll  
 9 have proper signage for that.  
 10 MS. ANDERSON: The condition for the arcade  
 11 to be left open. I know there's benches and  
 12 recycling, but I'm talking about not filling it  
 13 with tables and chairs so you have maximum  
 14 pedestrian space in there for two-way traffic.  
 15 MR. NAVARRO: And we are agreeable with all  
 16 of these conditions.  
 17 MS. ANDERSON: Look at the trees and the  
 18 placement of the trees on the Andalusia side,  
 19 put them out as far as possible to maximize,  
 20 again, the pedestrian space and the space for  
 21 the trees to grow.  
 22 And it's my recommendation to try to  
 23 achieve up to twenty percent for plug-in  
 24 electric vehicles.  
 25 CHAIRMAN AIZENSTAT: Or to maximize.

1 THE SECRETARY: Rhonda Anderson?  
 2 MS. ANDERSON: Yes.  
 3 THE SECRETARY: Julio Grabiell?  
 4 MR. GRABIEL: Yes.  
 5 THE SECRETARY: Alex Mantecon?  
 6 MR. MANTECON: Yes.  
 7 THE SECRETARY: Maria Menendez?  
 8 MS. MENENDEZ: No.  
 9 THE SECRETARY: Maria Velez?  
 10 MS. VELEZ: Yes.  
 11 THE SECRETARY: Eibi Aizenstat?  
 12 CHAIRMAN AIZENSTAT: Yes.  
 13 I think that's it, right?  
 14 MR. NAVARRO: I think that's it. Thank you  
 15 very much. We appreciate all of your  
 16 recommendations and input and we're very  
 17 excited for this project and we'll make sure to  
 18 bring back our final design to you, so you  
 19 could see the beautiful project that we're  
 20 going to be building on Miracle Mile.  
 21 Thank you very much.  
 22 CHAIRMAN AIZENSTAT: Thank you.  
 23 MS. MENENDEZ: Thank you.  
 24 CHAIRMAN AIZENSTAT: Our next meeting is  
 25 scheduled, because we have until 9:00 to break

1 MS. ANDERSON: And maximize.  
 2 MR. TRIAS: It's almost nine o'clock.  
 3 CHAIRMAN AIZENSTAT: I think we're almost  
 4 done there.  
 5 MR. TRIAS: Okay.  
 6 CHAIRMAN AIZENSTAT: I'll keep an eye.  
 7 Is that it?  
 8 MS. ANDERSON: Does anybody else have any  
 9 conditions I missed?  
 10 CHAIRMAN AIZENSTAT: You pretty much  
 11 covered them. So would you like to make that  
 12 motion?  
 13 MS. ANDERSON: Yes, I would like to make  
 14 that motion.  
 15 CHAIRMAN AIZENSTAT: With those  
 16 recommendations?  
 17 MS. ANDERSON: With those recommendations,  
 18 that they follow the TDR process --  
 19 MR. NAVARRO: And we're acceptable to those.  
 20 CHAIRMAN AIZENSTAT: We have a motion.  
 21 It's acceptable by the Applicant.  
 22 MR. GRABIEL: I'd like to second it.  
 23 CHAIRMAN AIZENSTAT: We have Julio with a  
 24 second. Any discussion?  
 25 Having heard none, call the roll, please.

1 -- our next meeting is scheduled?  
 2 THE SECRETARY: January 9th.  
 3 CHAIRMAN AIZENSTAT: January 9th?  
 4 Before we break, I want to wish everybody a  
 5 healthy and a happy New Year.  
 6 MS. MENENDEZ: You too.  
 7 CHAIRMAN AIZENSTAT: Happy Holidays.  
 8 MS. VELEZ: Thank you.  
 9 MS. MENENDEZ: Merry Christmas.  
 10 CHAIRMAN AIZENSTAT: And thank you very  
 11 much for all your work that you have put in  
 12 this year --  
 13 MS. ANDERSON: Merry Christmas. Thank you  
 14 all.  
 15 CHAIRMAN AIZENSTAT: -- into our Board and  
 16 into the City. Thank you.  
 17 MS. MENENDEZ: Thank you, Mr. Chairman.  
 18 CHAIRMAN AIZENSTAT: Is there a motion to  
 19 adjourn?  
 20 MS. VELEZ: So moved.  
 21 MS. MENENDEZ: Motion.  
 22 MS. ANDERSON: Second.  
 23 CHAIRMAN AIZENSTAT: Motion and second.  
 24 All in favor?  
 25 MS. ANDERSON: Aye.

1 MS. VELEZ: Aye.  
 2 CHAIRMAN AIZENSTAT: Aye.  
 3 MR. GRABIEL: Aye.  
 4 MR. MANTECON: Aye.  
 5 CHAIRMAN AIZENSTAT: We're adjourned.  
 6 Thank you.  
 7 (Thereupon, the meeting was adjourned at 8:55  
 8 p.m.)  
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1 CERTIFICATE  
 2  
 3 STATE OF FLORIDA:  
 4 SS.  
 5 COUNTY OF MIAMI-DADE:  
 6  
 7  
 8  
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary  
 10 Public for the State of Florida at Large, do hereby  
 11 certify that I was authorized to and did  
 12 stenographically report the foregoing proceedings and  
 13 that the transcript is a true and complete record of my  
 14 stenographic notes.  
 15  
 16 DATED this 28th day of December, 2018.  
 17  
 18  
 19 SIGNATURE ON FILE  
 20 \_\_\_\_\_  
 21 NIEVES SANCHEZ  
 22  
 23  
 24  
 25