

City of Coral Gables
Planning and Zoning Board Meeting
Wednesday, September 9, 2015
Coral Gables City Commission Chambers
405 Biltmore Way, Coral Gables, Florida

MEMBERS	J14	F11	M11	A8	M13	J10	J29	A12	S9	O14	N11	D9	APPOINTMENT
	'15	'15	'15	'15	'15	'15	'15	'15	'15	'15	'15	'15	
Robert Behar	-	-	-	-	-	-	-	-	P				Board-As-A-Whole
Marshall Bellin	P	P	P	C	C	C	P	P	P				Commissioner Vince Lago
Jeffrey Flanagan - Chair	E	P	P	C	C	C	E	P	P				Commissioner Pat Keon
Julio Grabiell	P	P	P	C	C	C	E	P	P				Mayor Jim Cason
Maria A. Menendez Vice Chair	P	P	P	C	C	C	P	P	P				City Manager Swanson-Rivenbark
Alberto Perez	E	P	P	C	C	C	P	P	E				Commissioner Frank C. Quesada
Frank Rodriguez	-	-	-	-	-	-	P	P	E				Commissioner Jeannett Slesnick

DRAFT

P = Present
E = Excused
C = Meeting Cancelled

City Staff and Consultants:

Charles Wu, Asst. Development Services Director
 Miriam Ramos, Deputy City Attorney
 Ramon Trias, Planning & Zoning Director
 Scot Bolyard, Principal Planner
 Megan McLaughlin, City Planner
 Glen Kephart, Public Works Director
 Juan Espinoza, David Plummer & Associates

Court Reporter:
 Nieves Sanchez

Attachments:

- 09 09 15 Planning and Zoning Board Verbatim Minutes
- 09 09 15 Attendance/Speaker Sign In Sheet
- Correspondence received regarding "Villa Valencia" and "One Merrick Park"

1 CITY OF CORAL GABLES
 2 LOCAL PLANNING AGENCY (LPA)/
 3 PLANNING AND ZONING BOARD MEETING
 4 VERBATIM TRANSCRIPT
 5 CORAL GABLES CITY HALL
 6 405 BILTMORE WAY, COMMISSION CHAMBERS
 7 CORAL GABLES, FLORIDA
 8 WEDNESDAY, SEPTEMBER 9, 2015, COMMENCING AT 6:04 P.M.

9 Board Members Present:
 10 Jeffrey Flanagan, Chairman
 11 Maria Alberro Menendez
 12 Marshall Bellin
 13 Robert Behar
 14 Julio Grabiell

15 City Staff and Consultants:
 16 Charles Wu, Assistant Development Services Director
 17 Ramon Trias, Planning Director
 18 Miriam Ramos, Deputy City Attorney
 19 Scot Bolyard, Principal Planner
 20 Glen Kephart, Public Works Director
 21 Juan Espinoza, David Plummer & Associates

22 Also Participating:
 23 Mario Garcia-Serra, Esq.,
 24 on behalf of Villa Valencia
 25 John Fullerton, Architect
 Jorge Navarro, Esq.,
 on behalf of One Merrick Park
 Samuel Ferreri, PGAL Architects

Public Speakers:
 Volkes Anding
 Kitty Winkler
 Ricky Patel
 Paul Savage

1 **THEREUPON:**
 2 (The following proceedings were held.)
 3 **CHAIRMAN FLANAGAN:** Good evening,
 4 everybody. The Planning and Zoning Board is
 5 comprised of seven members. Four members of
 6 the Board shall constitute a quorum and the
 7 affirmative vote of four members of the Board
 8 present shall be necessary for the adoption of
 9 any motion.

10 A tie vote shall result in the automatic
 11 continuance of the matter to the next meeting,
 12 which shall be continued until a majority vote
 13 is achieved.

14 If only four members of the Board are
 15 present, an applicant shall be entitled to a
 16 postponement to the next regularly scheduled
 17 Board meeting.

18 Any person who acts as a lobbyist, pursuant
 19 to the City of Coral Gables Ordinance Number
 20 2006-11, must register with the City Clerk
 21 prior to engaging in lobbying activities or
 22 presentations before City Staff, Boards,
 23 Committees and/or the City Commission. A copy
 24 of the ordinance is available in the Office of
 25 the City Clerk. Failure to register and

1 provide proof of registration shall prohibit
 2 your ability to present to the Board.
 3 I now officially call the City of Coral
 4 Gables Planning and Zoning Board of Wednesday,
 5 September 8, 2015 to order. The time is 6:04.
 6 If we could call the role, please.
 7 **THE SECRETARY:** Robert Behar?
 8 **MR. BEHAR:** Here.
 9 **THE SECRETARY:** Marshall Bellin?
 10 **MR. BELLIN:** Present.
 11 **THE SECRETARY:** Julio Grabiell?
 12 **MR. GRABIEL:** Here.
 13 **THE SECRETARY:** Maria Menendez?
 14 **MS. MENENDEZ:** Here.
 15 **THE SECRETARY:** Alberto Perez?
 16 Frank Rodriguez?
 17 Jeffrey Flanagan?
 18 **CHAIRMAN FLANAGAN:** Here.
 19 Okay. We have a quorum.
 20 Notice regarding ex parte communications.
 21 Please be advised that this Board is a
 22 quasi-judicial Board and the items on the
 23 agenda are quasi-judicial in nature, which
 24 requires Board Members to disclose all ex parte
 25 communications and site visits.

1 An ex parte communication is defined as any
 2 contract, communication, conversation,
 3 correspondence, memorandum or other written or
 4 verbal communication that takes place outside
 5 of the public hearing between a member of the
 6 public and a member of a quasi-judicial Board
 7 regarding matters to be heard by the Board.

8 If anyone made any contact with a Board
 9 Member regarding an issue before the Board, the
 10 Board Member must state, on the record, the
 11 existence of the ex parte communication and the
 12 party who originated the communication.

13 Also, if a Board Member conducted a site
 14 visit specifically related to the case before
 15 the Board, the Board Member must also disclose
 16 such visit.

17 In either case, the Board Member must
 18 state, on the record, whether the ex parte
 19 communication and/or site visit will affect the
 20 Board Member's ability to impartially consider
 21 the evidence to be presented regarding the
 22 matter.

23 The Board Member should also state that his
 24 or her decision will be based on substantial
 25 competent evidence and testimony presented on

1 the record today. So as we usually do, to
2 disclose, does any member of the Board have any
3 such communication or site visit to disclose at
4 this time?

5 MR. BELLIN: Yes. I was involved in a
6 design of the project. I'm very familiar with
7 the piece. I did a 40-year recertification.

8 CHAIRMAN FLANAGAN: Marshall, which project
9 is this?

10 MR. BELLIN: The Valencia project.

11 MR. WU: Mr. Chair, for the record, he just
12 wanted to put into the record he had prior
13 involvement, prior to this developer being
14 involved. He just wants to state that on the
15 record.

16 CHAIRMAN FLANAGAN: Okay.

17 MR. WU: I want to make sure the attorney
18 is aware of that prior activity.

19 MS. RAMOS: Yes, that's fine. It's been
20 put on the record.

21 MR. WU: Thank you.

22 CHAIRMAN FLANAGAN: Okay. Thank you,
23 Marshall.

24 All right. Seeing nobody else.

25 Madam Court Reporter, if we can do the

1 CHAIRMAN FLANAGAN: Eibi Aizenstat, why
2 don't you come on up?

3 Eibi was a member of the Board for, Robert
4 says, twelve. You can tell us how long it was.
5 You served as Chairman for, I think, three,
6 three and a half years, and I know I, for one,
7 having been on the Board a little over six
8 years at this point, always appreciated your
9 insight, your involvement and your demeanor and
10 how you conducted meetings.

11 So we welcome you back, and thank you very
12 much for your service, and then also for
13 joining us tonight.

14 MR. AIZENSTAT: Thank you. I'm actually
15 blushing a little bit being on the other side
16 of the dais. I think I was serving on the
17 Board for about ten years or plus, give or
18 take.

19 It was always and it has been always a
20 pleasure to serve with each and every one of
21 you. I know how difficult of a job it is, but
22 I do want to tell you that I have never worked
23 with such a dedicated group of people, that put
24 their time in, as this Board has, throughout
25 the years.

1 swearing in. Everybody who wishes to speak
2 this evening must complete the roster on the
3 podium. We ask that you print clearly, so the
4 official records of your name and address will
5 be correct.

6 And, now, with the exception of attorneys
7 who are presenting, all persons who will speak
8 on an agenda item before us this evening,
9 please rise to be sworn in.

10 MR. WU: And this is for anyone who thinks
11 you might speak. If you don't think you might
12 -- if you think you would speak or even think
13 you might speak, please stand up and be sworn
14 in. Thank you.

15 (Thereupon, all participants were sworn.)

16 CHAIRMAN FLANAGAN: All right. Thank you.

17 And in deference to those present, we ask
18 that all cell phones, pagers or other
19 electrical devices be turned off or silenced at
20 this time.

21 And we can now proceed with the agenda.

22 We're going to take a moment. We have a
23 guest in the audience, somebody who has sat at
24 this dais for ten years, I think, at least.

25 MS. MENENDEZ: Twelve.

1 And, also, the Staff. The work that they
2 do is tremendous, preparing all of the
3 documents, all of the feedback that they have
4 to give, both from the public sector, the
5 private sector, the commercial sector, and so
6 forth, and sometimes, I think, the Staff is not
7 given enough gratitude for everything that they
8 do, but, believe me, it's a hard job.

9 And, also, sitting up there and taking the
10 time that we all do and that you all do takes a
11 lot. It really does.

12 You know, I'm a little bit blushed being up
13 here, like I said, but I want to thank you for
14 inviting me. It's been a pleasure serving with
15 you.

16 I'm going to the Board of Adjustment. I
17 was appointed over there, since I was termed
18 here, by Commissioner Slesnick, and I was asked
19 to serve there, and that's where I will be, but
20 I just want to thank you very much, once again,
21 to all of you, for all of the time and the
22 patience and your service along my side.

23 Thank you.

24 MS. MENENDEZ: I wanted to just say that I
25 was always very impressed with how you Chaired

1 the Board. You did a great job.
 2 MR. GRABIEL: Yes. Here, here.
 3 MR. AIZENSTAT: Thank you.
 4 MR. BEHAR: For the time we served
 5 together, it was a pleasure serving with you.
 6 MR. AIZENSTAT: Thank you, Robert.
 7 MR. BEHAR: It really was great times.
 8 Thank you for all your efforts.
 9 MR. AIZENSTAT: Thank you. That means a
 10 lot coming from all of you. It really does.
 11 CHAIRMAN FLANAGAN: And, Eibi, we have a
 12 little plaque, a little token of appreciation.
 13 MR. AIZENSTAT: Thank you. Thank you very
 14 much. Thank you.
 15 MS. RAMOS: Thank you.
 16 MR. AIZENSTAT: Thank you.
 17 CHAIRMAN FLANAGAN: Thank you, Eibi.
 18 Okay. Next item in the agenda is the
 19 approval of the minutes for our meeting of
 20 August 12, 2015. Anybody have any comments or
 21 changes?
 22 I do have one change. In reading them last
 23 night, there was -- I got listed as seconding
 24 the motion to recommend Robert Behar, but I
 25 think the person that made the second was

1 Julio.
 2 MR. GRABIEL: Yes.
 3 CHAIRMAN FLANAGAN: Okay.
 4 Minutes, we do, I think, by voice vote. So
 5 all those in favor of approving the minutes of
 6 August 12th, say, "Aye."
 7 MS. MENENDEZ: Aye.
 8 MR. GRABIEL: Aye.
 9 MR. BELLIN: Aye.
 10 CHAIRMAN FLANAGAN: Anybody opposed?
 11 MR. BEHAR: Since I was not a member, I
 12 will refrain from voting.
 13 CHAIRMAN FLANAGAN: Okay. Thank you.
 14 Two, three, four, that's sufficient.
 15 Charles, do we have any changes to the
 16 agenda?
 17 MR. WU: No, sir.
 18 CHAIRMAN FLANAGAN: Okay. Next items on
 19 the agenda -- let me see -- Items 5, 6, 7 and 8
 20 are related. So, as we usually do, I think we
 21 can read them all into the record to --
 22 MS. RAMOS: Right. They should be
 23 consolidated. There will be one public
 24 hearing, but, of course, we should vote on them
 25 separately.

1 CHAIRMAN FLANAGAN: Correct. Okay.
 2 Charles, am I reading or are you reading?
 3 MR. WU: I'd be glad to.
 4 CHAIRMAN FLANAGAN: Okay. Thank you.
 5 So Items 5, 6, 7 and 8.
 6 MR. WU: Madam Attorney, the first case was
 7 withdrawn. Do I still need to read it into the
 8 record?
 9 MS. RAMOS: If it was withdrawn, you do not
 10 need to read it into the record.
 11 MR. WU: Okay. So I shall read Number 6.
 12 Number 5, for the record, on the agenda,
 13 has been withdrawn.
 14 So we're starting reading Item Number 6
 15 through Number 8.
 16 Number 6, "An Ordinance of the City
 17 Commission of Coral Gables, Florida requesting
 18 an amendment to the text of the City of Coral
 19 Gables Comprehensive Plan, Future Land Use
 20 Element, Policy FLU-1.1.2, "Table FLU-1.
 21 Residential Land Uses", pursuant to expedited
 22 state review procedures and the Zoning Code,
 23 Article 3, "Development Review," Division 15,
 24 "Comprehensive Plan Text and Map Amendments;"
 25 amending the "Residential Multi-Family High

1 Density" Land Use Classification to provide a
 2 maximum 100 units per acre density and a
 3 maximum of 120 feet height for towers for
 4 projects developed in accordance with
 5 Mediterranean Design Transitional Overlay
 6 District Zoning Code Regulations; providing for
 7 a repealer provision, providing for a
 8 severability clause and providing for an
 9 effective date."
 10 Item Number 7, "An Ordinance of the City
 11 Commission of Coral Gables, Florida providing
 12 for text amendments to the City of Coral Gables
 13 Official Zoning Code, by amending Article 4,
 14 "Zoning Districts", Section 4-104,
 15 "Multi-Family Special Area District" to allow
 16 for a "Mediterranean Design Transitional
 17 Overlay District" Conditional Use with
 18 form-based development standards that modify
 19 and supplement the existing Multi-Family
 20 Special Area District standards and criteria to
 21 allow appropriate infill and redevelopment in
 22 transition areas between low density
 23 residential development and high density
 24 commercial and residential development if
 25 certain minimum requirements are met; providing

1 for a repealer provision, providing for a
 2 severability clause, codification, and
 3 providing for an effective date."
 4 Item Number 8, "A Resolution of the City
 5 Commission of Coral Gables, Florida requesting
 6 Conditional Use Site Plan Review pursuant to
 7 Zoning Code Article 3, "Development Review,"
 8 Division 4, "Conditional Uses", Article 4,
 9 "Zoning Districts", Division 4, "Multi-Family
 10 Special Area District," Section 4-104.C,
 11 "Conditional Uses," and Appendix D,
 12 "Mediterranean Design Transitional Overlay
 13 District" for the proposed project referred to
 14 as "Villa Valencia" on the property legally
 15 described as Lots 24-38, Block 7, Biltmore
 16 Section, which is at 501-525 Valencia Avenue,
 17 Coral Gables, Florida; including prior
 18 conditions; and providing for an effective
 19 date."
 20 CHAIRMAN FLANAGAN: Thank you, Charles.
 21 Is the applicant ready to move forward?
 22 We'll hear the presentation from the applicant,
 23 the presentation from Staff, and then anybody
 24 in the audience, members of the public, that
 25 wish to make any comments, and then the Board

1 will deliberate.
 2 And I'm assuming, if the applicant wants
 3 any time for rebuttal, that will be after the
 4 public comment, too.
 5 MR. GARCIA-SERRA: Exactly.
 6 Good evening, Mr. Chair, Members of the
 7 Board. Mario Garcia-Serra, with offices at 600
 8 Brickell Avenue, representing the property
 9 owner and applicant, Valencia 34 Development,
 10 LLC, which shows the property located at 501,
 11 515 and 525 Valencia Avenue.
 12 We have a PowerPoint presentation, both
 13 here on the screen, as well as in the AV
 14 Department, so you can see it on the TV screens
 15 behind us or this one in front of us.
 16 We'll get that icon out of the way, but
 17 once it's out of the way, you will see the
 18 location of the property -- thank you very
 19 much -- which is located at 501, 515 and 521
 20 (sic) Valencia Avenue. They're highlighted in
 21 yellow.
 22 To the east is Hernando, to the north is
 23 the 550 Biltmore Way office building, the one
 24 with the statues of the lions upfront, as many
 25 people know it, and to the west is two other

1 apartment buildings, and also Segovia Street.
 2 I'm joined today by Matthew Pellar and Rene
 3 Gutierrez, the principals of Valencia 34, John
 4 Fullerton, our project architect, Jenny Rogers,
 5 our landscape architect, and Juan Espinoza, our
 6 traffic consultant.
 7 This area of the City has always been
 8 challenging, from a land use and planning
 9 perspective, because of the narrow transition
 10 area that there is between the large buildings
 11 on Biltmore Way and Valencia and the single
 12 family home area located just one and a half
 13 blocks to the south.
 14 As you can see from this image, my client's
 15 site is in an even more unique situation,
 16 because it is surrounded to the northwest and
 17 east by large buildings, some of which do not
 18 conform with today's Code requirements, but
 19 which are already existing and will be there
 20 for some time.
 21 The challenge here has always been to build
 22 something in context, that serves as an
 23 appropriate transition, and to have Code
 24 regulations that incentivize this sort of
 25 redevelopment.

1 I will now take you on some pictures of the
 2 property and the neighborhood.
 3 As could you tell here, the buildings that
 4 are part of the site are the lower two-story
 5 buildings here in the foreground, and as you
 6 can see in the other areal photographs,
 7 surrounded by, on three sides, at least, larger
 8 development.
 9 Here you see the 550 Biltmore Way office
 10 building immediately to the north, and the 600
 11 Biltmore Way or Biltmore II Condominium to the
 12 west.
 13 Here you see the Laroc Condominium to the
 14 east, and the buildings which are part of the
 15 property in the foreground.
 16 Here, again, one of the buildings upclose,
 17 with the 550 Biltmore Way building behind it.
 18 And here's the building on the corner, 501
 19 Valencia, with the Laroc, you can see, on the
 20 extreme right-hand side.
 21 And as you can see by these pictures, there
 22 is no transition right now. The change from
 23 the buildings on Biltmore Way, to the townhomes
 24 and apartments on the south side of Valencia
 25 and the single family homes further south, is

1 jarring. You go from fifteen and twelve-story
2 buildings down to two-story buildings.

3 Anybody who has driven around there, I'm
4 sure, has noticed it.

5 Because these particular apartment
6 buildings on our site are located in Coral
7 Gables, they have been able to maintain a
8 fairly long, useful life, and maintain
9 themselves with the income that they can get
10 right now from rent, but they are slowly
11 deteriorating in place and are not
12 representative of the type of housing unit
13 which our Code is meant to encourage.

14 We have to ask ourselves why, over the
15 course of two real estate cycles, have these
16 properties, located in a prime location, not
17 been re-developed. It is our conclusion that
18 the MFSA, Multi-Family Special Area Zoning
19 Regulations, simply do not incentivize the
20 redevelopment of this site.

21 At present, the three apartment buildings
22 on the site have a total of 36 apartment units,
23 with few amenities, no on-site parking and
24 little, if any, architectural value.

25 The existing MFSA regulations grant this

1 property the right to develop 50 units in
2 total; 14 additional units, when we factor in
3 the additional cost of parking, amenities, and
4 Coral Gables architectural requirements, it's
5 not going to motivate a re-development of this
6 site.

7 We quickly came to the conclusion that
8 additional density, with an accompanying
9 increase in FAR, was necessary to achieve the
10 type of project appropriate for this site, that
11 would actually make sense to build.

12 This was our motivation to propose the
13 amendment to the Zoning Code, which we have
14 tentatively named the Mediterranean Design
15 Transitional Overlay District, MDTOD for short.

16 What the MDTOD basically does is, as part
17 of a conditional use approval process, is grant
18 increase density and floor area in exchange for
19 increased architectural quality and reduction
20 in massing. The MDTOD gives a developer the
21 density and floor area necessary to incentivize
22 re-development in exchange for building the
23 type of building appropriate for this
24 transitional area, and of the quality to which
25 we aspire to here in Coral Gables.

1 Some of those benefits you can see in the
2 image that's on the cover page of the MDTOD
3 regulations. It requires variations in height.
4 You're very used to seeing, quite often,
5 situations where the projects are sort of
6 maximizing the box that is permitted by setback
7 and height, so as to be able to gain as much
8 floor area as you can.

9 Here, you're required to have a tower
10 feature, which is limited to just 25 percent of
11 the width of the property, and then further
12 variations in height and setback.

13 Another benefit of the project, which you
14 can see from this image and from the Code
15 that's being proposed pursuant to it, is the
16 separation of the parking garage from the
17 residential tower. Many buildings in Coral
18 Gables have a situation where they have a
19 parking garage pedestal, and then a residential
20 tower above it.

21 Thanks to the width and depth of this
22 property, we're able to separate the parking
23 garage from the residential tower, which is
24 something that has been a goal of various
25 different Charrettes over the years, and make

1 the project itself less massive, in
2 relationship to its surroundings and the
3 street.

4 Lastly, there's also walkup units on the
5 ground floor, which interface very well with
6 the townhomes and apartments on the south side
7 of the street.

8 And so how do we sort of mandate these sort
9 of requirements of architectural design,
10 architectural quality? And the way we do it is
11 by reference to some of the great works of
12 Coral Gables Mediterranean style architecture.

13 So you can see from this line, and perhaps
14 it's better to look at the hard copy available
15 in the binder, building massing and facade
16 requirements are based on the Biltmore Hotel
17 and the San Sebastian Apartments. Building
18 details and materials are based on City Hall,
19 the building that we are in right now.

20 In short, these are Mediterranean design
21 regulations taken to a higher and more exacting
22 level.

23 It is important to note that these
24 enhancements would be permitted to a very
25 limited area, which is within 1,500 feet of the

1 Central Business District, and abutting
2 Commercial High-Density Land Use designations,
3 as well as being zoned MFSA.

4 On this graphic, you see the 1,500 foot
5 radius from the CBD. Everything that is zoned
6 MFSA within there, and also abutting Commercial
7 High Intensity, is indicated with a dashed
8 line. It basically comes down to the north
9 side of Valencia and the 400 and 500 Blocks of
10 Valencia Avenue.

11 In our meetings with neighbors, this was an
12 important point. They recognized the quality
13 of the project, but did not want these
14 regulations to open the floodgates of increased
15 development.

16 So, accordingly, the benefits of these
17 regulations can only be realized on the north
18 side of Valencia and the 400 and 500 Blocks, an
19 area within walking distance of the Central
20 Business District and an area where there are
21 buildings even larger than what these
22 regulations would permit.

23 With that said, I will hand over the
24 presentation right now to Mr. Fullerton, so he
25 can give you a presentation of the actual

1 project that's being proposed and which is
2 representative of these regulations that we are
3 requesting to amend in the Zoning Code and in
4 the Comprehensive Plan.

5 That being said, my understanding is that
6 Mr. Anding, the president of the Biltmore II
7 Association, needs to leave at 6:40, I believe,
8 and I'm not sure if you want to perhaps grant
9 him the ability to speak now.

10 John, how long -- I think our presentation
11 is probably another fifteen to twenty minutes.
12 It cuts it close to when he has to depart.

13 CHAIRMAN FLANAGAN: Yeah. What time do you
14 need to leave, sir?

15 MR. ANDING: At 6:40. I will speak no
16 longer than three, maximum four minutes.

17 CHAIRMAN FLANAGAN: Okay. All right.
18 We'll mix it up a little bit.

19 MR. ANDING: Thank you very much.

20 My name is Volkes Anding. I am a retired
21 German Diplomat, and my wife and I have lived
22 in the Biltmore II Building, at 600 Biltmore
23 Way, since 2007.

24 I'm not the president of the condominium
25 association, but a member of the Board of

1 Directors.

2 I organized, about two months ago, an
3 information meeting for all the residents of
4 Biltmore II, and we had the architects and the
5 attorney at our condominium, and quite a number
6 of concerns were voiced, and these I would like
7 to present.

8 First, the request has been made to upgrade
9 the zoning from medium use to a high density
10 use -- medium density to high density, and that
11 is, of course, of concern in the immediate
12 vicinity.

13 And, secondly, there are four major
14 projects in Valencia, starting at the corner of
15 LeJeune and Valencia, this huge building going
16 up right now. Then the Valencia project in the
17 700 Block. The project in the 700 Block, where
18 groundbreaking just started; and not yet
19 started, but in the near future, across the
20 street, in the 700 Block, behind the David
21 Williams Hotel. I know the plans are there,
22 also, to build something new where these low
23 houses are.

24 Four major projects in the immediate
25 facility of the Biltmore II condominium

1 building.

2 We were assured that no configuration of
3 the street design is necessary. We doubt that.
4 And the residents of our condominium building
5 were very concerned about this major
6 development, in a largely quiet residential
7 area, and I would like to ask the Commission to
8 consider that.

9 Just one final disclosure. I'm also a
10 member of the International Affairs
11 Coordinating Council of the City of Coral
12 Gables, so I am one of your colleagues,
13 indirectly speaking.

14 Thank you so much.

15 CHAIRMAN FLANAGAN: Sir, if you could
16 please, just for the record, your exact
17 address, if you would please?

18 MR. ANDING: It's on the books. Okay. I
19 can give it. It's 600 Biltmore Way, Apartment
20 1114, in Coral Gables, 33134.

21 CHAIRMAN FLANAGAN: Great. Thank you.

22 MR. ANDING: Thank you.

23 CHAIRMAN FLANAGAN: Thank you.

24 MR. GARCIA-SERRA: I'll respond to some of
25 Mr. Anding's concerns in the rebuttal section,

1 and I'll ask John now to present the project.
 2 MR. FULLERTON: Good evening, and I'm here
 3 to talk about the architecture of the building
 4 we proposed, and we have had a long road
 5 getting here.
 6 We've been working on this project for two
 7 and a half to three years, and your Staff has
 8 been very, very helpful in helping us get
 9 through the process and find the right building
 10 to put there, because we understand what
 11 responsibility it is to be in that location,
 12 and what a transitional building needs to bring
 13 to the neighborhood.
 14 We can start with the site plan. I think
 15 Mario has pretty much taken all of my points
 16 away, but the site plan can illustrate a little
 17 bit better about how the separation of the
 18 parking and the towers units hitting the ground
 19 feels, when you look at the amount of
 20 landscaping we're able to put in, all of the
 21 way around the central tower and in the front
 22 and side of the parking structure.
 23 The depth of the property gives us the
 24 opportunity to have a more effective or
 25 efficient parking structure, and the Board of

1 Architects, in their review of our building,
 2 suggested moving the parking garage back
 3 approximately 29 feet from the edge of the
 4 street.
 5 And in doing so, we lost parking all along
 6 that side, the south side of the garage, which
 7 required us to raise the garage by one floor.
 8 We have only one entrance and exit to the
 9 property. We have approximately 16 parking
 10 spaces on the street now, unassigned or
 11 undefined, and when we put in the landscaping
 12 and the proper size of parking spaces and
 13 delineate them with the streetscape, we end up
 14 with 14 spaces. So we're not losing too many
 15 parking spaces on the street.
 16 And I think it's really important to go
 17 back to the idea that the front yards of these
 18 ground floor units have this lushed landscaped
 19 entrance courtyard that faces the street and it
 20 softens the building's presence on that street,
 21 makes it a much more friendly pedestrian
 22 street.
 23 Another thing we did, in collaboration with
 24 the City Staff, is to articulate the way the
 25 Mediterranean Ordinance asked you to do,

1 vertically and horizontally.
 2 We've delineated the base of the building,
 3 the center of the building, and the upper
 4 levels of the building. We also modulated the
 5 heights and the massing of the building to
 6 provide a central tower under which, and
 7 centered on it is the main entrance to the
 8 building.
 9 We stepped the building down to nine floors
 10 here, and five floors here, at the corner of
 11 Hernando and Valencia, which softens, again,
 12 the scope of the building or the scale of the
 13 building on that corner.
 14 On top of the parking garage over here,
 15 which has grown from four stories to five
 16 stories, because of the setback in front, we
 17 have a pool and amenity package and three,
 18 three-bedroom apartments.
 19 This is the north side, facing the alley.
 20 On the alley, we have walk-up apartments, as
 21 well, along with one parking space for each of
 22 the apartments along the street there -- the
 23 alley, and we also have a drive through, which
 24 you can pull in off of Valencia, drive all of
 25 the way through to the alley, and go out from

1 there.
 2 This is a little bit closer floorplan,
 3 showing the walk-up units and the floor, the
 4 lobby area, and the parking to the left.
 5 This is the pool deck, showing the first
 6 step back, also, of the units on the fifth
 7 level. The pool deck is above the fifth level
 8 of the garage, and has the three units there.
 9 This is the tower element, which projects
 10 three stories above that part of the floor
 11 below it. It occupies roughly, I think, a
 12 little less than 25 percent of the width of the
 13 site.
 14 That was one of the protocols that was
 15 requested by Staff as we were generating the
 16 massing of the building.
 17 These are some sketches showing the general
 18 feel of the details of the building and how we
 19 tried to articulate it with materials and
 20 massing and general design concepts.
 21 These are the units along Valencia, which
 22 show the walk-up area to those apartments.
 23 There's a gate entry through landscaped
 24 courtyards.
 25 This is the main entrance to the building,

1 under the main tower. This is the corner of
 2 Valencia and Hernando. This is the pool deck
 3 on the upper level of the garage.
 4 And here we are back to the area study.
 5 I think that's it for me. Thank you.
 6 MR. GARCIA-SERRA: What we did here with
 7 this image is put the building in the 3D image
 8 of the aerial. You'll see it right there,
 9 south of the 550 Biltmore Way building, and
 10 there is -- there had previously been a closer
 11 up version, which we will try to find for you
 12 in the meantime, showing the aerial view from
 13 the lower elevation from the north, but what we
 14 have up there right now are Zoning Code
 15 excerpts. Excerpts that are already existing
 16 right now in --
 17 MS. MENENDEZ: You had the picture up.
 18 MR. GARCIA-SERRA: Was it up there? If the
 19 AV Department could put it back up, it would be
 20 appreciated.
 21 The other aerial image. There we go.
 22 So that is the other aerial image looking
 23 at the proposed project north. You'll see in
 24 the background 550 Biltmore Way, Laroc to the
 25 east and Biltmore II to the west. I think it

1 gives a very good idea and image of how the
 2 project will fit in with the surrounding
 3 neighborhood, considering the existing heights,
 4 densities and floor areas that are around
 5 there.
 6 That will take us to this slide up here on
 7 the Zoning Code excerpts, and that one is up
 8 there, because I think it's important to note
 9 that the Code, as written today, already
 10 contemplates a building of this size at this
 11 location.
 12 Starting from the right and going left,
 13 you'll see that the site specific regulations
 14 for this property, which is in Block 7, permit
 15 a maximum height of 150 feet for this property.
 16 The City's ALF regulations, which are in the
 17 middle there, the Assisted Living Facility
 18 regulations, permit an FAR of 3.0 and a density
 19 of 120 units to the acre for residential medium
 20 density designated properties.
 21 And, lastly, on the left, the MFSA
 22 regulations already have a provision permitting
 23 properties surrounded on three sides by
 24 non-conforming height to be built to the lowest
 25 of these three non-conforming heights.

1 We have met with our neighbors in the
 2 surrounding condo buildings, townhomes and
 3 single-family houses and have made adjustments
 4 to our proposal based on their input. The
 5 limited geographic reach of these regulations
 6 was a product of input from the council of the
 7 Biltmore Neighborhood Association.
 8 Our agreement to finance an on-street
 9 residential permit parking program was in
 10 response to the townhome owners on the south
 11 side of Valencia, who had a shortage of
 12 available on-street parking.
 13 And, lastly, the exclusion of any ground
 14 floor commercial uses and the increase of the
 15 front setback along the entire length of the
 16 property was also, in part, in response to
 17 neighborhood input.
 18 This is a product of three years of work
 19 and collaboration with City Staff and we feel
 20 that it is a project which truly fulfills the
 21 goals of the MFSA District, by providing for an
 22 appropriate transition, respectful of our
 23 neighbors, and accommodating an increased
 24 variety in the multi-family housing available
 25 in the City.

1 With that said, I'll conclude our
 2 presentation, reserve some time for rebuttal,
 3 and, of course, I'm available to answer any and
 4 all questions that you have.
 5 We are in agreement with Staff
 6 recommendations and the recommended conditions
 7 of approval, and would ask you to follow their
 8 recommendation.
 9 CHAIRMAN FLANAGAN: Thank you.
 10 Who is giving the City's recommendation?
 11 MR. WU: Director Ramon Trias will be
 12 making a brief presentation.
 13 MR. TRIAS: Thank you, Mr. Chairman. If I
 14 could have the PowerPoint, please.
 15 I'm sure we'll have it soon.
 16 MR. WU: Aaron, we're paging for the
 17 PowerPoint.
 18 MR. TRIAS: Just to clarify, the first item
 19 that was mentioned, which is the change to the
 20 high intensity residential, that has been
 21 pulled, and that is no longer a request, okay.
 22 And the reason for that is that there was a
 23 better way to do this item and that had to do
 24 with some amendment of the mid-rise, the
 25 current designation. So I'll explain that in

1 some detail later on, but I think it's a much
 2 better solution to that request.
 3 If I could have the PowerPoint, please.
 4 Thank you very much.
 5 Okay. Well, apparently they're having
 6 technical difficulties with the PowerPoint, so
 7 what I'll do is summarize the presentation as
 8 well as I can.
 9 The applicant has done a very good job at
 10 explaining the context. As you can see from
 11 that image that is on the screen, it's rather
 12 complex, from many points of view. There are
 13 some very tall buildings right next to the area
 14 that has been requested, and then there's some
 15 single-family houses within close proximity,
 16 within two blocks.
 17 So it's an area that for a while has
 18 created some questions about what to do and how
 19 to do it well.
 20 The neighbor, who described some of the
 21 projects being proposed for Valencia, is
 22 correct. There are several projects going on
 23 in Valencia, and one of them is that Aloft
 24 Hotel, right on Valencia and Le Jeune, and then
 25 some other residential projects, some of them

1 compatible with everything that is around it,
 2 meaning the row houses that have been built
 3 recently in Valencia, and some of the other
 4 smaller buildings that we have seen.
 5 So all of those are the big picture issues.
 6 In terms of the review time line, I would
 7 like to remember that the process has been very
 8 lengthy, and, in fact, the Development Review
 9 Committee took place in July of 2014. Then the
 10 Board of Architects' review took place in
 11 October of 2014. A second meeting of the Board
 12 of Architects for Mediterranean bonus was in
 13 November.
 14 Then there were two required neighborhood
 15 meetings, in March and in April of this year,
 16 2015.
 17 And the Staff review has included a review
 18 from every department, from the Historical
 19 Resources, parking, landscape services,
 20 concurrency, police, fire, public works,
 21 Zoning, of course, the Board of Architects, the
 22 Planning Staff and the Building Staff and the
 23 Economic Development.
 24 So, as everybody knows, all of these
 25 projects are reviewed very carefully by many

1 that you have been able to review in the past.
 2 One of the issues with the existing zoning
 3 is that there's also some site specifics that
 4 allow up to 150 feet and 13 stories in the
 5 Code.
 6 So the Code, as it is right now, is rather
 7 complicated and difficult sometimes for the
 8 developer to work through the issues.
 9 So I believe that the big picture of this
 10 request is that the applicant was attempting to
 11 resolve some of those issues in a way that
 12 created better quality architecture, with more
 13 certainty for the City, and with the process of
 14 a conditional use that has some very clearly
 15 detailed regulations that had to be followed,
 16 should that conditional use be approved.
 17 Another interesting feature of the design,
 18 of course, is that there was a lot of work
 19 being done at the ground level, because the
 20 ground level, that transition with the
 21 neighborhood, that opportunity to create
 22 landscape, et cetera, and that opportunity to
 23 create multiple entrances at the ground level,
 24 was also taken into account very carefully, and
 25 I think it was done in a way that is fairly

1 people through a thorough process.
 2 In addition, property owners were notified
 3 within a thousand feet, which is typical of
 4 this process, and there were three postings of
 5 the property, actual postings on the site, PRC,
 6 Board of Architects, and this meeting, Planning
 7 and Zoning.
 8 There were three times that we had website
 9 postings, for DRC, Board of Architects and
 10 Planning and Zoning, and, of course, this
 11 meeting was advertised in the newspaper.
 12 As I said, the request for the future land
 13 use map change has been withdrawn, so it no
 14 longer applies to this meeting.
 15 The second request, which is the
 16 Comprehensive Plan Text, has been updated and
 17 the update is that the 120 feet maximum for the
 18 tower element now is a text -- an amendment in
 19 the text.
 20 If we have the PowerPoint, we have some
 21 really nice diagrams that I can show the public
 22 right here.
 23 MR. WU: Mr. Chair, you were provided
 24 copies of the PowerPoint.
 25 MR. TRIAS: I was going to explain that,

1 also.
 2 But for the purposes of the citizens that
 3 have not had the opportunity to see the report,
 4 we do have an explanation of some of the
 5 consequences and some of the benefits of having
 6 this kind of a review.
 7 So that PowerPoint is in your package.
 8 It's in your package, and you can follow along
 9 if you have the opportunity.
 10 But what I think is very telling is that if
 11 you look at the current designs that are
 12 possible and the proposed, is that there is
 13 much more details and articulation and interest
 14 in the architecture in the proposed, and that
 15 that detail and architectural quality and
 16 interest is a requirement. It's not an option.
 17 It's not something that is up to some other
 18 board, but it's actually a requirement that is
 19 included in the proposed text amendments.
 20 The findings of fact are also in the Staff
 21 report, and they address the issues of the
 22 Comprehensive Plan, and explain how this does
 23 comply with many of the goals and objectives
 24 that are in the Comprehensive Plan that deal
 25 with the levels of service, the availability of

1 requirement, and as you can see, the outline
 2 right here in this image, it's quite an
 3 interesting building, that has many, many
 4 features that I believe are required and
 5 encouraged by the current Zoning Code in the
 6 City of Coral Gables.
 7 Again, we have the list of the findings of
 8 fact in the Zoning Code Text Amendment, because
 9 we do believe that it's consistent with the
 10 Comprehensive Plan and the Staff recommends
 11 approval of that, also.
 12 And, finally, the request of the actual
 13 project, you have seen it, it's compatible with
 14 everything that I have described, and I think
 15 the applicant has explained it in enough
 16 detail.
 17 So we also recommend approval, with certain
 18 conditions that are listed in your Staff
 19 report. Most of the conditions are fairly
 20 typical, and they deal with impacts and traffic
 21 and the restricted covenants that are required.
 22 If you have any specific issues, I'll be
 23 happy to address them, but generally we believe
 24 that this request is appropriate for the
 25 location, and it allows to resolve some of the

1 housing, the compatibility with the
 2 neighborhoods, et cetera.
 3 The Staff report details that clearly and
 4 also the PowerPoint explains that well.
 5 So Staff recommends approval of the
 6 proposed Comprehensive Plan Text Amendment, as
 7 revised, which allows for the 120 feet in
 8 height.
 9 There's also a fairly minor Zoning Code
 10 Text Amendment, which adds this Mediterranean
 11 Design Transitional Overlay District as one of
 12 the conditional uses, okay. So that is the
 13 process that allows for this to take place, the
 14 conditional use process, and then the attached
 15 regulations.
 16 The Zoning Code illustrations, and just for
 17 the benefit of the public, I'm going to show
 18 you this image, as you can see, there's a
 19 tower, and that's an important aspect of the
 20 request. The tallest part of the project can
 21 only be 25 percent of the site. So that forces
 22 or that makes it a requirement that it is a
 23 tower, as opposed to just a project that may be
 24 just a box that maximizes the FAR.
 25 So that is one of the benefits of that

1 existing challenges that we have with the
 2 current regulations in that area.
 3 So thank you very much.
 4 CHAIRMAN FLANAGAN: Thank you, Mr. Trias.
 5 Anybody on the Board have any questions at
 6 this point of Staff or the Applicant, before we
 7 open up the public hearing?
 8 MR. GRABIEL: I do.
 9 MS. MENENDEZ: Yeah, I have questions, too,
 10 but do you want to hear first from the public
 11 or --
 12 CHAIRMAN FLANAGAN: Well, I'd rather hear
 13 from the public first, but if anybody had
 14 something kind of burning they wanted to get
 15 out of the way --
 16 MS. MENENDEZ: No, I can wait.
 17 CHAIRMAN FLANAGAN: Okay. All right.
 18 We'll open up the floor to public comment.
 19 Scot, do we have people who have signed up?
 20 THE SECRETARY: Yes, we have four people
 21 who signed up, including the gentleman that
 22 already spoke previously.
 23 CHAIRMAN FLANAGAN: Okay.
 24 THE SECRETARY: The first person on the
 25 list now is Kitty Winkler.

1 MS. WINKER: Good evening. My name is
2 Kitty Winkler. I live at 642 Valencia Avenue,
3 Apartment 406.

4 I moved to Coral Gables two years ago from
5 Richmond, Virginia, which is a little bit of a
6 quieter place, and when I moved here, I was
7 delighted to find Valencia Avenue, as a
8 relatively slow moving, quiet street, and yet
9 we're close to Miracle Mile and all of the
10 conveniences of Coral Gables.

11 That has changed dramatically in just the
12 two years that I've been here, and not in a
13 good way, but this project is particularly
14 invasive, I think, from the standpoint of how
15 much traffic it's going to put on our little
16 street, Valencia, and also in the circle at
17 Biltmore Way, which just is already
18 overburdened.

19 So I just would hope that you will
20 consider, in particular, the traffic
21 implications of this project. It's a lot more
22 units than the ones that are being replaced,
23 and it's not, in my humble opinion, a good
24 development for our City.

25 Thank you.

1 CHAIRMAN FLANAGAN: Thank you.

2 THE SECRETARY: Jenny Rogers.

3 MS. ROGERS: I'm just on the list for a
4 rebuttal witness.

5 THE SECRETARY: Okay.
6 Ricky Patel.

7 MR. PATEL: My name is Ricky Patel. I live
8 at 550 Valencia, Unit 1. These are the
9 townhouses that are south of where the project
10 will start.

11 I'll state my pros and cons. The cons,
12 obviously, we're concerned about parking spots.
13 As it is, with having the free parking spots
14 available right now, it's almost impossible for
15 us, as the townhouse owners, to have any
16 parking spots in the front.

17 With the construction coming along, with
18 this many units, we are concerned regarding how
19 we'll be able to take care of parking in front,
20 and whether guests of the units will also take
21 up additional spots.

22 The pros, I think they've done a wonderful
23 job with putting this unit together. I think
24 it's going to be aesthetically pleasing for our
25 streets. We're not concerned about any of

1 that, except for just the parking spots at this
2 point.

3 THE SECRETARY: That's it.

4 CHAIRMAN FLANAGAN: Okay. That's it.

5 MR. GARCIA-SERRA: Now, just for a few
6 minutes of rebuttal, and I'd also like to point
7 out that the property owner to the west of us,
8 that owns the two apartment buildings to the
9 west, is in attendance here tonight, and you
10 could acknowledge him.

11 He is supportive of the project, as is the
12 property owner of the apartment buildings on
13 the south side of Valencia, who submitted a
14 letter to you, which should have been submitted
15 to you this afternoon, regarding his support
16 for the project, also.

17 The objections that were raised by the two
18 speakers who spoke, I think, to a great extent,
19 had to do with traffic and sort of, is there
20 too much development going on, on Valencia
21 Avenue.

22 On the issue of traffic, it's very
23 important to note that this is not a project
24 that is located in the traffic concurrency
25 exemption area. Quite often this Board and

1 many other reviewing Boards are frustrated by
2 the fact that a new project is coming. There
3 is no doubt that it's going to generate some
4 traffic, yet the report from the traffic study
5 always comes back, it's in the exemption area,
6 and so concurrency issues don't apply or
7 concurrency regulations don't apply.

8 This project is actually outside of that
9 exemption area, and subject to those
10 concurrency requirements, and complies with
11 those concurrency rules, as determined by the
12 traffic study that was prepared by us, but
13 reviewed by Public Works, as well as a third
14 party traffic engineer that's hired by Public
15 Works.

16 So we have complied. We're subject to
17 traffic concurrency and we have complied with
18 it.

19 A sort of bigger issue of traffic is, let's
20 put things in perspective. Much of the traffic
21 that is happening here in Coral Gables is not
22 generated necessarily by the projects happening
23 in Coral Gables, but by the immense amount of
24 development and people living to the west of
25 Coral Gables and those people living to the

1 east.

2 If you let me go through several of the

3 graphics, I'll take you to one graphic that I

4 think is pretty telling.

5 Okay. As you can tell here, the boundaries

6 of the City are outlined in a red dotted line,

7 and the employment centers or the places where

8 many people go to work, which are primarily

9 Brickell, Downtown Miami, and Downtown Coral

10 Gables, are highlighted in yellow. The area in

11 blue is pretty much the area where people are

12 living, over a million people are living, and

13 many of them commuting every day west to east

14 to get to those employment centers in Downtown

15 Coral Gables and Downtown Miami.

16 That is probably the biggest issue

17 explaining our traffic situation here in Coral

18 Gables. We're smack dab in the middle of the

19 County and many people live west of us and work

20 east of us, so inevitably they have to cross

21 through the City of Coral Gables in order to

22 get to where they're going or getting back

23 home.

24 Also compounded by the fact that some of

25 the residential areas in Coral Gables are

1 and do that mitigation that's recommended by

2 the traffic study commissioned by the City.

3 The other sort of objection was, there's

4 just been, you know, too much development along

5 Valencia Avenue. I would say, a lot of you

6 could also say and agree with the proposition

7 that there hasn't been enough. When you think

8 of this property in particular, and these three

9 existing buildings, which are really outdated

10 and are not representative of what the rest of

11 Coral Gables is developing into, I'd say it's

12 critical, it's important for this part of

13 Valencia Avenue to be successfully

14 re-developed, so that we have a building there

15 that serves as an appropriate transition and

16 doesn't go from 15 stories to two stories, and

17 also fulfills the goals of this MFSA Zoning

18 District, which is to provide for that

19 transition and provide for a greater variety of

20 multi-family housing, which will be available

21 to the City's residents and new residents.

22 With that said, those are my comments, and

23 we're available, of course, for any questions.

24 CHAIRMAN FLANAGAN: Thank you, Mario.

25 MR. FULLERTON: Could I make one statement

1 protected by street closures or turning

2 restrictions, that also sort of serve to funnel

3 the traffic to where it should be, in the main

4 roadways, which are, of course, Coral Way and

5 Bird Road, in this vicinity, but nonetheless

6 funneling the traffic into the vicinity of our

7 project.

8 Our traffic engineer could get up here and

9 talk to you about the findings of his report,

10 if you'd like, but like I mentioned to you

11 before, it complies -- it's subject to

12 concurrency and complies with it, and, again, I

13 think it would be unfair and not proper for

14 this project to have to bear the burden of the

15 traffic problem that is much bigger than itself

16 and created, really, on a County-wide level.

17 One important thing to note, also, is that

18 even though we complied with all of the

19 concurrency requirements, Staff is recommending

20 a condition, and we are in agreement with it,

21 that within one year after issuance of CO, we

22 would do a post-construction traffic study, to

23 determine if we're still complying with

24 concurrency, and if we're not, what's the

25 recommended mitigation, and we will comply with

1 about the parking situation? The gentleman

2 before mentioned that -- we have 213 parking

3 spaces. Required is 201. That include guest

4 parking. So we have a substantial amount of

5 parking. The people living there should not

6 have any requirement to use street parking at

7 all, and, thereby, we're removing 36

8 apartments, who are now parking on the street.

9 MR. GARCIA-SERRA: Correct. The existing

10 on-street parking situation should improve with

11 now taking away the 36 units that have no

12 parking, and replacing them with units that

13 have parking, including visitor parking, and in

14 response to the Gardens of Valencia

15 Association, which is the one that was speaking

16 up here about the on-street parking program,

17 they have asked us to agree -- we've already

18 agreed to finance the on-street -- the resident

19 on-street parking program for their street, for

20 the 500 Block, and potentially the 400 Block.

21 They've asked us to, instead of doing it

22 prior to a building permit, do it as soon as

23 feasible, as determined by the Parking

24 Director, and we're in agreement with the

25 modification to that condition, so that as soon

1 as the Parking Director says that he's ready to
 2 start this program, we will cut the check so
 3 that signs can go up and the program can be
 4 implemented.
 5 CHAIRMAN FLANAGAN: Very good. Thank you,
 6 Mario.
 7 MR. WU: Mr. Chair, for the record, you did
 8 get a letter in your dais. You also got a
 9 e-mail, which was copied to you, from resident
 10 Lita Silver, expressing the concerns about the
 11 project. Just to make sure you know and you
 12 received that. Thank you.
 13 CHAIRMAN FLANAGAN: Thank you.
 14 Board discussion.
 15 MS. MENENDEZ: I have some questions that I
 16 wanted to ask. Do we have any elevations
 17 showing the three -- is it three corners --
 18 well, all four corners, really, of the property
 19 and the adjacent residences or buildings?
 20 MR. GARCIA-SERRA: Those would be in your
 21 binder, but I don't think we have it on slides.
 22 MS. MENENDEZ: I don't think I saw them in
 23 the binder.
 24 MR. GARCIA-SERRA: No?
 25 MS. MENENDEZ: I would love for someone to

1 point them out to me, because I looked for
 2 them.
 3 MR. GARCIA-SERRA: We have north and south
 4 in the PowerPoint. And west and east, I'll see
 5 what page they're on in the binder. I'll tell
 6 you right now.
 7 MS. MENENDEZ: I saw all of the elevations
 8 in the building, but I didn't see the
 9 transitional.
 10 So do you guys have those or no?
 11 MR. BEHAR: No.
 12 MS. MENENDEZ: Those are important. It
 13 kind of helps illustrate the impact of the
 14 height with the adjacent residents or the
 15 adjacent buildings.
 16 CHAIRMAN FLANAGAN: I'm sorry, you don't
 17 have that, and I don't have a site plan in my
 18 binder. I know there's one in the PowerPoint.
 19 MS. MENENDEZ: If it's in my book, someone
 20 could just point it out to me, but I looked
 21 through the whole thing.
 22 CHAIRMAN FLANAGAN: No, it's not.
 23 MR. BEHAR: I didn't see it, either.
 24 MS. MENENDEZ: You didn't see it, either?
 25 CHAIRMAN FLANAGAN: No, I didn't see it.

1 MR. FULLERTON: No, I think there's only
 2 one property to the west of us, which was --
 3 MS. MENENDEZ: No, but across the street.
 4 We normally, you know, see the transition, the
 5 step up, you know.
 6 MR. FULLERTON: I see.
 7 MR. BEHAR: Contextually the surroundings.
 8 MS. MENENDEZ: Right. Well, because it's
 9 an increase in height, it's important, at least
 10 for my perspective, to see those elevations.
 11 MR. FULLERTON: Sure. No, I see your point.
 12 MS. MENENDEZ: Okay.
 13 MR. GARCIA-SERRA: Ms. Menendez, I don't
 14 know if it's going to be completely responsive
 15 to what you're looking for, but if we look on
 16 Tab 7, Page 830 will have a west elevation and
 17 an east elevation of the building. I think
 18 what you might be looking for is more in the
 19 nature of a cross-section, I think it's called,
 20 or a section.
 21 MR. GRABIEL: Through the street, showing
 22 townhouse height.
 23 MS. MENENDEZ: Right.
 24 Yeah, these I saw. These are just the
 25 elevations of the proposed building.

1 MR. GARCIA-SERRA: Correct.
 2 MS. MENENDEZ: What I'm looking for is the
 3 elevation of the proposed building as it
 4 compares to the surrounding properties on all
 5 four sides, so that we can see the impact of
 6 the heights, since one of your request is to
 7 increase the height to the surrounding
 8 neighborhoods.
 9 MR. BELLIN: Maria, all of the buildings
 10 across the street are two story.
 11 MS. MENENDEZ: That's fine, but I would
 12 like to see their elevation --
 13 MR. BEHAR: The relationship between one
 14 and the other.
 15 MS. MENENDEZ: Absolutely.
 16 MR. BEHAR: But what Marshall is saying is
 17 that, you know, in context, across the street
 18 is two stories, to the south.
 19 MS. MENENDEZ: Right.
 20 MR. BEHAR: Everything else -- you know, to
 21 the east you do have one, a little bit away,
 22 that is whatever, a 15-story building.
 23 MS. MENENDEZ: So the two stories, are we
 24 talking about it being 50 feet high, you know,
 25 60 feet high?

1 MR. BEHAR: No. The two stories is no more
 2 than about 30 feet.
 3 MS. MENENDEZ: 30 Feet.
 4 MR. BEHAR: Okay. Which is about the
 5 height of their base on the front, on the units
 6 there.
 7 Now, where that just gets dwarfed is what
 8 you put in front of the garage. The garage is
 9 a five-story of garage, plus the unit above.
 10 MS. MENENDEZ: But I'm not seeing that,
 11 because if you look at the -- let's see here --
 12 the east elevation, the south property line,
 13 I'm looking at A-30, it shows me that the
 14 building -- and if you look at the one that's,
 15 you know, labeled as East Elevation, and then
 16 you see the south property line, and then
 17 you're saying that the building across from
 18 there is 30 feet, they're going straight up,
 19 that's where the roof -- I mean, the roof
 20 goes -- the roof goes to 120, and then the high
 21 point is 150, and then, when you look at the
 22 north elevation or the north property line,
 23 which that would be facing the Biltmore II --
 24 how high is the Biltmore II?
 25 MR. FULLERTON: Fifteen stories.

1 MS. MENENDEZ: But do you know how many
 2 feet?
 3 MR. GARCIA-SERRA: We have a graphic for that.
 4 MR. BEHAR: It's probably in the
 5 neighborhood of about 120, 130 feet.
 6 MS. MENENDEZ: Okay. So this is going
 7 higher.
 8 MR. FULLERTON: It's 120 at the last
 9 habitable flooring. The other elements are the
 10 decorative architecture.
 11 MS. MENENDEZ: Right.
 12 CHAIRMAN FLANAGAN: I don't know that that
 13 microphone is on.
 14 MR. GARCIA-SERRA: Here is a sort of
 15 comparative of the other buildings in the area,
 16 and you're asking, Maria, 600 Biltmore Way,
 17 right, the Biltmore II, how high it was in
 18 linear feet?
 19 MS. MENENDEZ: Right.
 20 MR. GARCIA-SERRA: 137 feet four inches.
 21 MS. MENENDEZ: 137 feet. Okay.
 22 MR. GARCIA-SERRA: 13 stories.
 23 MS. MENENDEZ: All right. So that doesn't
 24 seem to be of concern, but --
 25 MR. GARCIA-SERRA: There's also, Tab H

1 shows you a 3D image of the building imposed
 2 into the property.
 3 MS. MENENDEZ: Right. I see that. Julio
 4 just pointed that out. It's just, I'm
 5 surprised that we didn't have that as part of
 6 the package. It goes a long way when you're
 7 asking for height increases.
 8 MR. GARCIA-SERRA: And on the issue of
 9 height, though, it's important to note, and
 10 it's subject to a legal interpretation, but the
 11 site specifics grant this property 150 feet in
 12 height.
 13 MS. MENENDEZ: Yeah, I'd like a little
 14 explanation on that from Staff, as far as that
 15 comment, because -- when you look at Page 3 of
 16 this memorandum that's from Staff, you have --
 17 and it's a shame you don't have the slide up,
 18 but if you look at this top part, am I
 19 interpreting this right, where you say,
 20 "Current text, residential multi-family
 21 medium-density regulation," and then you have
 22 97 feet?
 23 MR. TRIAS: Yes.
 24 MS. MENENDEZ: And, you know, it's 50 by --
 25 50 units per acre.

1 MR. TRIAS: Yes.
 2 MS. MENENDEZ: So that is what they're
 3 currently allowed to build.
 4 MR. TRIAS: With the Med bonus, yes.
 5 MS. MENENDEZ: Okay. So where does the 120
 6 come in?
 7 MR. TRIAS: That is the request that
 8 they're trying to make.
 9 MS. MENENDEZ: Okay. So in reality,
 10 they're going from 97 --
 11 MR. GARCIA-SERRA: But if I may correct
 12 something.
 13 MS. MENENDEZ: Sure.
 14 MR. GARCIA-SERRA: What we're asking for is
 15 a hundred, actually. A hundred units to the
 16 acres.
 17 MS. MENENDEZ: No, I know you're asking for
 18 a hundred, but I'm trying to get a comparison
 19 of what's allowed to be built as to what you
 20 are proposing.
 21 MR. TRIAS: Let me help answer that
 22 question. So you are correct, they are
 23 requesting the 120. Right now, it's not
 24 allowed.
 25 Now, the reason why the land use was

1 withdrawn is that the change of land use would
 2 have allowed 190.
 3 MS. MENENDEZ: Well, if they would have
 4 gotten it approved.
 5 MR. TRIAS: If it had been approved. So we
 6 believe that that was not a good solution to
 7 this.
 8 So instead of that, what has happened is
 9 that we have an amendment to the text that
 10 allows 120. 120 specifically, as opposed to
 11 the other option, which, if approved, which is
 12 a big question, would have allowed up to 190.
 13 MS. MENENDEZ: Right, but let me get back
 14 to what I'm trying to accomplish here. The
 15 current text, as it exists today, allows for 50
 16 units per acre, with a maximum height of 97
 17 feet, yes or no?
 18 MR. TRIAS: Yes.
 19 MS. MENENDEZ: Okay. What they're
 20 proposing is a hundred units per acre, with a
 21 maximum height of 120 feet, but there's an
 22 unknown here, in this bottom -- you see where
 23 my little question mark is, which is from 120
 24 to top of the tower, how many feet is that?
 25 MR. GARCIA-SERRA: The very top of the

1 architectural feature is 150.
 2 MS. MENENDEZ: Okay. So you're asking for
 3 30 feet more for the architectural features.
 4 MR. GARCIA-SERRA: Correct.
 5 MR. TRIAS: Right.
 6 MS. MENENDEZ: Okay.
 7 MR. TRIAS: All of that is correct, yes.
 8 MS. MENENDEZ: Right, but when you look at
 9 -- let me ask you about the architectural
 10 features. When you look at the elevations, the
 11 architectural features, there's a wall there.
 12 Do you know what that wall is?
 13 Look at A-30, and you have the roof line at
 14 120, and then -- oh, I see there, where it says
 15 31-8 inches -- 31 feet 8 inches.
 16 So, you know, there's some massing there.
 17 It's not just the towers.
 18 MR. FULLERTON: Yeah. It's mechanical
 19 equipment. There's some mechanical equipment
 20 spaces up there.
 21 MS. MENENDEZ: I see. Okay.
 22 So you're saying that all of that area
 23 there is not habitable, is all mechanical
 24 equipment, including the towers?
 25 MR. FULLERTON: Correct. Yes.

1 MS. MENENDEZ: Okay.
 2 MR. BEHAR: It is a significant expression
 3 to put the equipment --
 4 MS. MENENDEZ: Listen, I'm with you. I'm
 5 just wondering, all of these expressions that
 6 all our architects like to show, whether they
 7 can be a little bit lower, you know, as to not
 8 bring it so high up?
 9 CHAIRMAN FLANAGAN: And while you're
 10 looking at that, Maria, the numbers don't add
 11 up.
 12 MS. MENENDEZ: I know. I saw on the next
 13 sheet --
 14 CHAIRMAN FLANAGAN: Where it says, roof is
 15 120. You then add 31 feet 8 inches, but yet
 16 you're only at 150. So there's a mathematical
 17 error somewhere.
 18 MS. MENENDEZ: Okay.
 19 MR. BELLIN: Mario, I'd like something
 20 cleared up.
 21 There are site specifics on this property.
 22 Site specifics say you can go 150 feet.
 23 MR. GARCIA-SERRA: Correct.
 24 MR. BELLIN: Therefore, you can go 150 feet.
 25 MR. GARCIA-SERRA: That is my conclusion.

1 CHAIRMAN FLANAGAN: Well, and Mario started
 2 his comment by saying, this may be subject to a
 3 legal interpretation. So something tells me
 4 it's not -- it's his interpretation.
 5 MS. MENENDEZ: I didn't hear that. I'm
 6 sorry. You said it should go up to, what?
 7 What should it be allowed to?
 8 MR. BELLIN: Site specifics allow the
 9 building to go to 150 feet.
 10 MS. MENENDEZ: 150 feet?
 11 MR. BELLIN: That's what the site specific
 12 says.
 13 MS. MENENDEZ: The existing site specifics.
 14 MR. BELLIN: Yes.
 15 MS. MENENDEZ: 50 units per acre and 150
 16 feet?
 17 MR. BELLIN: Right.
 18 MS. MENENDEZ: Does the Staff agree with
 19 that?
 20 MR. TRIAS: Yeah. But let me --
 21 MS. MENENDEZ: But I just asked that
 22 question, and you told me it was 97.
 23 MR. TRIAS: This is one of those issues in
 24 which I did not write the Code and I did not
 25 keep the site specifics in place when the

1 Zoning and land use were changed.
 2 So the land use and the Zoning allow what
 3 you just said, the 97 feet and the 50 units per
 4 acre. However, for reasons that I don't know,
 5 there's also site specifics that allow what
 6 Mr. Bellin is saying.
 7 Now, that has been interpreted in different
 8 ways at different points and is a subject of
 9 disagreement among people that are trying to do
 10 projects. So that was one of the issues in
 11 this particular parcel and in others close by,
 12 the fact that there's a contradiction between
 13 the site specifics and some of the other
 14 regulations.
 15 A way to deal with that was what the
 16 applicant is proposing. So that's the best
 17 explanation I can give for this.
 18 MS. MENENDEZ: Right, but how many overlays
 19 are we going to introduce into our City? You
 20 know, we introduced this overlay back in 2000
 21 and what, 2005, '06, I'm not sure. I'm asking
 22 the question.
 23 MR. TRIAS: Which overlay?
 24 MS. MENENDEZ: The overlay that exists
 25 today.

1 and on the part of the Commission, at the end,
 2 whether to approve it or not.
 3 CHAIRMAN FLANAGAN: Robert, you were on the
 4 Board at the time. When was the Zoning Code
 5 Re-write finished? Do you remember what year
 6 that was?
 7 MR. BEHAR: I want to say it's a little bit
 8 before 2005.
 9 MS. MENENDEZ: A little before? Okay.
 10 MR. BEHAR: Yeah. I want to say it's '03.
 11 If I remember.
 12 MS. MENENDEZ: Okay.
 13 MR. GARCIA-SERRA: If I may, because I was
 14 involved at the time, I'm pretty sure it was
 15 2004. It was the exact year that the MFSA
 16 District was adopted, after a study was
 17 commissioned to address the Zoning area.
 18 CHAIRMAN FLANAGAN: But the MFSA -- do you
 19 remember when the Zoning Code Re-write got
 20 finished?
 21 MR. GARCIA-SERRA: The MFSA came before the
 22 Zoning Code Re-write. So the MFSA was in 2004.
 23 The Zoning Code Re-write became effective, I'm
 24 pretty sure, in January of 2007, if I remember
 25 correctly.

1 MR. TRIAS: The Zoning and land use that
 2 exist, because there is no overlay there today,
 3 right?
 4 MR. GARCIA-SERRA: No. The MFSA district,
 5 I think is what you're referring to.
 6 MS. MENENDEZ: Right. I'm sorry, the district.
 7 Right. When did that get adopted?
 8 MR. TRIAS: About the time you're saying,
 9 more or less. I wasn't here.
 10 MS. MENENDEZ: Okay. So that's a district.
 11 And now this is an overlay on that district.
 12 MR. TRIAS: But MFSA is a Zoning District,
 13 it's not an overlay.
 14 MS. MENENDEZ: No, I understand. I got
 15 them confused. I understand the difference
 16 now. Okay.
 17 MR. TRIAS: So the option, and this is
 18 purely a policy choice, clearly you could
 19 recommend for it or against it, but the idea is
 20 that, in some cases, if you want to have more
 21 certainty about design issues, one option is to
 22 have a conditional use process that is tied
 23 together to a very clearly defined overlay.
 24 That's one option. Again, purely a policy
 25 choice, on your part, as a recommending Board,

1 And if I can, Maria, just to sort of
 2 address your point, because I think the concern
 3 you're expressing, it's a legitimate one, are
 4 we going to go around amending the Zoning Code
 5 for every project that we do, I think it's
 6 where you're coming from.
 7 And the way I look at this is, you know,
 8 the Zoning Code is sort of an evolving
 9 document. They created the MFSA to sort of try
 10 to address the transition issue and how we're
 11 going to treat the situation of these intense
 12 buildings and all of the sudden a single-family
 13 neighborhood a block and a half south.
 14 So they created the MFSA to try to address
 15 that, and I think the MFSA was successful,
 16 certainly, south of Valencia, you know, sort of
 17 the townhome projects that have come in, the
 18 smaller apartment buildings, I think very
 19 well-designed, very well received, but one
 20 thing that is glaring is that on the north side
 21 of Valencia, which is sort of a prime location,
 22 and around all of these existing large, you
 23 know, as built development, there has been no
 24 re-development.
 25 And so we have to ask ourselves, if it's

1 been in place more than ten years now, through
 2 two pretty strong real estate cycles, why is it
 3 that we aren't seeing new product on the north
 4 side of Valencia, and I think it comes down to
 5 this issue of, where the property is located,
 6 what's surrounding around there, and the amount
 7 of density and floor area that's currently
 8 permitted right now, that's just not
 9 incentivizing any re-development of the area,
 10 and, in the meantime, you have these older
 11 structures, which are just slowly deteriorating
 12 over time, only able to maintain themselves
 13 because they're in the Gables.

14 MS. MENENDEZ: And from my perspective, I
 15 think it's just that the existing structures
 16 cost a lot, and at some point, when you
 17 purchase these structures, you have to, you
 18 know, turn it around and try to maximize your
 19 investment.

20 And so my only concern is, when we
 21 typically look at these types of structures
 22 that are so close to lower stories, you know,
 23 like the two stories, three stories, we see a
 24 transition, you know, and in the mixed-use, I
 25 think that's even required, and in this

1 project, although it's a beautiful project,
 2 beautifully designed, I'm just concerned that
 3 along Valencia, you don't have the transition.

4 Now, granted, you might have some change on
 5 the south side.

6 MR. BEHAR: Maria, let me interrupt you for
 7 a second, because I've been here for a long
 8 time. It's always been a boundary, the north
 9 side of Valencia, to be the higher density, a
 10 higher structure.

11 MS. MENENDEZ: Sure. Right.

12 MR. BEHAR: The idea across, on the south
 13 side, was to create that transition.

14 MS. MENENDEZ: Right.

15 MR. BEHAR: Okay. And you could go,
 16 probably, I believe, it's up to 45 feet across
 17 the street.

18 MS. MENENDEZ: Okay.

19 MR. BEHAR: We developed one of the
 20 townhouses where this gentleman lives, on 550
 21 Valencia. We choose to go two stories, but I
 22 am pretty certain that you have -- by Code, you
 23 could go up to 45 feet, and the intent there
 24 was to have the transition between the north
 25 side of Valencia to the south side.

1 MS. MENENDEZ: Right. So what happens on
 2 the north to help that transition with a
 3 property like this? What could happen?
 4 Perhaps step back, up --

5 MR. BEHAR: Well, I mean, looking at the
 6 project, I have some concerns. I mean, I can
 7 see why they're doing it, and I will bring that
 8 up when my turn comes. Could that mass,
 9 whether it's spread around a little bit more,
 10 to decrease that 150 feet, could be achieved,
 11 absolutely, and I think both, Julio and
 12 Marshall, will probably agree.

13 Based on what they have to work with, I
 14 think they could have come up with something a
 15 little bit lower, to say.

16 I am, you know, pretty confident that the
 17 intent all along, since the '70s, because when
 18 you look at the beautiful building that got
 19 changed from the pink to the gray, which was a
 20 fantastic effort that was put on there, and
 21 I've been -- you know, to say it nicely, that
 22 whole area, the whole corridor, it was designed
 23 to be at 150 plus, and that's why I think this
 24 site has that designation of site specific 150
 25 feet, okay?

1 MS. MENENDEZ: Okay.

2 MR. BEHAR: Whether we like it or not, that
 3 was there for a long time, actually. You know,
 4 for probably over 30, 40 years, and you see the
 5 example of the Williams and the Laroc or
 6 whatever it's called.

7 MS. MENENDEZ: Okay. I have another
 8 question for Staff.

9 Ramon, this Page 4, which is part of your
 10 study, is a little confusing to me. Maybe you
 11 can help me understand. And I know this has to
 12 do with the Zoning Code Text Amendment, and you
 13 go from the current MFSA Zoning District, to
 14 propose, and there you say 60 units per acre,
 15 and then you put -- no, I think that was my
 16 question.

17 Is that 60 or is it supposed to be 50? I'm
 18 looking at this sheet here.

19 MR. TRIAS: Yeah, I understand. Let
 20 me check.

21 MS. MENENDEZ: I mean, when you go down, it
 22 says, "Maximum 70 feet." Is it 70 or is it 97?

23 MR. BEHAR: I think it's 97 when you put
 24 the Med bonus for the architectural.

25 MS. MENENDEZ: Yeah, I know. That's why

1 I'm kind of wondering if this is a mistake
 2 here.
 3 MR. BEHAR: That's what gets you to 97.
 4 MR. BELLIN: Excuse me. You can't put a
 5 Med -- the Med bonus doesn't give additional
 6 height in the MFSA, only density. You don't
 7 get additional FAR, you don't get additional
 8 height.
 9 MS. MENENDEZ: Only density, okay.
 10 MR. BELLIN: Only density. That's all you
 11 can get for a Med bonus.
 12 MR. TRIAS: Right.
 13 MS. MENENDEZ: But should this be 50 or is
 14 it 60?
 15 MR. TRIAS: With the land use, with the
 16 high-density land use change, if that were to
 17 be approved, it would be 60.
 18 MS. MENENDEZ: Okay. I got it.
 19 MR. TRIAS: I'm sorry about the confusion.
 20 MS. MENENDEZ: Okay. I have one more
 21 question. Go ahead.
 22 MR. BELLIN: I have a number of questions,
 23 so you --
 24 MS. MENENDEZ: Okay. I have one more
 25 question, and it's to the Public Works

1 Department or the traffic engineer, whoever
 2 wants to come up to answer my question,
 3 concerning traffic.
 4 MR. KEPHART: Juan did the study.
 5 MS. MENENDEZ: Hi, Glen. How are you?
 6 MR. KEPHART: I'm Glen Kephart, Public
 7 Works Director.
 8 Very well. Thank you, Ms. Menendez.
 9 MS. MENENDEZ: I had a question. Did we
 10 look at the traffic impact of all of the
 11 projects that we know of along Valencia when we
 12 looked at this or did we look at this project
 13 alone?
 14 MR. KEPHART: No, we did evaluate the
 15 future projected traffic based on the
 16 developments that we know or the traffic
 17 engineer did.
 18 This development, in and of itself, doesn't
 19 generate a lot of additional trips. I think,
 20 if you -- I'll refer you to Page 19 of your
 21 traffic study, and the total additional trips,
 22 a.m. are eleven, and p.m. are four, because of
 23 the existing development.
 24 To the issue -- and it's a valid concern,
 25 to the issue -- and we're very concerned about

1 it, too, is the, as we infill and we deal with
 2 our traffic, we will be going to the Commission
 3 hopefully for an award of a contract for a
 4 comprehensive transportation plan that will
 5 look at our City comprehensively, along with
 6 these traffic engineers.
 7 These will be some of the traffic data for
 8 the projects that are looking at all of this,
 9 and looking at a comprehensive approach of how
 10 we do deal with these traffic issues, and,
 11 certainly, we'll be looking at zones of the
 12 City. This will be a zone that we'd be looking
 13 at, trying to protect the neighborhoods and the
 14 residential areas.
 15 And Juan can elaborate, but this project,
 16 in and of itself, doesn't really add a
 17 significant amount of traffic to the area.
 18 MR. ESPINOZA: That is correct.
 19 MS. MENENDEZ: Okay. I noticed that the
 20 counts were done in the summer. Wouldn't it
 21 have been better to have done it when school
 22 and people were having normal traffic patterns
 23 through the area?
 24 MR. KEPHART: Yes, normally it should be,
 25 and, Juan, do you want to address that? It's a

1 valid question.
 2 MR. ESPINOZA: Juan Espinoza, with David
 3 Plumber and Associates, 1750 Ponce de Leon. We
 4 adjust the counts, because we look at the
 5 factors through the years. So those counts,
 6 even though they're collected during the
 7 summer, they are factored into regular traffic
 8 patterns.
 9 MS. MENENDEZ: But how do you factor it, if
 10 you don't have counts? I don't understand.
 11 MR. ESPINOZA: We do have counts.
 12 MS. MENENDEZ: Oh, you do have counts, from
 13 other areas or --
 14 MR. ESPINOZA: From other areas, yes.
 15 MS. MENENDEZ: How old are they?
 16 MR. ESPINOZA: They're constantly counting.
 17 FDOT and the County has count stations that
 18 they count through the year.
 19 MS. MENENDEZ: Where do they take it from,
 20 on Valencia?
 21 MR. ESPINOZA: Different locations. Le
 22 Jeune, sometimes Biltmore.
 23 MS. MENENDEZ: So they're just projections
 24 you had on existing data?
 25 MR. ESPINOZA: Existing data. And

1 different -- we look at five different
 2 stations.
 3 MS. MENENDEZ: You guys accept that stuff
 4 like that?
 5 MR. KEPHART: We did accept it initially.
 6 That's certainly something that we can further
 7 discuss if the Commission has -- if the Board
 8 has an issue with that.
 9 MS. MENENDEZ: Well, we just want to get
 10 the counts right. I mean, I know that you
 11 mentioned they're not significant, but I wanted
 12 to then ask, on Page 25, you have a level of
 13 service that goes to E.
 14 MR. KEPHART: If I can just clarify, as far
 15 as the counts.
 16 The significant number that I was talking
 17 about is the development. It's not dependent
 18 on the time of the year. It's based on the ITE
 19 manual of the different -- the data between the
 20 existing use out there and the proposed use,
 21 and that would remain constant.
 22 The effect that it has on the area could be
 23 of some issue, based on when the counts were
 24 taken, summer or other times, and you can
 25 question whether the factor that is applied is

1 correct or not, but the issue that doesn't
 2 cause me as much concern about this development
 3 in particular is the total a.m. peak is eleven
 4 vehicles, and the total p.m. peak is four
 5 vehicles.
 6 So even if our daily peaks are off a little
 7 bit, it's not this development, per se, if this
 8 data is correct, based on the ITE, that would
 9 be causing the issue.
 10 MS. MENENDEZ: But when we look at these
 11 developments that continue coming into our
 12 GRID, and, then, this particular one is out of
 13 the concurrency waiver, whatever we want to
 14 call it, at what point do we say, "Hey, if you
 15 want this development, you're coming into an
 16 existing, you know, service level E and F, you
 17 have to implement some of these, you know,
 18 factors to mitigate the impact that your
 19 development is going to have for the area?"
 20 At what point do we kind of like take a
 21 step back and say, "You know, I know you're the
 22 fourth or fifth development project on this
 23 same street, but given that, and give that
 24 you're going to pull this to a level E or F,
 25 you know, some traffic mitigation has to take

1 place."
 2 I mean, at what point do we do that? It's
 3 really a question. I don't know.
 4 MR. KEPHART: Well, it's defined by the
 5 level of service.
 6 MR. ESPINOZA: Yeah, it's defined by the
 7 standard. The City has standards for each
 8 roadway. So once you go over that standard,
 9 that's when you --
 10 MS. MENENDEZ: So I see Page 25. They have
 11 level of service standard. It says, E, on
 12 Biltmore. Segovia, it says E.
 13 MR. ESPINOZA: That's the City standard.
 14 MS. MENENDEZ: Valencia.
 15 MR. ESPINOZA: That's what the City allows
 16 for that roadway.
 17 MS. MENENDEZ: So we allow Es?
 18 MR. ESPINOZA: Yes.
 19 MS. MENENDEZ: We allow -- so Es, my
 20 understanding, it's some congestion.
 21 MR. KEPHART: It is some congestion, and we
 22 all experience it. We know we have some
 23 congestion out there certainly today at certain
 24 periods of time.
 25 MS. MENENDEZ: Yeah, unstable flow.

1 Operating at capacity is E.
 2 Okay. That's it for me for my questions.
 3 MR. KEPHART: Thank you.
 4 MS. MENENDEZ: Thank you.
 5 MR. BELLIN: Just to clear up something,
 6 the site specifics govern in this case.
 7 150 feet is what you can build there.
 8 There's no question about that. There's been a
 9 legal opinion written by the City Attorney. I
 10 have a copy of that letter. So, to me, the
 11 height is what it is. We can do nothing about
 12 that.
 13 I think some of the other issues are, for
 14 me, you've got -- in Number 7, it says,
 15 "Certain minimum requirements."
 16 What are those minimum requirements?
 17 MR. GARCIA-SERRA: When you refer to Number
 18 7, what documents are you referring to?
 19 MR. BELLIN: It's down towards the end of
 20 that paragraph, Number 7. It says,
 21 "Residential developments. If certain minimum
 22 requirements are met."
 23 What are the minimum requirements?
 24 MR. GARCIA-SERRA: Are you on the Staff
 25 recommendation?

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1 MR. WU: No, he's reading the ordinance
 2 that talks about the MDTOD Zoning Overlay. In
 3 the title, it does talk about meeting minimum
 4 requirements.
 5 MR. GARCIA-SERRA: So this document --
 6 MR. WU: No, the ordinance itself.
 7 MR. GARCIA-SERRA: Okay. I see what you're
 8 talking about.
 9 Let me take a look at it, to make sure I
 10 know it.
 11 MR. BELLIN: It's the second to last line.
 12 The minimum requirements, I believe,
 13 address the issue of the architectural
 14 standards. In the MDTOD District, you would
 15 have to comply with Table 1, of course, of the
 16 Mediterranean Design Ordinance, as well as
 17 eight out of twelve criteria of Table 2, which
 18 is more than what is required right now in the
 19 MFSA district of Table 1 and I believe five
 20 criteria from Table 2.
 21 MR. BELLIN: The last time I looked at
 22 this, there was a requirement in that overlay
 23 District of a minimum of 20,000 square feet.
 24 MR. GARCIA-SERRA: Correct.
 25 MR. BELLIN: Is that one of the minimum

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1 requirements?
 2 MR. GARCIA-SERRA: Right now, as the MDTOD
 3 is drafted, it is, any site that's within 1,500
 4 feet and is designated or abutting land that is
 5 designated commercial high-rise and zoned MFSA,
 6 is eligible for this overlay zoning district
 7 designation.
 8 MR. BELLIN: Any size property?
 9 MR. GARCIA-SERRA: Let me take a look at
 10 here. No, it's actually 20,000 square feet, as
 11 you had mentioned.
 12 MR. BELLIN: Okay. Is there another
 13 property in this overlay district that would
 14 qualify?
 15 MR. GARCIA-SERRA: It's limited to the four
 16 and five hundred block, and to the west, the
 17 two apartment buildings that are there right
 18 now -- your property, do you know how big it is
 19 in lot area?
 20 Okay. So 27,000 square feet. That
 21 property immediately to the west of ours would
 22 be eligible.
 23 MR. BELLIN: Okay. So my question is,
 24 really, why is that 1,500 feet? Why doesn't it
 25 include the 600 Block and the 700 Block?

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1 MR. GARCIA-SERRA: 1,500 feet, because
 2 1,500 feet was determined to be sort of the
 3 distance that's appropriate for walking
 4 distance from the Central Business District.
 5 The idea would be, people living in this
 6 development or any other building built on the
 7 400 or 500 Block, pursuant to these
 8 regulations, would be people who could live
 9 there and walk easily to the CBD for
 10 entertainment and retail purposes.
 11 MR. BELLIN: So it's 15. If it's 17, if
 12 it's 2,000, it doesn't seem to me to be a big
 13 difference, and I think you know where I'm
 14 going with this.
 15 I think that if this is approved, everybody
 16 ought to have the same opportunity to do with
 17 their properties what's being done with this.
 18 I think, really, it's only that one block. The
 19 500 Block of Valencia, on the north side, and
 20 that's it.
 21 It just seems to me it's not very fair to
 22 the other property owners, in the 600 and 700
 23 Block, especially in light of the fact that on
 24 the north side they all have the same site
 25 specifics. They can go all to 150 feet, but

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1 they can't go to 100 units an acre. They're
 2 limited to 50 units an acre.
 3 And we're working on projects in that area,
 4 you know.
 5 MR. GARCIA-SERRA: You know, in developing
 6 our proposal, we were sort of sensitive, in
 7 talking with some of the neighbors, saying,
 8 "Don't propose something that then it's going
 9 to be used all over," and so we adopted that
 10 criteria, thinking that the 400 and 500 Block
 11 were appropriate, but, you know, that's sort of
 12 a more legislative matter that's really within
 13 the purview of this Board to decide what's
 14 appropriate. You know, where else, perhaps,
 15 should the benefit of this sort of overlay
 16 district be provided.
 17 MR. BEHAR: But I think Segovia was the
 18 line, Marshall, where that was taken to, where
 19 the benefit, west of Segovia, was never
 20 intended, in my recollection, to have the same
 21 benefit that the 400 and the 500 Block.
 22 MR. BELLIN: Right. It's exactly the same.
 23 It's an MFSA, site specific, 150 feet. So
 24 there's no difference between the 500 Block,
 25 600 and 700 Blocks.

1 MR. GARCIA-SERRA: The one thing to note,
 2 as part of that discussion, and, you know, from
 3 the Applicant's point of view -- it's certainly
 4 up to this Board to decide sort of what the
 5 geographic reach of the ordinance should be,
 6 but when you look at what's west of Segovia, on
 7 the north side, at least, you also have
 8 residential high intensity, which is unique,
 9 because the further west you go, and south, you
 10 would think the less intense it would be, but,
 11 in this case, it is high intensity over there.

12 CHAIRMAN FLANAGAN: Mario, just so I'm
 13 clear, you're saying that the MDTOD overlay,
 14 the only properties within the entire limits of
 15 the City is going to be the 400 and 500 Block,
 16 north side of Valencia?

17 MR. GARCIA-SERRA: Correct, as proposed
 18 right now.

19 CHAIRMAN FLANAGAN: Or the Valencia blocks.
 20 Could be the south side of Biltmore Way, I
 21 imagine?

22 MR. GARCIA-SERRA: No, because that area is
 23 not zoned MFSA, and it has to be zoned MFSA.

24 CHAIRMAN FLANAGAN: Okay.

25 MR. TRIAS: Just to clarify, the

1 have. So hopefully that was helpful.

2 MR. BELLIN: Is the 6 and 700 Block a more
 3 intense zoning than the 4 and 500 Block?

4 MR. TRIAS: Yeah. Towards the west is more
 5 intense. Towards the east is less intense.
 6 And let me correct that, it's not zoning; the
 7 land use.

8 MR. BELLIN: The land use, yes.

9 MS. MENENDEZ: What is it?

10 MR. GRABIEL: What's the density west of
 11 Segovia?

12 MR. TRIAS: West of Segovia is the 60 units
 13 that you can do with the high-rise -- with the
 14 high intensity density.

15 MR. GRABIEL: I have a question. We were
 16 talking about --

17 MR. TRIAS: And that's shown on Page 5. I
 18 mean, you can look at the map. I mean, it's
 19 dark brown, and the light brown, on Page 5 of
 20 the Staff report.

21 The map that is labeled "Existing Future
 22 Land Use Map."

23 Okay. So Segovia is what separates that.
 24 Again, that's just a technical issue, but it
 25 may be helpful in your discussion.

1 distinctioning is the land use, okay. In some
 2 areas, the land use allows the 190 feet with
 3 Med bonus, and some areas only 97. It depends
 4 on the land use, even though the site specifics
 5 are the same.

6 Now, in normal planning practice, the land
 7 use is what prevails whenever there's any
 8 conflict between the zoning regulation, which,
 9 in this case, the site specific zoning, and
 10 then we have a land use map.

11 So those are the changes that were made in
 12 the Code in the years that were mentioned
 13 before, in 2005, 2006, 2007, and led to some
 14 conflict in some of the regulations, and that
 15 is partially why we're here.

16 So those are the issues that I think one
 17 has to keep in mind. And I think that the
 18 1,500 feet is a number that is somewhat
 19 arbitrary, until you look at the land use map
 20 and you see the difference between the mid-rise
 21 and the high-rise residential.

22 So that is the simplest way that I know how
 23 to explain this, and it's not a simple
 24 explanation. It's actually complicated,
 25 because of the layers of regulations that we

1 MR. BELLIN: You can get the 75 units an
 2 acre with Med bonus in the MFSA, in that
 3 zoning.

4 MR. TRIAS: And that's one opinion. The
 5 MFSA says 60 as the maximum.

6 MR. BEHAR: But with Med bonus, you could
 7 increase that.

8 MR. BELLIN: You get to 75.

9 MR. TRIAS: Yes.

10 MR. BELLIN: But not in the 4 and 500
 11 Block.

12 MR. TRIAS: Exactly. Not in the -- yeah,
 13 and that's where the underlying land use makes
 14 a big difference, I think, in the density.

15 MR. GRABIEL: I have a question for you on
 16 that. If you've heard me before, I think Coral
 17 Gables has a tradition of having very high
 18 buildings next to one, two and three story
 19 buildings, and, for better or for worst, that's
 20 Coral Gables. I mean, it started with Merrick
 21 and we've continued that tradition, so that the
 22 height doesn't bother me.

23 I would like the Staff to let us know why
 24 you think that it's good for the City to go
 25 from the 60-unit per acre to 100-unit per acre,

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1 I mean, almost doubling the density on that
 2 site.
 3 MR. TRIAS: Yeah. The issue there is that
 4 the Comp Plan does encourage residential infill
 5 in urban areas and close to the downtown. So
 6 that is the basic idea behind this. The
 7 practical reality is that taller buildings,
 8 it's really difficult to -- the density doesn't
 9 really allow the taller buildings to be full
 10 with units. It's one of the design challenges
 11 that we've had.
 12 Now, the way the City dealt with that in
 13 the mixed-use overlay is by having no density.
 14 In the mixed-use projects, basically, you have
 15 an envelope, and, then, if you're able to
 16 fulfill parking and other requirements, you're
 17 able to design a building.
 18 In the residential land uses, there is a
 19 density, and that's the distinction.
 20 MR. GRABIEL: You see the benefit as having
 21 this additional living units closer to the
 22 downtown?
 23 MR. TRIAS: Yes.
 24 MR. GRABIEL: That by increasing the
 25 density --

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1 MR. TRIAS: In the big picture, one of the
 2 interesting aspects of MFSA is that MFSA
 3 actually has decreased the number of units.
 4 Many of two-story apartments that were built in
 5 '40s and '50s actually had more units than the
 6 row houses that have been built in their place.
 7 So, in a way, we've lost some units, and
 8 that trend may or may not be good, depending on
 9 policy, but generally policy has been that it's
 10 better to have more units closer to the
 11 downtown.
 12 MR. GARCIA-SERRA: If I may, Julio, one
 13 more point in talking about density. Most of
 14 the projects that have been done recently of
 15 any significance in Coral Gables have been
 16 pursuant to the Mixed-use District regulations,
 17 and the Mixed-Use District regulations in the
 18 CBD and the mixed-use around that Village of
 19 Merrick Park put no limit on density.
 20 Actually, they pretty much say, whatever
 21 your height, parking, setback and FAR permit,
 22 you can put in there, subject to the minimum
 23 unit size requirement of 450 square feet, I
 24 think it is.
 25 Mixed-use projects outside of those areas

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1 are permitted a density of 125 units to the
 2 acre. So that sort of gives you an idea of,
 3 at least, on the more recent enactments to the
 4 Zoning Code and what many projects have been
 5 done pursuant to, where that density is to sort
 6 of fill out the envelope of the building.
 7 I'm not sure if the discussion on the Board
 8 is finished or not, but I also wanted to make
 9 another point on height.
 10 MR. BEHAR: Not yet. The density, I think,
 11 is consistent, because you do want the density
 12 to be closer to the downtown corridor.
 13 And Mario is right, typically, other than
 14 the CDB and the mixed-use by Merrick Park, 125
 15 units per acre in a mixed-use building is
 16 what's permitted, and I think that's a number
 17 that has worked in many other municipalities,
 18 as well.
 19 When it pertains to the building, and going
 20 back to this building in particular, because
 21 that's what we're looking at, I have a little
 22 concern. My original study of the building, I
 23 really, you know, thought it was contextually
 24 okay.
 25 My problem, that I'm looking at, is that --

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1 and I see why it was done. You have a
 2 five-story garage, with some units above, and
 3 the building detached. I think that's more of
 4 an economic concern.
 5 I was really wondering, if we were to
 6 spread that garage through the site, if that
 7 would not allow you to have a lower massing
 8 than you do today. I think that, you know,
 9 when you look at 830, and you see that building
 10 that is, you know, 80 feet, comes straight to
 11 the ground, you know, with really no
 12 transition, because you do have some setbacks,
 13 some room in the front that you could have made
 14 a transition and have it step back, and that
 15 will address Maria's concern a little bit, that
 16 there's more of a transition.
 17 I think that -- you know, that's one of my
 18 concerns that I do have.
 19 The other concern is, you putting units on
 20 the alley, potentially facing not only -- you
 21 know, you're facing a building. Those units
 22 are not, to me, very desirable units, that
 23 you're there facing a building.
 24 You know, I like what John has done putting
 25 the units on Valencia. I think that's the

1 right approach. No question about it. It
 2 would have been, to me, from the planning
 3 perspective -- and I'm not going look at the
 4 architecture, because that's not our
 5 responsibility here, but I really thought or
 6 think that if you know how to line a unit
 7 fronting Valencia, this project would have been
 8 probably less dense than what we're getting
 9 today, and I think, overall -- you know, and
 10 cost is not a factor here, and I believe, from
 11 doing plenty of these projects, that it was a
 12 detach garage to try to keep it as cost
 13 effective as possible, and the building by
 14 itself, but I don't think that the results are,
 15 personally, as good as if it's keeping the same
 16 character of the building, had that been looked
 17 in a different way.

18 That's my concern, and John is going to,
 19 you know, address that, but -- you know.

20 MR. GARCIA-SERRA: I'll bring up two
 21 points, also, but John, first talk about sort
 22 of why we separated the parking garage from the
 23 tower and what you think the effect would be of
 24 putting a pedestal there.

25 MR. FULLERTON: I've been trying to find a

1 site in Coral Gables that was wider than 100
 2 feet forever, and this is one of the projects
 3 which gave us the opportunity to bring the
 4 units down to the ground. We thought we made a
 5 home run by doing that.

6 We loved the idea of bringing an active
 7 program down to the street and make it a
 8 pedestrian thoroughfare.

9 MR. BEHAR: But, John, I agree, but you
 10 could still achieve that. You know, how deep
 11 is your property, 116?

12 MR. FULLERTON: On the west end, yes. It's
 13 less than that on the east end.

14 MR. BEHAR: So you could probably --
 15 because your garage, when you look at, it's not
 16 a double loaded garage on both sides. It's not
 17 about 110 or 118 or 120 feet, but you could
 18 still achieve having the units come to the
 19 ground, having the liner unit for those first
 20 two levels like you were doing, but when you
 21 look at 830, you know, that building is coming
 22 straight to the ground for that portion, which
 23 is 80 feet, and then you're going to go up to
 24 120 feet.

25 There's no relief on that facade, unless

1 I'm reading this --

2 MR. FULLERTON: I think, if you look a
 3 little closer at the floorplans and the
 4 elevations, you'll see that there's quite a lot
 5 of articulation and massing at the ground
 6 floor, you know, to give that base feeling,
 7 that structural base to the building, and to
 8 put -- try to bring parking further east and
 9 bring it together with the units that would
 10 face the street, we'd have to push the units
 11 toward the street, obviously, which would take
 12 away the landscaping and the things that we
 13 thought were so valuable to the street, to
 14 animate that street a little bit better.
 15 That's all.

16 And we didn't do it for economic reasons,
 17 and I wanted to also clarify that the units
 18 that are on top of the garage are way on the
 19 back side of the garage. So, from the street,
 20 walking along the sidewalk on Valencia, you
 21 won't even see those units. Those will not
 22 be --

23 MR. BEHAR: Yeah. No, you're right. Those
 24 units are set back, and you don't see them, but
 25 you do see the five-story garage volume.

1 MR. FULLERTON: Yes. Yes. And we've tried
 2 to animate that with openings and windows and
 3 so forth.

4 In addition to that, while we didn't do it
 5 originally, we pulled the building 10 feet away
 6 from our western property line, in order to
 7 open a blank wall, that would normally have
 8 been blank on the property line.

9 As you all know, those garages that are
 10 right on property lines end up being blank
 11 walls.

12 So we've pulled the mass of the garage
 13 further east in order to accomplish some
 14 opening of that wall.

15 MR. GARCIA-SERRA: John, if you could also
 16 mention how the Board of Architects requested
 17 that we also increase the front setback and we
 18 did.

19 MR. FULLERTON: Yeah. I mentioned that
 20 earlier, but that's a big thing. The way they
 21 count the setback, it comes from the edge of
 22 the street, and it's 29 feet to the front of
 23 the garage, which allows 12 or 14 feet of
 24 landscaped area along the sidewalk, which is
 25 very significant, I think, in terms of how it

1 addresses the street.
 2 MR. GRABIEL: There's no good solution for
 3 parking in Coral Gables. You either go
 4 underground in the water or you build the
 5 building on top of the parking garage or you
 6 create a separate parking garage, and we have
 7 to live with that.

8 You mentioned the west wall. When I look
 9 at it, the articulation that you gave the rest
 10 of the garage is quite animated, yet the west
 11 facade, which is going to be probably the most
 12 visible facade of this building, is really
 13 very -- excuse me -- the word, boring.

14 Is there any reason why we could not have
 15 the same kind of articulation that you have on
 16 the south side of the garage on that wall,
 17 because until something is built on that corner
 18 lot, which may happen, you've got that wall?
 19 Anybody coming eastbound into the City, on
 20 Valencia, which is a lot of traffic in the
 21 morning, that's the wall that we're going to be
 22 seeing.

23 MR. FULLERTON: Yeah. I would love to open
 24 that up more and provide more interaction
 25 between the inside and the outside of that

1 building. The only problem is, there are some
 2 restrictions when you have only a ten-foot
 3 setback.

4 Fire Code requires a certain percentage of
 5 the wall is allowed to be open. So if we can
 6 maximize and get more, I will definitely --

7 MR. GRABIEL: I think it needs to be done.

8 MR. BEHAR: And Julio is right. When you
 9 look at the articulation in the rest, that's
 10 just, you know, square openings that are just
 11 there, you know.

12 MR. FULLERTON: Certainly --

13 MR. GRABIEL: It's like whoever was doing
 14 your elevations stopped designing when they
 15 turned the corner, you know. I know that's not
 16 the case, but --

17 MR. FULLERTON: We'll definitely take a
 18 look at that.

19 MR. GRABIEL: Okay. The other question I
 20 have is: The other problem that I have with a
 21 lot of the garages in Coral Gables is at night,
 22 when the lights are on in the garage, all we
 23 see is those fluorescent lights or LED lights
 24 or whatever. What are you doing so that from
 25 the street or from the neighbors, nobody is

1 looking at those fluorescent lights?

2 I would hate to live on those townhouses
 3 across the street from this building, and,
 4 then, when I open my windows, all I'm looking
 5 at is at the fluorescent lights and parking.

6 MR. FULLERTON: I think we would approach
 7 those openings with louvered -- horizontal
 8 louvers, which cuts off the view from below, to
 9 some degree.

10 And the other thing we've done before is
 11 locate the lighting on the inside of the beam
 12 that fronts the building. That is, we would
 13 not have any sources of light inside, as much
 14 as on that wall. So you're not really looking
 15 at the source of light. You're looking at the
 16 glow of light inside.

17 That's been successful, to some degree, but
 18 the Code also requires certain lumens or foot
 19 candles with lights in a garage.

20 MR. GRABIEL: Could I suggest that the
 21 louvers that face the outside be the inverted V
 22 stacked, so that there's no light coming out
 23 from the building or view into the garage?

24 MR. FULLERTON: Yes. Exactly. That's
 25 correct. That's what we would do.

1 MR. GRABIEL: That's the only way that you
 2 can still have your cross-ventilation and stop
 3 views into it.

4 MR. FULLERTON: That does affect the
 5 openings. They might have to be a little
 6 larger, once you determine what the flow rate
 7 will be through the louver, but, yes, that
 8 would be a significant element of studying the
 9 building, to make sure that that lighting
 10 problem is addressed.

11 MR. GRABIEL: Especially when you're across
 12 from a residential area.

13 MR. FULLERTON: Yes. Yes.

14 CHAIRMAN FLANAGAN: Julio, any more
 15 questions?

16 MR. GRABIEL: No. Not at this time.

17 MR. BELLIN: Yeah.

18 And I don't have a problem with the
 19 density. My problem has always been with the
 20 intensity. The two, really, are distinguished
 21 and very much different.

22 The FAR issue, raising from two, which is
 23 allowed, to three, increases the intensity.
 24 I'm of the opinion, I don't care how many units
 25 you can fit in the envelope, if the envelope

1 stays the same, with the minimum size unit,
 2 whatever it is.
 3 So I'm okay with the height. I'm okay with
 4 the density, but the intensity is a little
 5 troubling to me.
 6 MR. GARCIA-SERRA: If I may, Mr. Chair, to
 7 sort of, I think, some up the conversation and
 8 perhaps suggest a direction in which we can
 9 move it.
 10 CHAIRMAN FLANAGAN: Well, I think there are
 11 still some more questions. So if you want to
 12 respond -- was that a question to the
 13 Applicant, Marshall, or just a thought?
 14 MR. BELLIN: I guess it was an opinion.
 15 CHAIRMAN FLANAGAN: Okay. Do you have any
 16 more questions?
 17 Can I just go back? Mario, I think it's
 18 better that we get all of the questions out of
 19 the way.
 20 MR. GARCIA-SERRA: Sure. Of course.
 21 CHAIRMAN FLANAGAN: I'm back to being
 22 confused on the height. Forget that the
 23 mathematical calculations in the plans are off
 24 by a few feet.
 25 Maybe, Ramon, in your Staff report, you

1 show a building height as 80 feet max, and then
 2 120 feet max, with a tower.
 3 MR. TRIAS: Is that --
 4 CHAIRMAN FLANAGAN: So that's in your Staff
 5 reports.
 6 MR. TRIAS: Which page is that?
 7 CHAIRMAN FLANAGAN: Page 15 of your --
 8 MR. TRIAS: 15?
 9 CHAIRMAN FLANAGAN: No, the thicker, the
 10 full Staff report. Page 15.
 11 MR. TRIAS: Okay.
 12 CHAIRMAN FLANAGAN: You've got some blocks
 13 with site plan information.
 14 In building height, it says, "Currently
 15 permitted 60 feet max."
 16 MR. TRIAS: Right. The 120 is the tower
 17 feature. It's not 120 over the whole site.
 18 That's what that means.
 19 CHAIRMAN FLANAGAN: All right. 80 feet max
 20 with 120 foot max tower.
 21 MR. TRIAS: Yeah, over 25 percent of that
 22 site. So that's why it's a little bit
 23 confusing.
 24 CHAIRMAN FLANAGAN: Okay. But then the
 25 site plan shows the tower going up to a total

1 of 150 feet.
 2 MR. TRIAS: Right, and that's the issue
 3 with the liveable versus the decorative areas,
 4 which is consistent throughout the Code. I
 5 mean, that's a typical requirement in the Coral
 6 Gables Code.
 7 MR. BELLIN: Ramon --
 8 CHAIRMAN FLANAGAN: Hold on. Let me just
 9 finish. Sorry, let me finish my thought
 10 process.
 11 Then, in the proposed MDTOD or Appendix D,
 12 we have --
 13 MR. TRIAS: Yeah. Regulations, yeah.
 14 CHAIRMAN FLANAGAN: -- permitted building
 15 height is 80 feet max. So that's consistent.
 16 It says, "Rooftop mechanical equipment 15 feet
 17 max beyond permitted height."
 18 MR. TRIAS: Right.
 19 CHAIRMAN FLANAGAN: "25 feet max if below
 20 permitted height."
 21 So help me reconcile how those numbers work
 22 together, because then it even says, "Permitted
 23 max tower height is 120 feet max and 25 percent
 24 max of the building footprint, 7,000 square
 25 foot max floor plate."

1 So I'm still looking at 120 feet. And then
 2 am I looking at 25 feet max beyond that for
 3 mechanical equipment?
 4 MR. TRIAS: Let me see if I understand your
 5 question. Are we speaking of the maximum
 6 height, in terms of the very top? Is that the
 7 nature of the question?
 8 CHAIRMAN FLANAGAN: Yeah. I'm trying to
 9 understand, both, from the site plan, Staff
 10 report, and then the MDTOD District.
 11 MR. TRIAS: Yeah. What happens is that the
 12 maximum building height is regulated by the
 13 line that says, "Decorative roof structures."
 14 And it says, "One-third max of building
 15 height."
 16 That is the same type of regulation that we
 17 have in the mixed-use buildings Downtown, where
 18 you're able to do decorative -- significant
 19 decorative features up to a third of the
 20 building.
 21 Now, if you go to the industrial district,
 22 there was a maximum of 25 feet at some point.
 23 So it was a different way to regulate that.
 24 So there are many ways to regulate this issue.
 25 From an architect's point of view, since this

1 is an expense and since this is something that
2 is really for the benefit of the appearance of
3 the City, allowing the additional height is not
4 a big deal, from a design point of view.

5 From the point of view of the impact of the
6 neighbors, it may be a big deal.

7 CHAIRMAN FLANAGAN: And I think, if I
8 remember, I think what Maria, in the very
9 beginning said, I think you can still get that
10 height, so you can get the architectural
11 detail, you can get the aesthetic beauty, by
12 maybe lopping off an upper layer of habitual
13 area.

14 MR. TRIAS: Yeah.

15 CHAIRMAN FLANAGAN: So you can still stay
16 within, but I'm still confused, because this
17 still says, we've got a 120-foot max tower
18 height.

19 MR. TRIAS: Right.

20 CHAIRMAN FLANAGAN: Plus 15 feet for
21 mechanical equipment.

22 MR. TRIAS: Sure.

23 CHAIRMAN FLANAGAN: I'm looking at 135
24 feet, but yet the site plan shows 152 feet.

25 MR. TRIAS: Plus the next line, which says,

1 "Decorative roof structures."

2 MS. MENENDEZ: This is the difference.

3 MR. TRIAS: You can keep reading. It's
4 just the next line beyond where you were
5 reading.

6 CHAIRMAN FLANAGAN: So you add that on top
7 of the 15 feet?

8 MS. MENENDEZ: Yeah. From here to here is
9 31 feet eight inches. The unknown there is 31
10 feet eight inches.

11 MR. TRIAS: Right. And the unknown is
12 really the policy Code that you may want to
13 think about and maybe make a different
14 recommendation.

15 The way that it's written right now, it
16 encourages as much architectural quality as the
17 developer wants to propose. You could limit
18 that, if you choose to. That is completely --
19 a complete policy call and you can place and
20 make whatever recommendations you believe that
21 is going to create a building of beauty and
22 aesthetic quality.

23 MS. MENENDEZ: I'm sorry, and you said that
24 Biltmore II was how high? Does anybody know?

25 MR. BEHAR: 137.

1 CHAIRMAN FLANAGAN: 137.

2 MS. MENENDEZ: 137?

3 CHAIRMAN FLANAGAN: How high are the row
4 houses on the south side of Valencia? I know
5 you said two stories, but what's the height?

6 MR. BELLIN: It's probably about 20 --
7 maybe 29 feet.

8 CHAIRMAN FLANAGAN: That's it?

9 MR. BELLIN: Yeah.

10 CHAIRMAN FLANAGAN: Okay. So I don't
11 disagree that -- I mean, some re-development is
12 nice, but, Mario, you kind of hit the nail on
13 the head, in kind of interpreting kind of some
14 of Maria's line of questioning. It just seems
15 like these days every application that comes
16 before us includes a change in the Comp Plan
17 and a change to the Zoning Code.

18 And I know the Zoning Code was just
19 rewritten, because it got finished just before
20 I was appointed to the Board. So it wasn't all
21 that long ago. That I think significant time
22 and effort went into redoing the Zoning Code,
23 but yet it seems like every application, every
24 meeting, there are piecemeal changes, we are
25 creating new language, we are creating more

1 overlay districts.

2 And so it's a constant and continuous
3 piecemeal. I'm very uncomfortable with how
4 it's all going to shake out.

5 Now, with that said, I'm very uncomfortable
6 that every application seems to have this.

7 MR. TRIAS: Mr. Chairman --

8 CHAIRMAN FLANAGAN: I'm just going to --
9 for the sake of the Applicant, this one might
10 be a little bit different, because of the
11 absolute strict limitation as to the location
12 that it could go, and if I look at the City
13 maps correctly, it actually doesn't even apply
14 to approximately the east half of the 400
15 Block.

16 MR. GARCIA-SERRA: Correct.

17 CHAIRMAN FLANAGAN: Because that does not
18 abut high-rise commercial on the land use plan
19 map.

20 MR. GARCIA-SERRA: It's also not zoned
21 MFSA. It's zoned Commercial.

22 CHAIRMAN FLANAGAN: Okay. So we're talking
23 the west half of the 400 Block and we're
24 talking the 500 Block, which, I think, for all
25 purposes, assuming this project gets approved

1 in some form or fashion, leaves the corner
2 property right there to the west of you.

3 So I think that may be the only reason I
4 could feel comfortable making yet another
5 piecemeal change to the Zoning Code, but I'll
6 let Mr. Trias --

7 MR. TRIAS: I just want to say, for the
8 record, that there are no additional requests
9 in my office. This is the very last one. And
10 I share your concern and I also share your
11 frustration with the fact that we do need to
12 have a more clear overall strategy.

13 And I also have to say that the Zoning Code
14 was changed, it is true, but it does have a lot
15 of issues that make it very difficult to
16 implement. So all of those things are facts,
17 and the good news is that I think this is the
18 very last application that we're processing
19 that has this kind of request.

20 CHAIRMAN FLANAGAN: I mean, that's good to
21 hear. Zoning Codes can be difficult,
22 sometimes, to reconcile old provisions with new
23 provisions, but everybody is pushing --
24 everybody is trying to burst through the clouds
25 in most of these that are coming through.

1 Hold on.

2 I do have a slight problem with the height.
3 I think a little better transition -- beautiful
4 building, beautiful development.

5 MR. FULLERTON: I know all of you can look
6 at the drawings and see that the height -- this
7 height of 150 feet is one point on the
8 building, and the highest to 120 feet is only
9 25 percent of the site. The other rest of the
10 building is nine stories and below.

11 So I think it's important to put it in
12 perspective that, that 150 feet, while it
13 sounds jarring, is really a very small section
14 of this facade.

15 MR. BELLIN: John, is it 25 percent
16 specifically for this overlay district?

17 MR. GARCIA-SERRA: Correct.

18 MR. FULLERTON: Yes.

19 MR. GARCIA-SERRA: That requirement would
20 apply to every MDTOD project, if there's
21 another one.

22 MR. BELLIN: Okay. Which is this one only?

23 MR. GARCIA-SERRA: Potentially there could
24 be others in the future.

25 MR. BELLIN: Maybe one on the west side of

1 the block, but basically that's it.

2 MR. GARCIA-SERRA: The City parking lot,
3 I'm not sure how big that is. That could
4 potentially be another site. On the 400 Block,
5 where the municipal parking lot is.

6 CHAIRMAN FLANAGAN: That's not the 400
7 Block.

8 MR. BEHAR: Yeah. It's right next to the
9 Aloft.

10 MR. GARCIA-SERRA: Right. West of the Aloft.

11 MR. BEHAR: That may be, also.

12 CHAIRMAN FLANAGAN: Well, hold on.

13 MR. BEHAR: Because all of that being
14 developed is going to be very -- because right
15 now it's in between two buildings, that chances
16 are it would never, and it will stay what it
17 is.

18 MR. GARCIA-SERRA: Good. Yeah.

19 CHAIRMAN FLANAGAN: So you have the -- what
20 do you call it -- the Laroc Condominium.

21 MR. GARCIA-SERRA: That's the one
22 immediately to our east.

23 CHAIRMAN FLANAGAN: And then to the east of
24 that there's a surface parking lot that the
25 City owns?

1 MR. BEHAR: Correct.

2 MR. GARCIA-SERRA: Correct.

3 CHAIRMAN FLANAGAN: And then you've got the
4 Aloft project.

5 MR. GARCIA-SERRA: Right.

6 MR. BEHAR: And to the west of this is just
7 that property that's 27,000 square feet.

8 CHAIRMAN FLANAGAN: Right.

9 MS. MENENDEZ: What's the right-of-way
10 width of Valencia? Does anybody know? The
11 right-of-way width along Valencia? No.

12 I know that Biltmore would be much bigger
13 than Valencia. I'm just having a hard time
14 with the transition to the across neighbors.

15 MR. TRIAS: It's 60 feet wide.

16 MS. MENENDEZ: 60 feet?

17 MR. TRIAS: Yes.

18 MS. MENENDEZ: So it's kind of narrow.

19 MR. BEHAR: Maria, the transition across
20 the street, I think that allows more than is
21 there today. Okay. I think that, you know, by
22 choice, that is set or limited to those two
23 stories, but I think -- and, Marshall, you'll
24 probably know, what is the maximum height
25 allowed on the south side? I think you did a

1 building just down the street. Is it 45 feet?
 2 MR. BELLIN: No. You can go higher than
 3 that.
 4 MR. BEHAR: Okay. So it was intended for
 5 that south side to be the transition.
 6 MS. MENENDEZ: Right, but we're going --
 7 you know, not to reiterate my point, because --
 8 but we're going from 150 to maybe 30.
 9 MR. BEHAR: 30.
 10 MS. MENENDEZ: You know, and I know that
 11 they're a distance back, but I have nothing to
 12 basically help me visualize what that across
 13 the street property, how impacted it is.
 14 MR. BELLIN: Maria, I think the across the
 15 street property is single family behind --
 16 right behind those properties.
 17 MS. MENENDEZ: Right.
 18 MR. BELLIN: So you're limited to 35 feet,
 19 because 45 feet is three stories.
 20 MS. MENENDEZ: Right.
 21 MR. BEHAR: 45 feet --
 22 MR. BELLIN: Three stories, for that block.
 23 MS. MENENDEZ: Right. So that's my
 24 concern, but, again, that's my concern.
 25 MR. GARCIA-SERRA: Mr. Chair, if I can --

1 CHAIRMAN FLANAGAN: Can you go back to your
 2 slide that has the site plan, because we don't
 3 have it in the packet, please?
 4 So you're saying the public will be able to
 5 drive through the access between the alley and
 6 Valencia, if they want?
 7 MR. GARCIA-SERRA: Between the -- okay,
 8 wait. You're saying, that cut through that's
 9 there, right there, that's the access actually
 10 to the parking garage?
 11 CHAIRMAN FLANAGAN: Right, and I think
 12 Mr. Fullerton said, it will remain open for
 13 access to the back alley.
 14 MR. GARCIA-SERRA: Yeah, there's access to
 15 the alley from there.
 16 CHAIRMAN FLANAGAN: Is that remaining
 17 open -- I think I saw somewhere -- is it being
 18 left open for public use?
 19 MR. GARCIA-SERRA: Proffering a public
 20 easement, that has not been requested. You
 21 know, it's something that we could consider.
 22 CHAIRMAN FLANAGAN: Here it says, "North
 23 driveway will be accessible to the public."
 24 MR. GARCIA-SERRA: North driveway?
 25 CHAIRMAN FLANAGAN: Yeah. I don't know

1 what the north driveway is, though, because you
 2 have one driveway that runs north and south.
 3 MR. FULLERTON: It's kind of light, but
 4 this is the drop-off for the lobby and
 5 access --
 6 CHAIRMAN FLANAGAN: Sorry, I was going to
 7 say, for the TV and the court reporter, if you
 8 could -- yeah, the microphone. Sorry.
 9 MR. FULLERTON: I'm sorry.
 10 Yes, there is a drive through at the main
 11 entrance -- vehicular entrance, that goes
 12 either into the garage or all of the way
 13 through to the alley.
 14 CHAIRMAN FLANAGAN: Okay. But it says,
 15 "Open to the public." I don't know that
 16 anybody would use it --
 17 MR. FULLERTON: Yeah, that would be open.
 18 MR. BEHAR: Will be accessible to the
 19 public, not open to the public.
 20 CHAIRMAN FLANAGAN: I don't know that
 21 that's a good idea, from a safety standpoint.
 22 MR. FULLERTON: There's not a gate at the
 23 entrance. Anybody could drive there if they
 24 needed to.
 25 To go into the parking, however, they would

1 take a left and there would be a restriction
 2 there.
 3 MR. BEHAR: Yeah.
 4 CHAIRMAN FLANAGAN: Okay.
 5 MR. BEHAR: You do have a gate on the south
 6 side, on the entry.
 7 MR. FULLERTON: Well, that's --
 8 MR. BEHAR: I mean, I don't know if you
 9 want the public going through --
 10 MR. FULLERTON: Yeah, we don't, but, I
 11 mean --
 12 MR. BEHAR: And I think that, accessible,
 13 it may be different than open to the public.
 14 MR. FULLERTON: I see. Yeah, okay.
 15 CHAIRMAN FLANAGAN: Go ahead.
 16 MR. GRABIEL: Going back to parking, is
 17 there any way that -- and I like, by the way,
 18 that the building, ground to top, is all living
 19 units, and facing the street we have lights and
 20 people there, which is what activates a street
 21 and makes a city what it's supposed to be, but
 22 I have a big, big problem with the parking
 23 coming down to the ground.
 24 And right in front, on Valencia, you have
 25 the ramp going up.

1 MR. FULLERTON: The ramp is on the back
2 side.

3 MR. GRABIEL: No, the ramp is on the front
4 side, right on Valencia, if I see it correctly.

5 MR. FULLERTON: I'm sorry, the --

6 MR. GRABIEL: When you go into the parking
7 garage, you turn left and there's a ramp right
8 there, which is right on Valencia.

9 And so anybody walking on Valencia, what
10 they'll be looking at is that parking coming
11 all of the way to the ground.

12 Is there any way that that ramp can be
13 pushed back, so you can put some habitable
14 spaces or an arcade or something in front of
15 it, so we don't have parking coming down to the
16 street?

17 MR. FULLERTON: Yeah. The setback there,
18 we could put an arcade in that landscaped
19 setback, but we would lose the --

20 MR. GRABIEL: No, I was pushing the ramp
21 inside the building, so that you can create
22 some habitable space --

23 MR. BEHAR: But, Julio, that's what I was
24 trying to do earlier. That's why I was making
25 the comment --

1 MR. GRABIEL: No, but that's changing the
2 whole --

3 MR. BEHAR: Well, it does, but you have
4 half the side that has no habitable units on
5 the ground floor on that side. And I agree
6 with you. That's exactly what I was trying to
7 ask.

8 I think it would be very important, but it
9 requires for them to change the whole design of
10 the project.

11 MR. GRABIEL: Oh, no, just the ramp. Just
12 to get to change the design of the ramp, to get
13 up to the second floor.

14 MR. BEHAR: Because that goes to the second
15 floor. Look how the second floor -- and the
16 third, you know, at that point is --

17 MR. GRABIEL: I just don't think that we
18 should allow any building, that has, on the
19 street side, on the public side, parking
20 visible. It should always be sandwiched behind
21 a habitable space, a living space, where
22 there's people, activity there.

23 MR. BEHAR: That's exactly what I was
24 saying.

25 CHAIRMAN FLANAGAN: That's what Robert was

1 saying.

2 MR. GRABIEL: I know. I'm reinforcing
3 that. But I'm not suggesting that they change
4 the whole building. I'm just suggesting that
5 they change that section in the parking garage
6 where the ramp comes down to the ground and is
7 visible at street level by anybody -- the
8 neighbors across the street and anybody walking
9 on Valencia.

10 MR. FULLERTON: In other municipalities
11 around town, they require you to put a liner --
12 habitable liner on all of the garage principal
13 streets. However, in Coral Gables, the site
14 depths are such that it's an impossibility.

15 MR. GRABIEL: Maybe we don't need to do it
16 all -- ideally it would be the whole building,
17 but at least, I think, that on the ground
18 floor. You know, on the street level there,
19 should not be a parking, on the street. There
20 just should not be. We should not allow it.

21 MR. BEHAR: And, John, it could be done,
22 and Julio is correct. I mean, you would have
23 to lose some of the spaces you have on the
24 ground floor and re-configure your parking to
25 accommodate that.

1 But I agree, and that's exactly the point I
2 was trying to make. It's a shame that half the
3 site or, you know, 45 percent of the site, you
4 have a garage that is exposed and not provide
5 habitable spaces on the ground floor, at a
6 minimum.

7 MR. FULLERTON: Yeah. Well, just from a
8 personal point of view, I've been practicing
9 here for a long time, and I've been working
10 like crazy to find a way to avoid the pedestal
11 building.

12 And we've done many pedestals, you know my
13 stuff, and I'm just trying to get away from the
14 pedestals, and that's the effort here.

15 MR. GRABIEL: And I think you did it,
16 except for that section of the ground floor.

17 MS. MENENDEZ: It's a beautiful design.

18 MR. GRABIEL: It's one or the other. I
19 mean, you can do it. Underground is very
20 expensive. If you put the building on top of
21 the garage, you end up with a dog, and what you
22 did here, I think, works well, because the
23 tower is very clear, very clean and you have
24 all of the living units, except for the ground
25 floor.

1 MR. FULLERTON: Well, as a design
 2 challange, perhaps if we're able to go forward
 3 with this, we can discuss the possibility of
 4 modifying that ground floor area or the parking
 5 garage at some future time.
 6 CHAIRMAN FLANAGAN: Mario.
 7 MR. WU: Mr. Chair, we have a curfew of
 8 nine o'clock. It's already eight o'clock.
 9 CHAIRMAN FLANAGAN: We're getting there.
 10 Thanks.
 11 Mario.
 12 MR. GARCIA-SERRA: Mr. Chair, that sort of
 13 leads me to, you know, suggesting something
 14 that I think is perhaps appropriate now.
 15 This is a project that's asking for several
 16 approvals, including some that are legislative,
 17 and so we want to come out of here with the
 18 strongest possible recommendation from this
 19 Board.
 20 What that is going to require right now, I
 21 think, is going back and looking at some of
 22 these issues that have been summarized, and
 23 coming back to you, perhaps, with addressing
 24 each of those points, why we can or why we
 25 can't do some of them.

1 Sort of my summary of what I've heard, sort
 2 of I've heard the legal procedural concern,
 3 which was probably best voiced by the Chairman,
 4 talking about why are we doing another
 5 amendment to the Zoning Code.
 6 I think we can get over that. We can talk
 7 about it more. I see it much more as a fine
 8 tuning of the MFSA, especially when you look at
 9 the other sort of Zoning Code excerpts that I
 10 put out there that talk about, if you're
 11 surrounded on three sides by non-conforming
 12 height, you can go to the lowest of those
 13 non-conforming heights. The ALF regulations
 14 that permit 3.0 and 120 units to the acre. The
 15 site specifics that permit up to a 150.
 16 All of that, when you take that in context,
 17 and you realize what we're trying to do with
 18 the MFSA, I think the justification of having
 19 this overlay district is there.
 20 The other concern, which I think was pretty
 21 much voiced by everybody in one form or
 22 another, is a sort of massing concern. You
 23 know, should the parking garage be taking up
 24 half the site, should it be lined? What's the
 25 exact appropriate FAR? Should we be at 150

1 feet? Is the architectural feature, perhaps,
 2 too much at 30 feet?
 3 All things that we could potentially look
 4 at and get back to you. There might, you know,
 5 be some issues that we just simply have to
 6 agree to disagree and see where the votes are,
 7 but I certainly think it's deserving,
 8 considering how much time we spent on this
 9 already.
 10 The quality of the project, that I think
 11 all of you have acknowledged, at least the
 12 quality of design, to take another look at all
 13 of these issues. What I would ask, perhaps,
 14 is, maybe each of you tell us, "Hey, these are
 15 my top three," so that it's clear to us when
 16 we're coming back, if that is agreeable to the
 17 Board.
 18 CHAIRMAN FLANAGAN: I mean, I think you've
 19 heard what the concerns -- I mean, you have a
 20 good idea, I think, of what the concerns -- the
 21 feeling of the Board is.
 22 MR. GARCIA-SERRA: Yes.
 23 CHAIRMAN FLANAGAN: So, I mean, I
 24 appreciate, if you're willing to take a step
 25 back and look at it and come back, I, for one,

1 appreciate it. I think that's a very fair
 2 stance, and hopefully it leads -- and it's
 3 beautiful. We all agree, a beautiful project.
 4 So maybe with a little bit of maneuvering
 5 around, it becomes a little -- even better.
 6 MR. GARCIA-SERRA: Correct.
 7 CHAIRMAN FLANAGAN: So do you want to come
 8 back on a date certain?
 9 MR. GARCIA-SERRA: I would say, the next
 10 regular agenda is appropriate.
 11 MS. MENENDEZ: In October?
 12 MR. GARCIA-SERRA: Yeah, in October.
 13 CHAIRMAN FLANAGAN: If we do a date
 14 certain, then --
 15 MS. MENENDEZ: What's the meeting date in
 16 October?
 17 CHAIRMAN FLANAGAN: -- we don't have to
 18 re-advertise, right?
 19 MS. MENENDEZ: It's continued.
 20 MR. TRIAS: Mr. Chairman, I would recommend
 21 that we re-advertise, because we maybe have
 22 some changes. We already have one change.
 23 MS. MENENDEZ: Okay. That's fine.
 24 Whatever you decide.
 25 MR. TRIAS: I do not recommend a date

1 certain. We need to see what the design is
 2 before it comes to you.
 3 CHAIRMAN FLANAGAN: Okay.
 4 MR. GARCIA-SERRA: We'd hope to try to get
 5 next month.
 6 MR. BEHAR: Well, you know, I will go one
 7 step further. Let's put it for the October
 8 agenda.
 9 MS. MENENDEZ: Right.
 10 MR. BEHAR: Okay. And you'll re-advertise,
 11 do whatever you need to, but I think if the
 12 Applicant is willing to go back and revisit
 13 some of these concerns, I think I would like to
 14 give him the courtesy --
 15 MR. TRIAS: Absolutely.
 16 MR. BEHAR: To give him the courtesy to
 17 come back a date certain.
 18 MS. MENENDEZ: How much time do you need to
 19 advertise it? Ten days?
 20 MR. TRIAS: Yes. But keep in mind, we need
 21 to get the project first, and it has to be
 22 reviewed and so on.
 23 MS. MENENDEZ: Right.
 24 MR. TRIAS: Obviously, we will do it as
 25 fast as we can afterwards.

1 MR. BEHAR: Well, if we know it's going to
 2 be at a minimum this, possibly --
 3 MR. TRIAS: Basically everything you have
 4 discussed, and as soon as we get it, we'll
 5 schedule it, and hopefully it's October.
 6 MR. GARCIA-SERRA: Let me ask a technical
 7 question. When we say, "Advertising," do we
 8 mean re-noticing also or just the publishing --
 9 MS. MENENDEZ: Whatever they're legally
 10 required to do.
 11 MR. TRIAS: We will probably have to do
 12 everything again, because we changed the
 13 request, just to be safe.
 14 MR. BEHAR: If this is a continuation, why
 15 do they have to re-advertise or you have to
 16 re-advertise?
 17 MS. MENENDEZ: Well, I think he wants the
 18 public to know the changes.
 19 MR. TRIAS: Yeah. And I'll answer --
 20 MS. MENENDEZ: It's better that they do
 21 proper due process. If not, you're going to be
 22 tangled --
 23 MR. BEHAR: And you're okay with that?
 24 MR. GARCIA-SERRA: Of course, it's added
 25 cost and there's already been a considerable

1 amount of cost. I would say, if there's going
 2 to be any changes, we're probably decreasing
 3 the scope and size of the project, if anything.
 4 MR. TRIAS: We advertised for a change of
 5 land use that is not taking place anymore. We
 6 want to make sure that the public knows exactly
 7 what's being requested.
 8 MS. MENENDEZ: Why don't you discuss it
 9 with our Village Attorney -- I mean, City
 10 Attorney? It's late.
 11 MS. RAMOS: We're going to want to
 12 re-advertise.
 13 MS. MENENDEZ: Okay. There you go.
 14 MR. TRIAS: We did that already today.
 15 MS. MENENDEZ: Oh, okay.
 16 CHAIRMAN FLANAGAN: Okay.
 17 MR. GARCIA-SERRA: Very well.
 18 CHAIRMAN FLANAGAN: So the matter will be
 19 continued.
 20 MR. BEHAR: Do we make a motion to continue
 21 or what's --
 22 MS. MENENDEZ: No, it's not continued,
 23 because they have to re-advertise.
 24 MR. GARCIA-SERRA: It's continued with a
 25 re-advertising.

1 MS. MENENDEZ: Okay.
 2 MS. RAMOS: So you can make a motion.
 3 MS. MENENDEZ: I'll make a motion to
 4 re-continue and re-advertise.
 5 MR. BEHAR: I'll second it.
 6 CHAIRMAN FLANAGAN: We have a motion and a
 7 second. Any discussion?
 8 Scot, if you can call the roll, please?
 9 THE SECRETARY: Marshall Bellin?
 10 MR. BELLIN: Yes.
 11 But I'd like to ask a question. I think
 12 that when they come back, it's strictly up to
 13 them, to their time schedule.
 14 MS. MENENDEZ: To what?
 15 MR. BELLIN: To their time schedule. I
 16 wouldn't want to say, set it for the October,
 17 and then have them, "Well, we're really not --"
 18 MS. MENENDEZ: No, whenever they can.
 19 MR. BEHAR: No, but if they're ready --
 20 CHAIRMAN FLANAGAN: It's not set.
 21 MR. TRIAS: Whenever they're ready, we will
 22 schedule it.
 23 MR. BEHAR: Yeah. That's what we meant.
 24 It's not to delay them to November or anything
 25 like that. Whenever they're ready.

1 MR. BELLIN: Whenever they're ready, they
 2 come in.
 3 CHAIRMAN FLANAGAN: Okay.
 4 MS. MENENDEZ: Can we take a five-minute
 5 break?
 6 CHAIRMAN FLANAGAN: Go ahead, Scot.
 7 THE SECRETARY: Maria Menendez?
 8 MS. MENENDEZ: Yes.
 9 THE SECRETARY: Julio Grabiel?
 10 MR. GRABIEL: Yes.
 11 THE SECRETARY: Robert Behar?
 12 MR. BEHAR: Yes.
 13 THE SECRETARY: Jeffrey Flanagan?
 14 CHAIRMAN FLANAGAN: Yes.
 15 All right.
 16 MR. GARCIA-SERRA: Thank you very much.
 17 We'll see you.
 18 MS. MENENDEZ: Thank you, Mario.
 19 CHAIRMAN FLANAGAN: Thank you, Mario.
 20 Maria, five minutes?
 21 MS. MENENDEZ: Five minutes.
 22 CHAIRMAN FLANAGAN: Yeah. The Vice
 23 Chair -- yeah, we'll take a five-minute break.
 24 It's ten after 8:00.
 25 We will resume at 8:15 sharp.

1 (Short recess taken.)
 2 CHAIRMAN FLANAGAN: All right. We'll get
 3 re-started. So much for 8:15 sharp. It's
 4 almost 8:20.
 5 Charles, do you want to read the next item
 6 on the agenda?
 7 MR. WU: Yes, sir.
 8 Item Number 9, "A Resolution of the City
 9 Commission of Coral Gables, Florida requesting
 10 mixed use site plan review pursuant to Zoning
 11 Code Article 4, "Zoning Districts", Division 2,
 12 "Overlay and Special Purpose Districts",
 13 Section 4-201, "Mixed Use District (MXD)" for
 14 mixed use project referred to as "One Merrick
 15 Park" on the property legally described as Lots
 16 8-11, Block 9, Industrial Section (351 San
 17 Lorenzo Avenue), Coral Gables, Florida;
 18 including required conditions; providing for an
 19 effective date."
 20 CHAIRMAN FLANAGAN: Okay. Thank you.
 21 Looks like the Applicant is ready.
 22 MR. NAVARRO: I'm ready to go.
 23 CHAIRMAN FLANAGAN: All right.
 24 MR. NAVARRO: Thank you.
 25 Now, Mr. Chair, Board Members, for the

1 record, Jorge Navarro, with offices at 333
 2 Southwest 2nd Avenue, in Miami, Florida.
 3 With me is the owner of the property,
 4 Mr. Oscar Roger, and Mr. Oscar Roger, Jr. Also
 5 is Sam Ferreri and Bruno Phillips, from the
 6 architecture firm of PGAL.
 7 The project before you is located at the
 8 northwest corner of San Lorenzo Avenue and
 9 Laguna Street. You can see it here on the
 10 aerial.
 11 It is an existing 11,000 square foot
 12 unimproved and vacant parcel of land, that's
 13 located directly in front of Merrick Park.
 14 The property is currently zoned Industrial.
 15 It's part of your North Industrial Mixed-use
 16 District, and the request before you is simply
 17 to obtain your approval of our proposed site
 18 plan, pursuant to your MXD regulations.
 19 The project consists of 13 units. They're
 20 very large units. They're about 2,600 square
 21 feet. So these are really like a high end,
 22 luxury type of unit that we're trying to
 23 incorporate into this market, and it has 4,000
 24 square feet of ground floor retail.
 25 The project, we believe, is important.

1 Even though it's not very large, in terms of
 2 density, from what you're used to seeing in
 3 other projects in this area, it is important,
 4 because of its proximity to Merrick Park, and
 5 it presents a very unique opportunity to create
 6 a high end mixed-use project, where you could
 7 actually have people live, shop, walk and dine
 8 within close proximity to the City's premiere
 9 dining and shopping destination, which is your
 10 Merrick Park.
 11 In addition to the proposed development
 12 concept of having these high end luxury units,
 13 which are about two units per floor, we're also
 14 trying to improve the pedestrian experience
 15 along this corridor and improve the walkability
 16 and connectivity between the projects that are
 17 located north of this site and the Merrick Park
 18 destination.
 19 We have an arcade, which surrounds the
 20 property, all along San Lorenzo and Laguna
 21 Street. It's completely enclosed. So you have
 22 pedestrians, they can have cover from the
 23 elements. It provides a shading element.
 24 And we also, in addition to that, have
 25 designed our plan in a way that we preserve as

1 many of the on-site trees that are located
2 along the sidewalk. So we're gone ahead and
3 designed our plan to try to do that and improve
4 the public realm.

5 Additionally, we're providing all of the
6 decorative pavers that match the existing
7 sidewalk, and we also have gone ahead and
8 re-designed our project to have the access
9 directly on Laguna Street.

10 You know, this site is very unique, in that
11 you have the Merrick Park shopping center, and,
12 also, next to you, you're going to have the
13 future Baptist Medical Plaza, as well.

14 So this is an area which is being
15 re-developed and we believe this project is
16 going to complement the area. It's going to be
17 compatible with those uses that you see there.
18 We're very excited for it.

19 It complies with all of your MXD
20 regulations. Your Staff has reviewed it. It
21 complies with your concurrency standards. We
22 have a positive recommendation, and we're here
23 this evening to ask for your approval.

24 I'm here to answer any questions, and so is
25 our team. Thank you very much.

1 CHAIRMAN FLANAGAN: Thank you.
2 Mr. Trias.

3 MR. TRIAS: Thank you, Mr. Chairman.
4 If I could have the PowerPoint.

5 The best that I can say about this project
6 is that they're not requesting a land use
7 change or a Zoning change or an overlay. This
8 is an existing overlay, that you're very
9 familiar with, which is the mixed-use overlay
10 that is in the Industrial area, and the project
11 follows those rules.

12 As you can see, there's many buildings
13 already built surrounding the area. There are
14 some proposed, as the Applicant said, along Le
15 Jeune. So I expect that the area will build
16 out according to the MXD regulations.

17 I will go fast, given the late hour.

18 I'm sure you're familiar with the project.
19 The land use and the Zoning remain, and no
20 changes are being proposed.

21 And in terms of the design, the access of
22 the property is from Laguna. That changed a
23 couple of times.

24 CHAIRMAN FLANAGAN: Okay.

25 MR. TRIAS: You had a question?

1 CHAIRMAN FLANAGAN: No. Sorry.
2 I just thought I saw in my packet that the
3 access was in the alley.

4 MR. TRIAS: I was going to say that. The
5 access used to be in the alley, and because of
6 input from the traffic engineers and others,
7 then it was changed back to the front. So that
8 is the only issue that I think was reviewed
9 through the process.

10 If you look at it in context, the building
11 follows Mr. Behar's preferred design, which has
12 a podium, and then the building is on top.

13 MR. BEHAR: That's not my preferred design.
14 Let's get that clear, for the record.

15 MR. TRIAS: I wanted to explain that, but
16 it does follow that design scheme, which is
17 fairly typical in the mixed-use projects, and
18 you can see how it looks, in terms of the
19 design and the architecture.

20 It has been reviewed and approved by the
21 Board of Architects.

22 MR. GRABIEL: Can we go back one image?

23 MR. TRIAS: Yes.

24 MR. GRABIEL: Is that the site of the
25 Baptist?

1 MR. BEHAR: No, that is the north side.

2 MR. TRIAS: That is the north elevation, yes.

3 CHAIRMAN FLANAGAN: But you only see the
4 top part of that deck, because --

5 MR. TRIAS: Right. There are buildings
6 next to it.

7 CHAIRMAN FLANAGAN: Right.

8 MR. TRIAS: So the intent is that there
9 would be other buildings around that base,
10 right?

11 MR. NAVARRO: Correct. Yeah.

12 We worked with the Board of Architects on
13 that facade for some time. There's an existing
14 three-story building, that currently exists
15 next to it, and we've gone ahead and provided
16 some additional articulation along the trim of
17 the parking pedestal, in order to try to blend
18 it in, until that property is developed in the
19 future.

20 MR. BEHAR: That facade most likely is
21 going to do away in the very near future.

22 MR. NAVARRO: Yeah.

23 MR. TRIAS: That's true.

24 MR. GRABIEL: Yes.

25 MR. BEHAR: The north facade.

1 MR. GRABIEL: Yeah. Those one story
 2 buildings.
 3 MR. BEHAR: Right.
 4 MS. MENENDEZ: Got it.
 5 MR. TRIAS: Very good.
 6 If you look at the site plan information,
 7 the project, as proposed, is within the allowed
 8 FAR and height and the ten floors that are
 9 allowed currently in this overlay.
 10 It complies with the parking requirements.
 11 We've had multiple public notices. The
 12 Applicant had the public information meeting in
 13 July. There was a mail-out, a courtesy
 14 notification, in August. The property was
 15 posted in August, also. The legal add was done
 16 in August, and it was posted on the Agenda
 17 website, and also in the City web page.
 18 As you can see, the Board of Architects
 19 gave preliminary design approval, and then
 20 Mediterranean bonus, back in March.
 21 The Applicant reviewed all of the
 22 Development Review Committee comments and
 23 addressed them properly.
 24 The findings of facts are that the
 25 application satisfies the provision of the

1 developer. I attended the Charrette or the
 2 reception that was held by the developer, and
 3 it wasn't just the reception that impressed me,
 4 but, rather, the substance and the answers that
 5 were given.
 6 This project, to me, stands in stark
 7 distinction to many others that I have objected
 8 to. This one is, as best I can tell, as of
 9 right. There are no variances or
 10 quasi-variances requested. There's no alleyway
 11 vacation, where there's no real value to the
 12 City, which I complained about mightily in
 13 other projects. There's no overlay being
 14 requested.
 15 The articulation and the style is sensitive
 16 to the area, and it's just refreshing to see a
 17 project that is not asking for all of these
 18 additional overlays, alleyway vacations, all of
 19 the things that I have seen in other projects,
 20 and I've complained about.
 21 So, in conclusion, as a resident who
 22 attended the Charrette and who tracks these
 23 projects in my area, I think this is a great
 24 one, and I urge you to vote favorably on it.
 25 MS. MENENDEZ: I'm sorry, so where is your

1 Comprehensive Plan and the Zoning Code for
 2 mixed-use projects, and Staff recommends
 3 approval, with certain conditions that are
 4 outlined in the Staff report.
 5 MR. NAVARRO: And we agree with all of
 6 those conditions that are proffered by Staff.
 7 CHAIRMAN FLANAGAN: Okay. Thank you.
 8 Scot, do we have any speakers signed up for
 9 this application?
 10 THE SECRETARY: We have one speaker.
 11 CHAIRMAN FLANAGAN: One speaker, okay.
 12 We'll open the public hearing.
 13 THE SECRETARY: Paul Savage.
 14 CHAIRMAN FLANAGAN: Were you sworn in
 15 earlier?
 16 MR. SAVAGE: No, I was not.
 17 (Thereupon, Mr. Savage was sworn.)
 18 MR. SAVAGE: I do.
 19 Good evening. I know the hour is late.
 20 I'll be very quick.
 21 My name is Paul Savage. I am a nearby
 22 resident, at 522 Vilabella Avenue. I am here
 23 to speak in favor of this project.
 24 I was in receipt of all of the legal
 25 mail-outs, as well as an invitation from the

1 address? Where do you live?
 2 MR. SAVAGE: 522 Vilabella Avenue, which is
 3 basically -- a lot of these drawings, or, site
 4 plans, rather, depict Coral Gables High School,
 5 and you can see the soccer field and all of
 6 that. I'm basically on the other side of the
 7 soccer field, along Riviera.
 8 MS. MENENDEZ: Okay. So you're in the
 9 residential community --
 10 MR. GRABIEL: West of the high school.
 11 MR. SAVAGE: Yes, I'm west of this.
 12 MS. MENENDEZ: West of the high school.
 13 MR. SAVAGE: Yeah, just west of the high
 14 school.
 15 MS. MENENDEZ: That Vilabella, right,
 16 because I was saying, I don't remember
 17 Vilabella being in this area. Thank you.
 18 MR. SAVAGE: Right.
 19 MS. MENENDEZ: Continue with your comments.
 20 MR. SAVAGE: Sure. I'm watching this and
 21 other nearby projects, and I thank this Board
 22 for its important work.
 23 You know, I am concerned about site lines,
 24 height variances. Obviously this area is going
 25 to mature and be built up. We just want to

1 make sure that we do it right, that it's
2 appropriate, in terms of density, and also
3 sensitivity to the Code, and I think this is a
4 good one.

5 This is not overly dense. It looks like a
6 Coral Gables building. It's not too tall.
7 They haven't come in and asked for the copula
8 on the top and all of these wonderful things
9 that I like to come in and complain about in
10 other projects, but not this one.

11 I really like this one, and I appreciate
12 the Applicant's work on it and the Staff's work
13 on it.

14 MR. BEHAR: Well, actually, you bring up a
15 good point and I want to get the Applicant --
16 George, come up.

17 This area allows you to go up to how high?

18 MR. NAVARRO: Per Code, the Code has been
19 recently amended. It allows you to go up to
20 120 feet. That's just habitable height.

21 And then I believe the Code allows you to
22 go up an additional, at the discretion of the
23 Commission, a certain amount of height.

24 I believe our architectural elements are
25 about 13 or 20 feet maximum. So we're not

1 maximum. Okay, so those two regulations apply.

2 CHAIRMAN FLANAGAN: Okay. Thank you.

3 Okay. There's no more public comments?

4 THE SECRETARY: No, that's all.

5 CHAIRMAN FLANAGAN: Okay. Mr. Navarro, do
6 you have anything else you wanted to add before
7 we --

8 MR. NAVARRO: No, that's it. I'm here to
9 answer any questions. I mean, I know that
10 we've done a good job, when my colleague Paul
11 comes up here to support a project. I know
12 that he looks for excellence in design, so I
13 think we've done a good job with this one.

14 CHAIRMAN FLANAGAN: Okay. Thank you.

15 MR. WU: Mr. Chair, if you can acknowledge
16 the resident's e-mail, from resident Lita
17 Silver, who lives at 4250 Salcedo. That
18 pertains to this project.

19 CHAIRMAN FLANAGAN: Right. I think
20 everybody has a copy of that e-mail, that was
21 on our seats when we got here.

22 MR. NAVARRO: I don't think I've seen a
23 copy of the e-mail.

24 CHAIRMAN FLANAGAN: 4250 Salcedo. Lita
25 Silver. She's opposing.

1 taking full advantage of that new Code. I'll
2 get you the exact heights right now.

3 MR. BEHAR: But you're not seeking any
4 height variance or anything like that?

5 MR. NAVARRO: Yeah, it's all in accordance
6 with the MXD regulations. We have 117 feet of
7 habitable height, and then 127 feet to the
8 parapet, with certain elements going up to 131
9 feet.

10 And we're within the ten stories.

11 All we do is provide a little bit more
12 floor to ceiling height, to provide a better,
13 you know, type unit. So we're not increasing
14 density or anything, as a result.

15 CHAIRMAN FLANAGAN: And according to the
16 Staff analysis, it's a hundred feet. The City
17 Commission can approve up until 120.

18 MR. NAVARRO: Uh-huh. And that was
19 recently done, because there was some issues
20 with developers trying to design these high end
21 units, and what happens is that you end up
22 taking away from the retail tenant, and then
23 the retail suffers, because you try to reduce
24 the height of the retail.

25 MR. TRIAS: It's 120 and 10 stories,

1 If you haven't seen it, I think the Staff
2 probably has -- do we have another printout for
3 the Applicant?

4 Okay. We'll start discussion with the
5 Board.

6 MR. GRABIEL: Yeah. I like this project.
7 I'm finding this project -- it's refreshing to
8 see something that fits in a 100 by 100 foot
9 lot.

10 And I think, for the City, it's good to
11 have the variety that you obtain by having
12 different buildings, which are rather small,
13 one next to each other.

14 I had a couple of questions.

15 Ramon -- excuse me -- you said the driveway
16 was moved from the alley to Laguna?

17 MR. TRIAS: Yeah. That discussion took
18 place through the process. So there were
19 several iterations of that design. Eventually
20 it ended up, the final design is Laguna, yes.

21 MR. GRABIEL: And why was that?

22 MR. TRIAS: It had to do with the
23 neighboring projects that were also accessing
24 the alley and the traffic impacts that were
25 anticipated.

1 MR. GRABIEL: Okay. Because the only thing
2 I don't like about the project is that. We're
3 driving into Laguna, which should be pure
4 retail or commercial.

5 MR. TRIAS: There was another issue related
6 to that, which was that the ramping of the
7 garage, because it's a very small site, it
8 didn't allow to get tall enough, high enough,
9 to have the 13 feet that are required for the
10 arcade.

11 So there were some conflicts, in terms of
12 design, that made it difficult, because of the
13 size and the dimensions.

14 MR. BEHAR: And I think also Public Works
15 does not allow you to have 100 percent of your
16 egress for your garage from the alley.

17 MR. GRABIEL: Did not know that.

18 MR. TRIAS: Right.

19 MR. GRABIEL: Well, it's a shame. One of
20 the nice things about the project is the amount
21 of commercial on the ground floor.

22 MR. TRIAS: Absolutely. Like I said, that
23 was debated and discussed and analyzed, and at
24 the end, Mr. Behar is correct, that was what
25 prevailed from the Public Works comments.

1 circumstances, you know, the alley being so
2 tight and the Public Works -- and that was
3 before Glen's time. That's a requirement that
4 was here since Alberto Delgado was here, and
5 that's something maybe that for future we
6 should look at.

7 MS. MENENDEZ: You're talking about a small
8 number of units, small number of parking
9 spaces. What impact does this really affect?

10 MR. TRIAS: As I said, that was the
11 original idea, but that has some design
12 challenges, because then the arcade, because of
13 the ramping, couldn't get high enough, fast
14 enough, because of the tight dimensions of the
15 site.

16 MR. BEHAR: But what height have you got on
17 the arcade, ten feet? If you think about it,
18 ten feet on an arcade that size, the proportion
19 could have still been -- ten feet could have
20 been -- in my opinion, it would have been a
21 better choice to put the parking in the back.

22 MR. TRIAS: And those are issues that are
23 valid concerns that you may want to make some
24 recommendations, if you choose to.

25 MS. MENENDEZ: What was it, the Board of

1 MR. NAVARRO: Yeah, it was our preference,
2 as well, but, unfortunately, due to those
3 issues that your Director mentioned, it was
4 very difficult to accomodate that access along
5 the alley.

6 CHAIRMAN FLANAGAN: But Julio raises a good
7 point, and maybe for any other developments on
8 Laguna, the apartments on the north side of
9 what I'll call the equinox part of Merrick
10 Park, they've got a two or three bay entrance
11 to their parking garage and I think a service
12 bay there on Laguna.

13 MR. GRABIEL: Right.

14 CHAIRMAN FLANAGAN: I mean, you raise a
15 good point. With this now, and depending on
16 what happens in the future, just a thought.

17 MR. BEHAR: But in this case, too, that
18 alley behind this property is only twenty feet
19 wide. So that also posed another problem.

20 You know, I'm a believer -- despite of what
21 Mr. Ramon says that I like pedestal parking, I
22 am a believer that all of the access to the
23 parking should be in the back side, should not
24 be in public, and you're right, and this could
25 have been one of those, but, unfortunately, the

1 Architects wants --

2 MR. BEHAR: No. I think that comes from
3 Public Works, where the entrance to the
4 parking, only a small percentage can be in the
5 back. You know, the majority of the parking
6 has to be accessible from the primary or
7 secondary street, not from an alley.

8 MR. TRIAS: Mr. Chairman, as I said, this
9 issue was designed and discussed and reviewed
10 and the final recommendations from the traffic
11 experts was that traffic worked better from
12 Laguna.

13 MS. MENENDEZ: Is that in here? Is the
14 traffic analysis in here that says that?

15 MR. NAVARRO: No. I think our traffic
16 analysis is based on -- so what happened was,
17 we originally had the plan with --

18 MR. TRIAS: But it's not about traffic
19 analysis. It's the operations of traffic.
20 It's the movement.

21 MR. NAVARRO: Like turning radiuses and slopes.

22 MR. TRIAS: And the dimensions.

23 MS. MENENDEZ: That's what I thought.

24 MR. BEHAR: It's a very small alley. It's
25 only 20 feet.

1 MR. NAVARRO: And I think the alley,
 2 actually, at that point, is actually less.
 3 Yes, there's 18 feet at a portion of that
 4 alley, for whatever reason. So even, you know,
 5 kind of affected the ability to get a proper
 6 turning radius.
 7 MR. BEHAR: Unless you want to vacate part
 8 of your property to make the alley wider.
 9 MR. NAVARRO: Correct. So it was just --
 10 you know, there was a lot of considerations
 11 that had to be done.
 12 MR. BEHAR: He didn't even get it.
 13 MR. NAVARRO: Yeah.
 14 CHAIRMAN FLANAGAN: The Baptist facility,
 15 is that an as of right project, or is that --
 16 MR. TRIAS: Yes, and the architect is
 17 sitting next to you.
 18 CHAIRMAN FLANAGAN: Yeah, I know. I saw
 19 something somewhere.
 20 What's the height of that project?
 21 MR. BEHAR: That's six stories, 70 --
 22 MR. NAVARRO: -- two feet, I think.
 23 MR. BEHAR: Something along that line.
 24 CHAIRMAN FLANAGAN: Does anybody remember,
 25 what's the project directly north of that,

1 Merrick Manor?
 2 MR. TRIAS: Merrick Manor, yes.
 3 CHAIRMAN FLANAGAN: Anybody recall, give or
 4 take, how high that one is?
 5 MR. NAVARRO: I think it's 72 feet along Le
 6 Jeune and 100 feet --
 7 MR. TRIAS: The architect is sitting next
 8 to you, also.
 9 CHAIRMAN FLANAGAN: You did Merrick Manor?
 10 MS. MENENDEZ: Well, he should know.
 11 That's a high one, super high. Too high.
 12 MR. BEHAR: It is 77 feet on Le Jeune Road
 13 and only a hundred on the back side.
 14 MR. TRIAS: But that one was a special
 15 approval by settlement by the Commission.
 16 CHAIRMAN FLANAGAN: Right.
 17 MR. TRIAS: So that's not a good example.
 18 CHAIRMAN FLANAGAN: They went a little
 19 higher, didn't they? Did it end up at that?
 20 MR. BEHAR: Okay. But that was special,
 21 because of the whole issue --
 22 CHAIRMAN FLANAGAN: Right. Okay. But then
 23 this is a much smaller footprint, so we're
 24 going a little higher, but okay.
 25 MR. BEHAR: And the Code has changed, I

1 think it's for the better, because you really
 2 allow for the retail to be better. The units
 3 itself, without increasing the number of
 4 floors, you get a better -- in a project of
 5 this magnitude or this quality, this is very
 6 appropriate.
 7 CHAIRMAN FLANAGAN: Sorry, Julio, I think
 8 you were in the middle of your questioning when
 9 we started down different paths.
 10 MR. GRABIEL: That's all right.
 11 I mean, I understand that it couldn't be
 12 done, but it's a shame, because it destroys the
 13 pedestrian quality of Laguna.
 14 My second question on the garage is, as the
 15 owners and the architect heard me before, I
 16 want to make sure that from the outside, you
 17 cannot see inside the garage at night or during
 18 the day.
 19 What is the design of those grills so we
 20 not are able to see into the garage?
 21 MR. NAVARRO: I think that you echo the
 22 same concerns from the Board of Architects.
 23 You're right on point. We actually worked on
 24 this with our architect. We worked on the
 25 paneling and the way that the lights would be

1 located, but I'll let our architect expand on
 2 that.
 3 MR. FERRERI: For the record, Sam Ferreri,
 4 PGAL Architects.
 5 All of the lights will be shielded, so they
 6 won't be direct vision of any of the
 7 lightbulbs, and we also have grills that will
 8 basically also temper the light, that's in the
 9 garage at night, that would filter out.
 10 So we take that concern seriously. I
 11 currently live in a house that I see the glow
 12 of lights down the street from me, and it is
 13 objectionable. So we have tried in every way
 14 to make sure that you will not see the direct
 15 light, but also to filter the light that's
 16 spilling out, by using screens and louvers,
 17 grills.
 18 MR. GRABIEL: Okay. Thank you.
 19 CHAIRMAN FLANAGAN: Maria, any questions?
 20 MS. MENENDEZ: No.
 21 CHAIRMAN FLANAGAN: Robert?
 22 Marshall?
 23 MR. BEHAR: I'm going to make a motion, if
 24 there's no questions, to approve the project.
 25 MR. BELLIN: I'll second it.

1 MR. NAVARRO: Thank you.
 2 CHAIRMAN FLANAGAN: And that's with Staff's
 3 conditions?
 4 MR. BEHAR: Yes.
 5 CHAIRMAN FLANAGAN: Okay. Any further
 6 discussion?
 7 Scot, if you can call the roll.
 8 THE SECRETARY: Maria Menendez?
 9 MS. MENENDEZ: Yes.
 10 THE SECRETARY: Julio Grabiell?
 11 MR. GRABIEL: Yes.
 12 THE SECRETARY: Marshal Bellin?
 13 MR. BELLIN: Yes.
 14 THE SECRETARY: Robert Behar?
 15 MR. BEHAR: Yes.
 16 THE SECRETARY: Jeffrey Flanagan?
 17 CHAIRMAN FLANAGAN: Yes.
 18 Thank you.
 19 MR. NAVARRO: All right. Thank you very
 20 much. Have a good evening.
 21 MS. MENENDEZ: You, too.
 22 CHAIRMAN FLANAGAN: You, too.
 23 MR. GRABIEL: Thank you.
 24 CHAIRMAN FLANAGAN: All right. Our agenda
 25 has one more item. It was a discussion item on

1 the US-1/Red/Sunset report and findings. Staff
 2 has given us, I think it was in our packet, the
 3 workshop report. However, on the advice of the
 4 City Attorney, we've been asked to take it off
 5 the Agenda, because one of the attorneys for
 6 the applicants is objecting to us discussing it
 7 here tonight.
 8 So apparently, in an abundance of caution,
 9 for some reason, they're objecting, so we will
 10 take it off the agenda.
 11 MS. MENENDEZ: Are we going to take it up,
 12 Mr. Chairman, on the 16th, next Wednesday,
 13 then?
 14 CHAIRMAN FLANAGAN: Personally, I think it
 15 needs to be part of the discussion. I think it
 16 would have been good to discuss some of it now,
 17 but we won't.
 18 MS. MENENDEZ: It makes sense.
 19 CHAIRMAN FLANAGAN: Mr. Trias.
 20 MR. TRIAS: Just for information, the
 21 Commission had a discussion on the item this
 22 week and there was a lot of public input
 23 provided at that point. Just for your
 24 information.
 25 MR. GRABIEL: On this document?

1 MR. TRIAS: Yes.
 2 MR. GRABIEL: So the Commission has already
 3 seen that document?
 4 MR. TRIAS: Yes.
 5 CHAIRMAN FLANAGAN: Mr. Trias, is there a
 6 way -- I don't know if Coral Gables TV or
 7 somebody, to -- not a snapshot, take a
 8 portion -- a portion of their meeting of the
 9 discussion of this, with the public comment,
 10 would we be allowed to -- and maybe send that
 11 to us in like a video link?
 12 MR. WU: We'll find a way to send that to
 13 you.
 14 MR. TRIAS: Yeah. The videos are posted,
 15 so we can probably send you the link, because
 16 they're very well organized, by topic. So,
 17 yeah.
 18 CHAIRMAN FLANAGAN: Oh, that's true. You
 19 can click on the Agenda and it takes you
 20 right --
 21 MR. TRIAS: I think we can --
 22 CHAIRMAN FLANAGAN: I think we can figure
 23 it out. That's fine.
 24 MR. TRIAS: Thank you very much.
 25 CHAIRMAN FLANAGAN: Thank you.

1 All right. Anything else for discussion
 2 before we adjourn?
 3 Motion to adjourn?
 4 MR. GRABIEL: So moved.
 5 MR. BEHAR: Second.
 6 Just for the record -- excuse me, Mr.
 7 Chair -- next week, I won't be here. I already
 8 had a pre-arranged vacation, that my wife will
 9 definitely kill me if we don't that do.
 10 CHAIRMAN FLANAGAN: All right.
 11 We have a motion and a second. All those
 12 in favor of adjourning say, "aye."
 13 MR. GABRIEL: Aye.
 14 MS. MENENDEZ: Aye.
 15 MR. BELLIN: Aye.
 16 MR. BEHAR: Aye.
 17 CHAIRMAN FLANAGAN: Thank you. We're out
 18 of here. See you next Wednesday.
 19 (Thereupon, the meeting concluded at 8:55
 20 p.m.)
 21
 22
 23
 24
 25

1 C E R T I F I C A T E
2
3 S T A T E O F F L O R I D A :
4 S S .
5 C O U N T Y O F M I A M I - D A D E :
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 D A T E D t h i s 2 0 t h d a y o f S e p t e m b e r , 2 0 1 5 .
17
18
19
20
21

22 S I G N E D C O P Y O N F I L E
23 _____
24 N I E V E S S A N C H E Z
25

Attendance/Speaker Sign In Sheet – September 9, 2015

Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Paul Savacore	522 Vitabella Ave	305-444-7188	<input type="checkbox"/> Villa Valencia <input checked="" type="checkbox"/> One Merrick Park
2.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
3.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
4.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
5.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
6.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
7.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
8.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
9.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
10.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
11.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
12.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
13.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park

Attendance/Speaker Sign In Sheet – September 9, 2015

Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	KITTY WINKLER	642 VALENCIA AVE, #406 CORAL GABLES 33134	786-536-2110	<input checked="" type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
2.	Volker Anding	600 Biltmore Way #1114 Coral Gables FL 33134	305-725-2720	<input checked="" type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
3.	Ricky Patel	550 VALENCIA AVE, #1 CORAL GABLES, FL 33134	786-537-2654	<input checked="" type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
4.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
5.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
6.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
7.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
8.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
9.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
10.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
11.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
12.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
13.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park

Attendance/Speaker Sign In Sheet – September 9, 2015

Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Jennie Rogers	345 Cadima Ave.	305-491-3605	<input checked="" type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
2.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
3.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
4.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
5.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
6.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
7.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
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10.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
11.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
12.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park
13.				<input type="checkbox"/> Villa Valencia <input type="checkbox"/> One Merrick Park

rogelio pretto

September 9, 2014

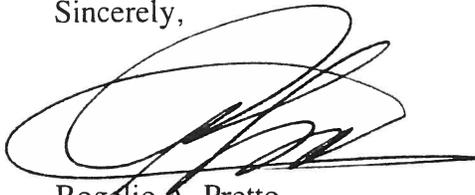
City of Coral Gables
Planning and Zoning Board
City Hall
Coral Gables, FL 33134

TO WHOM IT MAY CONCERN:

The Gonzalez/Pretto family has had residential real estate ownership presence in the 500 Valencia Ave Block in Coral Gables for over 50 years. My wife and I, and when growing up, our kids, have called 510 Valencia our home during the last 30 years.

We support the Valencia 34 Development, LLC Villa Valencia project, and look forward to the further enhancement of our block.

Sincerely,



Rogelio A. Pretto

From: ledasil@aol.com
To: [Planning](#)
Subject: Merrick Park - Laguna and San Lorenzo building request
Date: Tuesday, September 08, 2015 11:08:06 PM

Good evening,

I am a native Miami-Dade County resident who just recently moved to Coral Gables. I live in this area and am very opposed to the planned development being requested for the green space next to Nieman Marcus on the corner of San Lorenzo and Laguna Streets. I just saw the posting for the planning meeting over the weekend so I went online and read the proposal. I live in that area and would not recommend that additional residential and retail units be built there for several reasons:

1. Loss of green space - there is very little green space in the area and more concrete and congestion in that area is definitely not wanted. Local residents walk their dogs there and it gives the area a "park-like" feeling rather than more cars, parking places, stores, congestion. It is already very congested with the Nieman Marcus valet service right there. Residents are not permitted to use the field at Coral Gables High School.
2. Laguna is already extremely congested for a small street. Please watch on any given day, including Saturday mornings, when that small street is used for moving vans, deliveries for both residential and commercial properties, waste pick-ups regularly, numerous trucks parking in the streets (both sides at same time) in order to deliver fresh produce and other food/goods to the numerous restaurants at Merrick Park, etc. Last Saturday, even a small sedan could barely fit between the trucks blocking the street. Others had to back up and wait until trucks left. This is on top of the usual traffic from the retail and residential parking already there on Laguna and the metered spaces in front of the existing retail shops. The road is too small and congested now. San Lorenzo faces NM and cars are always stopping there to let people off since it is near the entrance and valet. There is already plenty of activity.< br>
3. During last Saturday's rain, Laguna floods badly and so adding more concrete, people, and congestion is not going to benefit the community.
4. The size of the planned building is taller than the other units around there and may block views, remove green space that people cherish, and eliminate some of the privacy that I, for one, sought when I relocated to that area. Furthermore, the thought of construction and banging and cranes is not appealing and had that been known at the time, I would not have chosen this location to live.
5. There are numerous empty retail spaces within 2 blocks of this site so I do not see the need for more small retail stores below the 3 bedroom residential units.
6. Do not want additional congestion there as it is already dangerous coming out of those parallel parking spaces and the garage.
7. All in all, for a few retail storefronts (where there are several available within a block or two) and for 13 units that will rise 10 stories, I respectfully request that you deny this request. I believe there are already enough units in the area and enough retail on that side of Merrick Park.

Thank you.

Leda Silver
4250 Salzedo
305-608-8976