

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

<b>MEMBERS</b>	<b>J14</b>	<b>F11</b>	<b>M11</b>	<b>A8</b>	<b>M13</b>	<b>J10</b>	<b>J29</b>	<b>A12</b>	<b>S9</b>	<b>S16</b>	<b>O14</b>	<b>D9</b>	<b>APPOINTMENT</b>
	'15	'15	'15	'15	'15	'15	'15	'15	'15	'15	'15	'15	
<b>Robert Behar</b>	-	-	-	-	-	-	-	-	P	E	P	E	Board-As-A-Whole
<b>Marshall Bellin</b>	P	P	P	C	C	C	P	P	P	P	P	P	Commissioner Vince Lago
<b>Jeffrey Flanagan - Chair</b>	E	P	P	C	C	C	E	P	P	P	P	P	Commissioner Pat Keon
<b>Julio Grabiell</b>	P	P	P	C	C	C	E	P	P	P	P	P	Mayor Jim Cason
<b>Maria A. Menendez Vice Chair</b>	P	P	P	C	C	C	P	P	P	P	P	P	City Manager Swanson-Rivenbark
<b>Alberto Perez</b>	E	P	P	C	C	C	P	P	E	P	P	P	Commissioner Frank C. Quesada
<b>Frank Rodriguez</b>	-	-	-	-	-	-	P	P	E	P	P	P	Commissioner Jeannett Slesnick

DRAFT

**P = Present**  
**E = Excused**  
**C = Meeting Cancelled**

**City Staff and Consultants:**

Charles Wu, Asst. Development Services Director  
 Craig Leen, City Attorney  
 Ramon Trias, Planning & Zoning Director  
 Megan McLaughlin, City Planner  
 Scot Bolyard, Principal Planner  
 Jill Menendez, Administrative Assistant  
 Jessica Keller, Asst. Public Works Director

**Court Reporter:**  
 Nieves Sanchez

Craig H. Coller, Esq., Special Counsel

**Attachments:**

- 12 09 15 Planning and Zoning Board Verbatim Minutes
- 12 09 15 Attendance/Speaker Sign In Sheet
- Petition in Support of 311 and 315 Santander Avenue entered into the record by Mario Garcia Serra

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, DECEMBER 9, 2015, COMMENCING AT 6:05 P.M.

9 Board Members Present:  
 10 Jeff Flanagan, Chairman  
 11 Maria Alberro Menendez, Vice Chair  
 12 Marshall Bellin  
 13 Julio Grabiell  
 14 Alberto Perez  
 15 Frank Rodriguez

16 City Staff and Consultants:  
 17 Charles Wu, Assistant Development Services Director  
 18 Ramon Trias, Planning Director  
 19 Craig E. Leen, City Attorney  
 20 Scot Bolyard, Principal Planner  
 21 Jill Menendez, Planning Administrative Assistant  
 22 Craig H. Collier, Esq., Special Counsel

23 Also Participating:  
 24 Jeffrey Bass, Esq., on behalf of Item 5  
 25 Janet Gavarrete  
 Jose Rodriguez, Keith and Schnars  
 Mario Garcia-Serra, Esq., on behalf of Items 6 and 7  
 Beatriz Hernandez, MSA Architects  
 Joe Wilber, Gables Residential  
 Eduardo Gutierrez, Bullrock U.S.A.  
 ZW Jarosz, Architect

1 THEREUPON:  
 2 (The following proceedings were held.)  
 3 CHAIRMAN FLANAGAN: Good evening. This is  
 4 the December 9th meeting of the City of Coral  
 5 Gables Planning and Zoning Board.  
 6 I have to read some statements into the  
 7 record. The Board is comprised of seven  
 8 members. Four members of the Board shall  
 9 constitute a quorum, and the affirmative vote  
 10 of four members of the Board present shall be  
 11 necessary for the adoption of any motion. A  
 12 tie vote shall result in the automatic  
 13 continuance of the matter until the next  
 14 meeting, which shall be continued until a  
 15 majority vote is achieved.  
 16 If only four members of the Board are  
 17 present, an Applicant shall be entitled to a  
 18 postponement to the next regularly scheduled  
 19 Board meeting.  
 20 Any person who acts as a lobbyist, pursuant  
 21 to the City of Coral Gables Ordinance Number  
 22 2006-11, must register with the City Clerk  
 23 prior to engaging in lobbying activities or  
 24 presentations before City Staff or its  
 25 Committees and/or the City Commission. A copy

1 Public Speakers:  
 2 Maria Cruz  
 3 Stephen Pearson  
 4 Stan Birnholz  
 5 Paul Savage  
 6 Julio Webel  
 7 Maria Ason  
 8 Alain Yanes  
 9 Kirk Menendez

1 of the ordinance is available in the Office of  
 2 the City Clerk.  
 3 Failure to register and provide proof of  
 4 registration shall prohibit your ability to  
 5 present to the Board.  
 6 I now officially call the City of Coral  
 7 Gables Planning and Zoning Board of Wednesday,  
 8 December 9th, 2015 to order.  
 9 Jill, if you could call the roll, please.  
 10 THE SECRETARY: Robert Behar?  
 11 Marshall Bellin?  
 12 MR. BELLIN: Present.  
 13 THE SECRETARY: Julio Grabiell?  
 14 MR. GRABIELL: Here.  
 15 THE SECRETARY: Maria Menendez?  
 16 MS. MENENDEZ: Here.  
 17 THE SECRETARY: Alberto Perez?  
 18 MR. PEREZ: Here.  
 19 THE SECRETARY: Frank Rodriguez?  
 20 MR. RODRIGUEZ: Here.  
 21 THE SECRETARY: Jeff Flanagan?  
 22 CHAIRMAN FLANAGAN: Here.  
 23 All right. We have a quorum.  
 24 Please be advised that this Board is a  
 25 quasi-judicial Board, and the items on the

Page 5

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

Page 6

1 substantial competent evidence and testimony  
2 presented on the record today.  
3 Does any member of the Board have any such  
4 communication and/or site visit to disclose?  
5 MR. GRABIEL: No.  
6 CHAIRMAN FLANAGAN: No? Seeing none.  
7 Madam court reporter, if you could swear  
8 everybody in.  
9 Everyone who speaks this evening must  
10 complete the roster at the podium with Jill.  
11 We ask that you please print clearly, so the  
12 official records of your name and address will  
13 be correct.  
14 And so now, with the exception of  
15 attorneys, all persons who will speak on agenda  
16 items before us this evening, please rise to be  
17 sworn in.  
18 MR. WU: This is for everyone who might  
19 want to speak on any items today. Please stand  
20 and be sworn in.  
21 (Thereupon, the participants were sworn.)  
22 CHAIRMAN FLANAGAN: Thank you.  
23 And in deference to those present, we ask  
24 that all cell phones, pagers or other  
25 electrical devices be turned off or silenced at

Page 7

1 this time, and we will proceed with the agenda.  
2 First item on the agenda --  
3 MR. WU: Mr. Chair, if I may.  
4 CHAIRMAN FLANAGAN: Yes.  
5 MR. WU: I would like to introduce  
6 Mr. Craig Collier, who will be sitting in as  
7 Special Counsel.  
8 Craig.  
9 MR. LEEN: Thank you, Charles.  
10 Yes. I would just like to -- Mr. Chair, if  
11 I may, I'd like to introduce Craig, as well.  
12 Craig is our Special Land Use Counsel for the  
13 City of Coral Gables. It's an honor to  
14 introduce Craig, who has my name. We both  
15 share the same name, as you know.  
16 But it's an honor to introduce him, because  
17 he really is one of the leading Land Use and  
18 Zoning attorneys in Florida, and certainly in  
19 this area of Florida, as well. He was the  
20 Chief of the Miami-Dade County Attorney's  
21 Office, their Land Use and Zoning Section, and  
22 he's been a Land Use and Zoning lawyer for  
23 many, many years, and also a government lawyer,  
24 for the County, for many years.  
25 So I think he's a great addition to Coral

Page 8

1 Gables. He's going to be coming to our Board  
2 more and more often. I've asked him to be  
3 involved with a lot of the Land Use and Zoning  
4 issues. He works very well with Charles and  
5 Ramon, and I know that they appreciate his  
6 involvement, as well. And I will still be  
7 involved, also, and I will still be attending  
8 your meetings, but occasionally he will also  
9 sit in.  
10 So I just wanted to introduce you to him.  
11 I don't think I could have found a more  
12 experienced person to sit in my seat.  
13 CHAIRMAN FLANAGAN: Craig Leen, thank you.  
14 Craig Collier, welcome.  
15 MR. COLLIER: Thank you. The name plate is  
16 half right.  
17 CHAIRMAN FLANAGAN: All right. The next  
18 item on the agenda is the approval of the  
19 minutes from our meeting of October 14, 2015.  
20 Does anybody have any changes or comments?  
21 If not, I'll take a motion to accept the  
22 minutes.  
23 MR. GRABIEL: I move to accept it.  
24 MR. RODRIGUEZ: Second.  
25 CHAIRMAN FLANAGAN: There's a motion and a

1 second.  
 2 All those in -- I always forget, do we do  
 3 roll call on these?  
 4 Jill, please.  
 5 THE SECRETARY: Marshall Bellin?  
 6 MR. BELLIN: Yes.  
 7 THE SECRETARY: Julio Grabiell?  
 8 MR. GRABIEL: Yes.  
 9 THE SECRETARY: Maria Menendez?  
 10 MS. MENENDEZ: Yes.  
 11 THE SECRETARY: Alberto Perez?  
 12 MR. PEREZ: Yes.  
 13 THE SECRETARY: Frank Rodriguez?  
 14 MR. RODRIGUEZ: Yes.  
 15 THE SECRETARY: Jeff Flanagan?  
 16 CHAIRMAN FLANAGAN: Yes.  
 17 I think the first public hearing item on  
 18 the agenda is Item Number 5. "An Ordinance of  
 19 the City Commission of Coral Gables amending  
 20 the City of Coral Gables and University of  
 21 Miami Development Agreement, adopted by  
 22 Ordinance Number 2010-31 on September 28, 2010,  
 23 pursuant to Zoning Code Article 3, Division 19,  
 24 entitled "Development Agreements", for the  
 25 University of Miami, City of Coral Gables

1 which is, I think, what you say when you have a  
 2 PowerPoint to bring up -- I would just like to  
 3 -- thank you.  
 4 I'd like to just give you an overview of  
 5 the request that's before you, summarize it for  
 6 you, and then march you through the actual  
 7 details of it. There is an agreement, it's  
 8 called the Development Agreement, between the  
 9 University of Miami and the City of Coral  
 10 Gables, and it does a lot of things. It was a  
 11 negotiated agreement over a very extended  
 12 period of time. It is a comprehensive  
 13 agreement.  
 14 There is a term in the Development  
 15 Agreement that addresses this concept known as  
 16 an Internal Road, and the application that we  
 17 have before you this evening seeks to do the  
 18 following: Amend the provision of the  
 19 Development Agreement that relates to the  
 20 Internal Road, specifically to conform with  
 21 what we call Phase II of the Internal Road, to  
 22 represent the current traffic conditions in the  
 23 adjacent roadway network. And the amendment  
 24 that we're seeking to do, and for which we ask  
 25 your approval this evening to summarize it,

1 Campus, amending Paragraph 19 of the  
 2 Development Agreement ("Internal Road and  
 3 Access") that governs internal circulation on  
 4 the Coral Gables Campus, to modify Phase II of  
 5 the Internal Road; providing for a repealer  
 6 provision, providing for a severability clause,  
 7 and providing for an effective date. (Legal  
 8 description is on file with the City."  
 9 And this is a continuation from the October  
 10 14 meeting of ours. We will start with the  
 11 Applicant's presentation. Thank you and good  
 12 evening.  
 13 MR. BASS: Good evening, Mr. Chair, Members  
 14 of the Board. Jeffrey Bass is my name. 46  
 15 Southwest First Street is my address. I'm here  
 16 this evening representing the University of  
 17 Miami. I'm joined by the Campus Planner,  
 18 Ms. Janet Gavarrete, who typically does the  
 19 meat of these presentations, but who has lost  
 20 her voice, so I will do my very first  
 21 PowerPoint presentation ever this evening.  
 22 So please work with me. It's not something  
 23 that I ever have used before.  
 24 Before I do a PowerPoint for you -- and if  
 25 I could ask that we bring up the PowerPoint,

1 seeks to eliminate two segments of the Internal  
 2 Road.  
 3 The first is the segment of the Internal  
 4 Road that would run through the Gifford  
 5 Arboretum. As originally conceived, the  
 6 Internal Road Phase II would run through the  
 7 Gifford Arboretum. We are asking your approval  
 8 for a modification, so that we do not go  
 9 through the Griffin Arboretum.  
 10 So to be clear, the amendment that we're  
 11 seeking is to not go through the Gifford  
 12 Arboretum. We believe that there is ample  
 13 justification for us not to go through the  
 14 Arboretum and we believe it is neither  
 15 necessary nor justified to compel us to go  
 16 through the Arboretum, because it's such a  
 17 precious resource, and we should really guard  
 18 it, not put a road through it.  
 19 The second aspect of the modification asked  
 20 to adjust the scope of the Internal Road Phase  
 21 II, to not traverse the waterway on the south  
 22 of University, near the School of  
 23 Communications, which was a prior configuration  
 24 of the Internal Road.  
 25 It makes no sense to bring a road through

1 there. It's dangerous. The utility of the  
 2 road there, as it relates to diverting or  
 3 minimizing roadway trips, is di minimums, and  
 4 when studied, we believe the evidence is quite  
 5 clear that whatever justification previously  
 6 existed to perform that crossing at that  
 7 location, it no longer exists today.

8 And the third aspect of our request before  
 9 you this evening is, there was a prior  
 10 condition that said, if you displace parking  
 11 north of lake Osceola, by building the Internal  
 12 Road, you shall replace that parking north of  
 13 Lake Osceola.

14 MS. MENENDEZ: North?

15 MR. BASS: North.

16 And what we're asking your permission to do  
 17 is to not replace that parking north. We will  
 18 replace it, one-to-one, but we believe it would  
 19 be contrary to everything that we have done  
 20 through our various mobility strategies, which  
 21 we will highlight, which have successfully  
 22 diverted traffic away from the north part of  
 23 the campus to the south part of the campus.  
 24 What we've learned is that parking is a driver  
 25 of traffic, and by eliminating parking, you can

1 Development Agreement.

2 And since the original conception of the  
 3 idea of the Internal Road, the University has  
 4 embarked on a vitally important commitment to  
 5 mobility and a series of strategies to  
 6 implement mobility, and when looking at the  
 7 requirement of the Internal Road, through the  
 8 lens of the present mobility strategies, you  
 9 will see that the Internal Road, as previously  
 10 conceived, is no longer necessary to go through  
 11 the Arboretum, and go over the waterway.

12 I'd like to say, we did build and complete  
 13 Phase I of the Internal Road. That is  
 14 complete.

15 So this was the original configuration, on  
 16 the slide, of the Internal Road, as conceived  
 17 in the UMCAD approval. You'll see what I'll  
 18 call the magenta line there, outlining its  
 19 path.

20 The blue that you see on the screen is, as  
 21 I mentioned before, Phase I of the Internal  
 22 Road, which has been completed. Many aspects  
 23 of that completion merit mention, that Internal  
 24 Road Phase I eliminated the traffic signal at  
 25 Miller, it installed the new roundabout and new

1 control where traffic goes.

2 So we're asking for the permission not to  
 3 be forced to replace parking north of the lake,  
 4 but, rather, to have the freedom to replace  
 5 parking south of the lake, towards Ponce,  
 6 towards the commercial frontage, where the  
 7 chips should be, and away from the residential  
 8 neighborhood.

9 So that said, let me begin the  
 10 presentation. Just to give you an outline of  
 11 the presentation, we're going to show you what  
 12 the original conditions and configurations were  
 13 for the road, highlight for you the  
 14 justification, and we have our experts here  
 15 from Keith & Schnars, if you have any technical  
 16 questions about that; talk about the Gifford  
 17 Arboretum, basically as the resource that it  
 18 is, and then talk about the recommendations  
 19 that we've heard from our neighbors, through  
 20 the outreach that we've done.

21 The condition, as approved originally for  
 22 the Internal Road, has a long history. I'm not  
 23 going to go through it. Suffice it to say, it  
 24 was a condition in an UMCAD approval in 2007,  
 25 and from that approval, found its way into the

1 entrance to the University at Miller Road,  
 2 re-configured the parking lots by the Music and  
 3 the Law School, closed the entrance from San  
 4 Amaro at the Law School, widened the sidewalks  
 5 along San Amaro, and extensively landscaped and  
 6 buffered the edge there.

7 We did lose a significant number of parking  
 8 spaces when we did that, 350 parking spaces.  
 9 We have replaced, in the Pavia addition -- the  
 10 Pavia Garage, I should say.

11 On the screen you will now see another  
 12 image of the Phase I, which has been completed,  
 13 as required, and you'll see the green, just to  
 14 emphasize for you, where the Arboretum is.

15 So Phase II, on the screen now, is what  
 16 remains to be pending, and the relief that  
 17 we're seeking from you this evening relates to  
 18 this segment of the road. This is the proposed  
 19 road that we seek to build, which you see,  
 20 picks up just on the other side of the  
 21 Arboretum, and connects all of the parking  
 22 resources in that edge of the campus.

23 It eliminates the portion of the road that  
 24 goes through the Arboretum, and it eliminates  
 25 the portion that goes over the canal connecting

1 to Stanford.  
 2 Here is a closer shot of the actual  
 3 proposal, as well as the improvements that are  
 4 part of the proposal. It includes a new 60 to  
 5 70-parking space lot between 1300 Campo Sano  
 6 and the Memorial Parking Lots, to replace some  
 7 of the spaces lost as a result of the  
 8 re-alignment.

9 We've taken a comprehensive look at this  
 10 edge, and I'm going to talk about that a little  
 11 bit more when we get to the conditions, but  
 12 there are other improvements that we've talked  
 13 about with the City, to this edge of the  
 14 campus. And one of them, that I think, for  
 15 anybody who has been on the campus can really  
 16 appreciate, Bronson -- the entrance to Brunson  
 17 is very wide, and notwithstanding that, there  
 18 are no sidewalks there.

19 So for purposes of connectivity and for  
 20 purposes of safety, one of the improvements  
 21 that we're offering as part and parcel of this  
 22 application is the narrowing of Bronson, which  
 23 will have the effect of increasing driver  
 24 safety, and adding a sidewalk, which will have  
 25 the effect of providing for pedestrian safety,

1 37 percent. So we are incredibly proud of what  
 2 we've been able to accomplish, in terms of  
 3 managing and reducing traffic, and we were able  
 4 to do that through a series of strategies.

5 And on the slide you see now before you,  
 6 you'll see a summary of campus-wide traffic  
 7 volumes over time, and what I'd like to  
 8 highlight for you now is some of the strategies  
 9 that we've used to reduce the traffic.

10 First and foremost, President Shalala  
 11 believed that to turn the University of Miami  
 12 into the type of institution to receive the  
 13 recognition that it deserved, it needed to be a  
 14 campus-based school, not a commuter school. So  
 15 there was a very significant commitment to  
 16 bringing students onto the campus to live and  
 17 to improve the programs that we offer for our  
 18 students on the campus.

19 So consistent with that, we did a few  
 20 things. We built University Village during  
 21 this period of time. And we converted that  
 22 commuter population, that was otherwise driving  
 23 to the school, to a resident population, and we  
 24 house them in University Village.

25 If you live in University Village, you have

1 and that sidewalk, as configured, will connect  
 2 to the bicycle path that exists right there,  
 3 part and parcel of the University's commitment  
 4 to connectivity.

5 Parking replacement, you could see here  
 6 that 70 spaces will be lost as we build Phase  
 7 II, the way we wish to build them. We will  
 8 replace those spaces, as we said before, but we  
 9 wish to be able to replace them south of Lake  
 10 Osceola, not north. We believe that that's  
 11 better for everybody involved.

12 Now, this request was not just hatched by  
 13 us. There was a very long and technical  
 14 justification for the request, that was  
 15 documented and calculated by our professional  
 16 traffic engineers, and we submitted a  
 17 justification report, which should be in your  
 18 plan. It's a very large technical document.  
 19 I'd like to just summarize it for you, in terms  
 20 of the trends.

21 It's important to note that the University  
 22 has built a lot of buildings on its campus in  
 23 the last 25 years. But despite that, we have  
 24 been able to reduce the amount of traffic on  
 25 the surrounding roadway, north of the lake, by

1 a restricted parking pass, so you cannot bring  
 2 your car out of University Village during the  
 3 day to drive to class. If you live in  
 4 University Village, you're going to walk to  
 5 class or you're going to take the shuttle to  
 6 get there.

7 We also prohibited freshmen from having  
 8 cars on campus. That was a very significant  
 9 move. The elimination of freshmen cars on  
 10 campus immediately served to significantly  
 11 reduce the amount of traffic that we had on the  
 12 adjacent roadway network.

13 But perhaps the most significant agent for  
 14 change was the introduction of a Parking  
 15 Management Plan, that assigned parking  
 16 privileges to each specific parking resources,  
 17 and the result of that is obvious to anybody  
 18 who ever had to go to the University of Miami  
 19 to do anything, as I did for Law School.

20 If you didn't have an assigned parking  
 21 area, you drove onto the campus, you drove  
 22 around. You looked for a parking space. You  
 23 were unable to find it. You drove back out on  
 24 the road. You drove around again. And you  
 25 drove around again, and until perhaps your luck

1 changed and you found a spot.  
 2 And in that hunting and pecking for a spot,  
 3 you might drive all of the way around the  
 4 campus looking for it.  
 5 We have taken those choices away from you.  
 6 You could only park, with your parking pass,  
 7 where you have a parking privilege. So as a  
 8 result, it's been a much more deliberate and  
 9 targeted approach to having students come onto  
 10 the campus once, and park once, and as a  
 11 consequence of that, we have really limited how  
 12 the students get to the campus, and we've  
 13 marshalled where they go to the campus, by  
 14 marshalling the parking privileges.  
 15 And what we have done conceptually, through  
 16 our Mobility Plan, is really shift the  
 17 vehicular draw of campus, south of the lake,  
 18 away from the residents to the north, and  
 19 that's been very successful, in terms of  
 20 driving the trips away from the neighborhood on  
 21 the north.  
 22 And as a result of that, we don't believe  
 23 that there is any justification to go through  
 24 the Arboretum or to connect south over into  
 25 Stanford, as originally conceived.

1 unbelievably successful as a place for our  
 2 students to stay on campus, and still do what  
 3 students want to do, which is to eat and  
 4 congregate and participate in student  
 5 activities.  
 6 We have increased our dining options, and  
 7 we've continued to invest in new courts,  
 8 pedestrian improvements, and we have a farmer's  
 9 market on campus.  
 10 Consistent with these mobility strategies,  
 11 we've executed a series of neighborhood  
 12 improvements to traffic flow. We've closed  
 13 streets along Red Road, from Mataro to Miller.  
 14 We've made median improvements and traffic  
 15 calming.  
 16 I mentioned the Miller roundabout, and  
 17 we've enhanced the streetscape on Miller and  
 18 Ponce, and it just merits mention, since we're  
 19 at City Hall, we donated the meter parking  
 20 machines to the City, to help eliminate  
 21 sidewalk clutter, making our sidewalks more  
 22 useful for their intended purpose.  
 23 As I mentioned before, we have 370 Coral  
 24 Gables employees, who use our subsidized  
 25 transit program. We have a trip sharing

1 So just to highlight a few of the aspects  
 2 of our Mobility Plan, that we believe  
 3 contribute to our success with reducing  
 4 traffic, we have had 800 more on campus bed  
 5 built since 2004. We have 4,200 on campus  
 6 residents, 1,700 freshmen residents are not  
 7 allowed to have their cars. We're very, very  
 8 supportive of transit. We encourage and  
 9 subsidize the use of transit for our employees  
 10 and for our students.  
 11 So we do have 1,630 students and 270 staff  
 12 who live within walking distance, and as you  
 13 know, if you're in any way familiar with the  
 14 area, there has been an increase in private  
 15 sector housing proximate to the University,  
 16 still within walking or biking or trolley  
 17 connection, that have taken trips off of the  
 18 roadway.  
 19 To have students come to the campus and  
 20 still deliver the quality programs we wish to  
 21 deliver, we've had to make investments in the  
 22 programing on campus, as I mentioned.  
 23 The Shalala Center, I hope everybody here  
 24 has had an opportunity to see it. It is a gem  
 25 of a piece of architecture. And it's

1 program, 1,550 Zip Car members at present, and  
 2 we have a very aggressive bicycle and  
 3 pedestrian program, with bicycle registrations,  
 4 designated bicycle friendly aspects of the  
 5 campus, and programs to help with bike sales  
 6 and air pumps and safety education.  
 7 As I mentioned before, we have reduced  
 8 traffic by 31 percent -- 31.6 percent, in peak  
 9 traffic, north of the Lake, just in the last  
 10 four years. And we think that that was, by any  
 11 measurement, significant.  
 12 So when you look at everything that we've  
 13 accomplished, the question presented is, given  
 14 this reduction, why should we go through the  
 15 community gem that is the Gifford Arboretum?  
 16 And for those of you, who aren't familiar  
 17 with the Arboretum, or for those watching on  
 18 TV, the Arboretum is a living outdoor  
 19 classroom. It is a critically important  
 20 resource for the University, for the people of  
 21 the University, and for the flora and fauna who  
 22 reside in it. It was established in 1947, for  
 23 educational purposes.  
 24 The trees were selected for botanical and  
 25 ethnobotanical and evolutionary interest. We

1 have eleven exhibits, in groupings, based on  
 2 taxonomic distinctions and based on themes.  
 3 We have somebody here from the Arboretum,  
 4 who will speak to you a little bit more  
 5 specifically about it.  
 6 Twenty classes per semester are taught  
 7 there. Community events are held there.  
 8 Lectures occur there. There are tours and  
 9 there's, of course, the annual picnic.  
 10 We have engaged in some public meetings,  
 11 large scale and small scale. We've heard from  
 12 our neighbors. And the City has certain  
 13 conditions that they would recommend. I would  
 14 like to say that City Staff is recommending  
 15 approval of our request. And the City has  
 16 asked that we participate in some other public  
 17 realm improvements, in and around this precinct  
 18 of the campus, as part and parcel of this  
 19 request.  
 20 I've talked to City Staff, and we believe  
 21 the specifics of those conditions will be  
 22 worked out between here and Commission.  
 23 We have heard that many residents are  
 24 really very happy with the existing edge  
 25 treatment of the campus near them, and would

1 not want us to make any improvements  
 2 specifically to the side of the campus by  
 3 Memorial, to Campo Sano, west of the Arboretum,  
 4 and we've agreed to that. That's an edge with  
 5 a residential look sidewalk, residential edge  
 6 lighting treatment, and we don't want to do  
 7 anything in the neighborhood, that's a benefit,  
 8 that's perceived to be a detriment to our  
 9 neighbors. So we've made the commitment that  
 10 we wouldn't do that.  
 11 We've talked conceptually with the Staff  
 12 about the way to approach these City  
 13 improvements, and, really, it's really going to  
 14 be a program where the City decides what's  
 15 appropriate. The City goes and scopes that,  
 16 and we will pay for a portion of that, to be  
 17 determined by the Commission.  
 18 So that Janet's presentation. Thank you  
 19 for allowing me to fumble through it with you.  
 20 I do have the expert here from Keith & Schnars,  
 21 if you have any technical questions.  
 22 I know that there are a number of people  
 23 here to speak, and I would ask for just a brief  
 24 amount of time for rebuttal, if any is  
 25 necessary.

1 Thank you.  
 2 CHAIRMAN FLANAGAN: You're welcome. Thank  
 3 you.  
 4 Ramon, you want to give the Staff's report?  
 5 MR. TRIAS: Yes.  
 6 Thank you, Mr. Chairman.  
 7 If I could have the PowerPoint, please.  
 8 Thank you.  
 9 The first thing I want to say is that you  
 10 will see that we have a different graphic  
 11 design for the PowerPoints, and this is the new  
 12 branding standard that the City is using.  
 13 Thank you to the leadership of the City  
 14 Manager, we're trying to see if we can improve  
 15 the aesthetics of the presentations. So this  
 16 follows that. If you like it, I'll continue to  
 17 use it. If you don't, let me know, and we'll  
 18 make it better.  
 19 All right. So the issue is fairly  
 20 straight-forward. In white, you can see the  
 21 general area of that road, that Internal Road,  
 22 which what it really is, is connections within  
 23 existing parking lots. That's really what it  
 24 was.  
 25 And what happened is that the area of the

1 campus -- the northern area of the campus  
 2 doesn't have too much circulation within it.  
 3 So there was an idea originally that, that  
 4 could be improved.  
 5 Now, the Land Use and the Zoning, as you  
 6 know, are unique. The campus has University  
 7 Land Use, and then the Zoning has its own  
 8 regulations, with the University Campus  
 9 District. So everything we do at the  
 10 University of Miami has its own logic, within  
 11 the General Development of the campus.  
 12 This particular request, as any other  
 13 request, has been reviewed many times, and I  
 14 want to just go over the different meetings  
 15 very briefly. But it went to the Development  
 16 Review Committee back in July. Then we had  
 17 three Staff meetings, with all different  
 18 departments, where we had a chance to review  
 19 the technical data associated with, basically,  
 20 traffic. Because I believe traffic is one of  
 21 the most important issues that we can deal  
 22 with, particularly the way that traffic impacts  
 23 neighborhoods. That is one of the most  
 24 challenging issues, in terms of quality of  
 25 life.

1 And the original idea behind this road, and  
 2 by, "Original," I mean, back in the 1950s, when  
 3 the campus was first conceptualized, was to  
 4 remove some traffic, by having it within the  
 5 campus.

6 Now, as time went by, the campus changed,  
 7 and different ideas were implemented, and that  
 8 is what the attorney presented to you. So  
 9 because the conditions are different today,  
 10 than they were in the 1950s, I think it's a  
 11 very reasonable thing to do, to review this  
 12 request.

13 Now, in addition to the Staff review, we  
 14 had a neighborhood meeting. Then we had our  
 15 Planning and Zoning Board meeting last time,  
 16 where we realized that there had been a  
 17 mistake, in terms of the days of the  
 18 advertisement. So we decided to have a second  
 19 meeting. And that second meeting, in November,  
 20 was sponsored by the City. And we facilitated  
 21 that meeting. So it was something that -- it  
 22 was an effort to provide additional input from  
 23 the community in the process, and many or some  
 24 of the people, who showed up at that meeting  
 25 are here, and they can explain what we did.

1 property was posted, four times we had website  
 2 postings, which is basically linking all of the  
 3 information that we have on the request. We  
 4 had postings at City Hall, two times. And then  
 5 we had the actual official advertisement, two  
 6 times, in the newspaper, because we've had two  
 7 meetings.

8 Now, at the University, we notified  
 9 everybody around the campus, which is many more  
 10 people than typically would be in a project  
 11 like this. So we really tried to make an  
 12 effort to get the word out within the  
 13 community, because there's a lot of interest in  
 14 what happens with the campus.

15 Now, the Applicant showed the general  
 16 layout of the road, the improved road, in 2007.  
 17 As you can see, we had two phases, and it went  
 18 all around the northern end of the campus.

19 And, like I said, it was an idea that made  
 20 sense in the '50s, when the campus was mostly a  
 21 commuter campus, and it was automobile  
 22 oriented. Certainly it was a good idea. In  
 23 fact, I would say, similar to the way that FIU  
 24 is designed. It has an Internal Road, and so  
 25 on, but the mobility element of the Comp Plan

1 The different departments that have  
 2 reviewed this process, this project, are listed  
 3 here, and you can see that Public Works is  
 4 listed as Number One, because a lot of the  
 5 projects have to do with potential improvements  
 6 within the right-of-way or close to the  
 7 right-of-way.

8 Again, we haven't finalized the design.  
 9 That's still being discussed, like the  
 10 Applicant said, but I think we have some really  
 11 good opportunities to improve the neighborhood,  
 12 with the consent and the ideas of the  
 13 neighbors.

14 In terms of the public notification  
 15 requirements, I just want to make everybody  
 16 know that we did have a newspaper ad. We had  
 17 the property posted for ten days, as required.  
 18 And we had a letter sent to the neighbors, and  
 19 the public information meeting was also held,  
 20 as required by Code. Those are all of the  
 21 requirements of the Code, and they apply to any  
 22 request.

23 So the number of times that the public were  
 24 notified, we had three times that we sent  
 25 letters to the property owners, two times the

1 changed that approach to much more of a  
 2 multi-modal and a more sophisticated way of  
 3 looking at things, and that the University of  
 4 Miami has followed up with a proper  
 5 justification report.

6 Those ideas are explained -- have been  
 7 explained by the Applicant, and basically mean  
 8 that most of the parking happens in the south.  
 9 The first one -- the Phase I of the Internal  
 10 Road was completed, and that area is around,  
 11 basically, San Amaro, parallel to it, and it's  
 12 connecting several existing parking lots very  
 13 effectively. So now cars are able to connect.

14 And as you can see, the top end of that red  
 15 line is the Arboretum, and that is the main  
 16 issue at hand. To continue that road would  
 17 mean to go into the Arboretum, which is shown  
 18 here.

19 Now, the University is building most of  
 20 this road, most of it. The only thing is that  
 21 they don't want to do the connection of the  
 22 Arboretum, and then also the connection on the  
 23 canal. So there are two areas that they would  
 24 like to eliminate from the requirement.

25 The actual implemented portion of the road

1 is shown here on this image.  
 2 The type of improvements that they're  
 3 proposing are going to enhance the aesthetics  
 4 of the campus and the perimeter of the campus,  
 5 which I think is beneficial to the neighbors.  
 6 You want to make that edge look nicer. And  
 7 it's also going to improve some of the internal  
 8 circulation. And they've done that very well,  
 9 in the aesthetics of the campus, with some  
 10 landscaping.  
 11 Now, in addition to that, as a condition of  
 12 approval, Staff has been discussing with the  
 13 Applicant some possible additional  
 14 improvements, and we've had a chance to discuss  
 15 them with the neighbors at length, and I think  
 16 we have a fairly good understanding of what's  
 17 acceptable to the neighbors, but we're not  
 18 there yet a hundred percent. We're still  
 19 working on that.  
 20 But at no point I will recommend to do  
 21 something that would be opposed by the  
 22 neighbors. Clearly the projects within the  
 23 campus are fairly easy to do, and make sense,  
 24 and they're beneficial to everybody. Anything  
 25 additional to that would have to be carefully

1 go back -- that the Arboretum continue to be  
 2 enhanced, and there are some additional  
 3 recommendations that we need to finalize, that  
 4 deal with transportation, and, finally, after  
 5 the meeting that we had with the neighbors, we  
 6 realized that there was a real interest in  
 7 trying to expand the Arboretum, which, I think,  
 8 is probably the nicest element that really  
 9 helps the neighborhood of this area, in terms  
 10 of the University of Miami Campus, towards the  
 11 neighborhood, and that there was an opportunity  
 12 to restrict some of the delivery hours to the  
 13 campus and the noise that is generated by  
 14 trucks, which one of the issues was that they  
 15 do disrupt the community. That was one of the  
 16 issues, that we heard from the neighbors.  
 17 The neighbors also said that they would  
 18 support additional sidewalks, which, I think,  
 19 is a good thing, as long as there's support for  
 20 them, and also additional pedestrian lighting,  
 21 and that the connectivity between the north and  
 22 the south side of the campus was important, and  
 23 we should separate that discussion, perhaps,  
 24 from the Arboretum. Those are different.  
 25 And that, in the future, as the Campus

1 discussed.  
 2 Now, the standard of review is that the  
 3 request must be consistent with the  
 4 Comprehensive Plan, and we have reviewed that,  
 5 and there are many multiple policies that deal  
 6 with mobility and quality development, and  
 7 trying to preserve and promote the aesthetics  
 8 of this City, which this certainly would  
 9 further.  
 10 The actual mobility policies and goals also  
 11 promote these better solutions that are more  
 12 leading towards integrated parking and the  
 13 actual location of people and the actual  
 14 circulation within the campus, in more detail,  
 15 not just in a general sense.  
 16 So Staff has decided that upon review of  
 17 the Comp Plan policies, the request satisfies  
 18 the standards of review, and we recommend  
 19 approval, with the condition that we continue  
 20 to work with the community and City Staff, to  
 21 finalize some of those improvements in the  
 22 public realm and the streetscape; that there's  
 23 an explanation of the way that the parking is  
 24 being replaced.  
 25 We also recommend that -- excuse me, let me

1 Master Plan is revised, that we need to  
 2 continue to think in those terms, how to  
 3 connect the north and south, and that we should  
 4 implement some of the ideas of the Bicycle and  
 5 Pedestrian Master Plan that are around the  
 6 campus.  
 7 So that is the presentation. If you have  
 8 any questions, Staff is here to assist, from  
 9 many Departments, and I believe some of the  
 10 public may want to speak. Thank you.  
 11 CHAIRMAN FLANAGAN: Thank you, Ramon.  
 12 One quick question for you.  
 13 MR. TRIAS: Yes.  
 14 CHAIRMAN FLANAGAN: Is there a Phase III of  
 15 the Internal Road?  
 16 MR. TRIAS: No. No.  
 17 CHAIRMAN FLANAGAN: Okay. Because, in our  
 18 Staff Report, the diagram we have shows Phase  
 19 II, the original alignment stops at the canal.  
 20 So it goes from the Arboretum, around the  
 21 northeast corner, and then stops at the canal.  
 22 So on reading this, I was of the impression  
 23 that there was a Phase III, that would be  
 24 continued at some point in the future.  
 25 MR. TRIAS: No. No. There's a Phase I,

1 that is implemented. Phase II is mostly  
 2 implemented. And those are the conditions.  
 3 And the issue is that there are two aspects  
 4 of Phase II, which the Applicant does not want  
 5 to implement, the connection over the canal and  
 6 the connection through the Arboretum.  
 7 CHAIRMAN FLANAGAN: Okay. Just the diagram  
 8 we have, it's on Page 9 of my Staff Report, the  
 9 dotted line for Phase II stops at the canal.  
 10 MR. TRIAS: Yeah. It does stop at the  
 11 canal, yes.  
 12 CHAIRMAN FLANAGAN: Okay.  
 13 MR. TRIAS: And that's the connection that  
 14 I'm talking about, in terms of the -- yeah.  
 15 CHAIRMAN FLANAGAN: Okay. I just wanted to  
 16 make sure I was clear. Thank you.  
 17 MR. TRIAS: Now, the second aspect to that  
 18 is that there may be some future Master Plan in  
 19 that area, that goes beyond the canal, that may  
 20 require re-thinking the street network in the  
 21 future, maybe. I mean, that's one of the  
 22 things that you need to keep in mind.  
 23 CHAIRMAN FLANAGAN: Thank you.  
 24 MR. TRIAS: Thank you.  
 25 CHAIRMAN FLANAGAN: All right. So we'll

1 later on, two or three years down the road,  
 2 they could come back and say, "Oh, we really  
 3 didn't want to agree, but we agreed, because we  
 4 were pushed to do it."  
 5 Whatever we agree, I would hope, that we're  
 6 not going to be -- if it's going to be agreed  
 7 upon with the idea that we really do not want  
 8 to do it, then they should say so from the  
 9 get-go, so we don't waste our time. That's  
 10 Number One.  
 11 Number Two, I would hope that when people  
 12 come before you, that they're honest and  
 13 truthful. And I would like you to look at your  
 14 transcript, on Page 19. When I was here last  
 15 meeting, I talked about the fact that we did  
 16 not get our letters in a timely manner, and  
 17 Mr. Bass assured you that the letter was  
 18 mailed -- the notices were mailed on the 31st,  
 19 and that they had the postmark. There's only  
 20 one problem, September does not have 31 days,  
 21 okay. I just want you to know, that we expect  
 22 truth.  
 23 Now, we are very happy to see the  
 24 recommendations from the Staff. We agree that  
 25 the Arboretum is a community gem. We agree

1 open up the hearing for public comment.  
 2 Jill, how many speakers do we have signed  
 3 up for this item?  
 4 THE SECRETARY: We have five.  
 5 CHAIRMAN FLANAGAN: Five, okay.  
 6 For the speakers that have signed up, we  
 7 will ask that you please keep your comments on  
 8 point, and please try not to repeat what others  
 9 have said. And we won't have an official time  
 10 limit at this point, but if you could keep it  
 11 within about three minutes in duration, we  
 12 would appreciate that, please.  
 13 So, Jill, if you would call the first  
 14 speaker, please.  
 15 THE SECRETARY: Maria Cruz.  
 16 MS. CRUZ: Good evening. My name is Maria  
 17 Cruz. I live at 1447 Miller Road. And I'm  
 18 very happy that we have this opportunity to  
 19 re-address this request.  
 20 I have some housekeeping things to take  
 21 care of first. My first concern is, whatever  
 22 comes out of this request, whatever agreement  
 23 is made between the University and the  
 24 neighbors, I would like some assurances that  
 25 the agreement is not done under duress, that

1 that it's a precious resource. Actually, we'll  
 2 go one step further. It should not only be  
 3 guarded, it should be improved, enlarged. We  
 4 want a better, larger Arboretum.  
 5 We agree that, based on the University  
 6 studies, traffic has been diverted from the  
 7 north to the south. Excellent. We would like  
 8 to see less parking on the north. There are  
 9 several parking lots adjacent to the Arboretum  
 10 that we think would be better -- that land  
 11 would better be used as an enhanced, improved  
 12 Arboretum. That will be an oasis in our  
 13 community, and we would be very pleased if that  
 14 were to happen.  
 15 We embrace the idea of having less parking  
 16 on the north. We would like to see less  
 17 parking on the San Amaro side. And we would  
 18 like that land to be used, again, for more  
 19 trees and more green. We want that area to be  
 20 green. We really like the idea.  
 21 Okay. I know that we've been told that  
 22 parking is so much better. I wonder if anybody  
 23 has taken the time to look at the parking or  
 24 talk to the Parking Department or the Police  
 25 Department, that has been issuing tickets to

1 all of the students that have been parking on  
2 Miller, Zuleta, on all of our streets, because,  
3 yes, parking in the University is better, but  
4 the people that drive and do not park at the  
5 University now park on our street.

6 And let me tell you, when you hear  
7 University Village is restricted, yes, they're  
8 restricted to park in the University grounds,  
9 but, guess what, they park across the street,  
10 across from my house, and I have pictures of  
11 cars, with University Village stickers, parked  
12 on Miller Road.

13 Okay. Now, the next thing that I would  
14 like to say, okay, I do not know, and this is a  
15 question, are all freshmen required to live on  
16 campus? Because if they are not required to  
17 live on campus, then they do drive, and maybe  
18 they are the ones who are parking on our  
19 streets. Okay. So maybe that's something to  
20 be considered, all right.

21 In general, we are pleased with the  
22 proposals from the Staff. I think that if we  
23 could agree on an enhanced, better Arboretum,  
24 we will all be happy, and this process will be  
25 worth the time that we've devoted to it. We

1 We're all about education, not only for our  
2 students, and research opportunities for the  
3 students and faculty, but for education for the  
4 entire community. We welcome the community.  
5 All of our events are open to the public, and a  
6 great deal of the neighbors do come to the  
7 Arboretum regularly. They walk there. They  
8 bring their children to play there.

9 And many of them are very interested in the  
10 plants, and learning about the plants, and the  
11 important role they play in our lives and in a  
12 healthy environment.

13 So I really don't know what they mean by,  
14 enhance it. I wish Mr. Trias would come out  
15 and see the work that I've been doing for the  
16 last two years and we're in the process of  
17 completing. I think we have enhanced the  
18 Arboretum, but it's been a great facility that  
19 the University has provided to the community  
20 for years and years now.

21 It's always been open to the public, and  
22 the only thing I don't like about the  
23 recommendation is this idea of bicycle  
24 connectivity.

25 We do have paths through the Arboretum

1 look forward to seeing more green, less  
2 parking, less asphalt on the San Amaro side.

3 Thank you.

4 CHAIRMAN FLANAGAN: Thank you.

5 THE SECRETARY: Stephen Pearson.

6 MR. PEARSON: Good evening. I'm the  
7 Director of the Gifford Arboretum. I reside at  
8 9050 Southwest 69th Court, Miami, Florida.

9 I appreciate your interest in this  
10 important issue. I appreciate the Staff review  
11 and comments. I don't know whether expanding  
12 the Arboretum is a practical thing, but, you  
13 know, I'd love to see the Arboretum get bigger.

14 I don't know what they mean by enhancing  
15 it. I've spent the last two years creating a  
16 whole new catalog for the Arboretum. If you go  
17 out there today, you'll see that ten of the  
18 fourteen exhibits have new signage, on each of  
19 the trees, not only a sign that tells you the  
20 species botanical name, the common name, the  
21 origin, but it also has what they call a QR  
22 code on the sign. For anybody that comes into  
23 that Arboretum with a smartphone that has a QR  
24 reader app, they can now do self-guided tours  
25 and learn about the plants.

1 right now, but it's for pedestrian use. You  
2 know, we have one neighbor, in particular, that  
3 comes there almost every day. He's a crippled  
4 gentleman, that he comes with his assistant,  
5 and they try to help him learn to walk. We  
6 don't need bicycles in the Arboretum. Little  
7 children play there.

8 I mean, we welcome the community, but I  
9 don't think we need to expand or that would not  
10 be an enhancement, in my opinion. It would be  
11 something that would be detrimental to the  
12 tranquility and all of the benefits of the  
13 Arboretum.

14 But other than that, I have no qualms with  
15 what the Staff is recommending, and I  
16 appreciate everybody's, you know, interest in  
17 preserving this great resource, not only for  
18 the University, but also for the entire  
19 community. Thank you.

20 CHAIRMAN FLANAGAN: Thank you.

21 THE SECRETARY: Ron Weeks.

22 Peter Ostrosky.

23 Stan Birnholz.

24 MR. BIRNHOLZ: Hello. My name is Stan  
25 Birnholz. I live at 1450 Baracoa Avenue, half

1 a block away from San Amaro and the University  
2 of Miami. I'm not against the Arboretum. In  
3 fact, I was at one of the meetings with  
4 Mr. Pearson, and I won a plant, and he warned  
5 me, it has thorns on the bottom. So when I  
6 tried to take out of pot, I forgot, and my hand  
7 was full of thorns. But it's going in my front  
8 yard now.

9 Since 1957, I've been crossing the street  
10 to the University. I have a few degrees there.  
11 And the traffic is constantly worse. The  
12 police have always referred to San Amaro Drive,  
13 around the University, as like a raceway. All  
14 kinds of people, from all over, are driving,  
15 and what you have on that side of the  
16 University, going all around, by Robbia,  
17 Certosa, right around -- past the Arboretum,  
18 and into the other parking lots, you have lots  
19 of dead end parking lots at the University.

20 You park there. There are a lot of  
21 exclusive parking lots. And the only way to  
22 get out is to go back on San Amaro or Campo  
23 Sano.

24 And, again, I'm not against the Arboretum,  
25 but the traffic is a mess, and part of it is

1 because the University has put all of their  
2 traffic on the outside. Everything goes around  
3 the main streets, not within the University.

4 When I came here, you were able to go right  
5 through Miller to Ponce to US-1. They've  
6 closed all of that. They made more of a campus  
7 out it.

8 Now, I walked the area where this Internal  
9 Road is. This is the subject here. Most of  
10 the area that you see on the map is a huge  
11 parking lot, with a double road going through  
12 the parking lot, up until Certosa, where the  
13 Arboretum goes. So there is that road already  
14 built.

15 The Arboretum, I walked -- it's either 400  
16 or -- by my steps, 400 or 420 feet. Then  
17 there's another parking lot there, a huge  
18 parking lot, at the back end of the University.

19 The intent originally by Dr. Pearson, the  
20 second administrator of the University of  
21 Miami, President, when I went there, was to  
22 have an Internal Road go all around the  
23 University. So the traffic, the buses, the  
24 equipment stays within a road, rather than  
25 being on the public road.

1 And, again, it looks like the deal is done.  
2 Pretty much nobody is going to object to it.  
3 I'm just letting you know what I've experienced  
4 since 1957. It's worse. You can't even cross  
5 San Amaro. One reason is, the University  
6 traffic.

7 And the buses, their equipment, everything  
8 is on the outside. They've done a lot of work,  
9 not to save the Arboretum, but because of their  
10 own internal requirements, in my opinion.

11 I think my three minutes are up. Thank  
12 you.

13 CHAIRMAN FLANAGAN: Thank you.

14 No more speakers?

15 THE SECRETARY: No.

16 CHAIRMAN FLANAGAN: Okay. Mr. Bass, do you  
17 want any rebuttal?

18 MR. BASS: Unless there are any questions.

19 CHAIRMAN FLANAGAN: Okay. Thank you.

20 That will close the public hearing process,  
21 and we'll now open it up to Board Members for  
22 discussions and questions.

23 Go ahead.

24 MR. GRABIEL: Am I on? Hello? Yeah.

25 I may be kind of an old fashioned

1 architect, but I've always thought that the  
2 internal perimeter roads on a campus are  
3 important to have, because they remove traffic  
4 from the streets.

5 The Arboretum question, I think it's a  
6 balance between what's best for the community  
7 and that connection, even though I think it  
8 would improve circulation with the campus, but  
9 the benefit to the Arboretum is worth making  
10 that road not be built, but I question the not  
11 crossing the canal issue.

12 To me, it is something that would help and  
13 improve the traffic not going through the  
14 neighborhood. So please convince me that I'm  
15 not right.

16 MR. TRIAS: Mr. Grabiell, I'm going to  
17 convince you that you're correct. I think it's  
18 a very valid discussion, to separate those two.  
19 I think they're different.

20 The only thing I would say is that right  
21 now it's a condition that they have to meet. I  
22 think, if I had a choice, I would review this  
23 issue in the context of the Master Plan, in the  
24 future, if that becomes an issue. And that's  
25 the subtlety of this discussion.

1 We're not saying that the idea should go  
2 away. We're just saying that we agree with the  
3 Applicant, that it shouldn't be a condition of  
4 this Development Agreement, but, rather, an  
5 issue of future master planning.

6 MR. BASS: If I may --

7 MR. GRABIEL: Still not convinced.

8 MR. BASS: Let me do my best, but as the  
9 Director stated, the time to address the  
10 building of that engineered crossing, in all  
11 fairness, would be if and when there is an  
12 amendment to the Campus Master Plan that  
13 justifies it.

14 Let me explain to you the reasons against  
15 it at this point in time. If you're familiar  
16 with the location, the location would be  
17 determinus of University, back towards the  
18 school of Communication.

19 It would then cut over the canal, basically  
20 behind West Lab, at a point -- I'm going to  
21 just eyeball it. Please, it's not to scale --  
22 but it feels like a hundred yards, I'll call  
23 it, east of the existing pedestrian crossing  
24 that exists at present over the canal, that you  
25 would walk from the School of Communications

1 towards the Lowe Art Museum.

2 If you were to build the bridge,  
3 Mr. Grabiell, and have cars go there, you would  
4 be creating a significant, significant  
5 dangerous conflict, because the road, at that  
6 point, would dump into the parking of Mahoney  
7 Pearson, which is the residential dense center  
8 of where students are moving all day, all of  
9 the time, at campus, and to introduce vehicles  
10 through that very congested position would  
11 create a conflict between vehicles,  
12 pedestrians, that is unjustified.

13 Also, if I may, by entering the campus at  
14 University and traveling down University on  
15 that path, you would be doing something at a  
16 point of campus that you can't do anywhere  
17 else, which is enter our campus without passing  
18 through a secured gate control point.

19 All of the other access points into the  
20 campus, we have security, with gates that come  
21 down at eleven o'clock, so people coming into  
22 the campus have to go through security.

23 If we were to build a bridge there, one  
24 would be able to enter from University, come  
25 right into the heart of where our dorms are,

1 without passing through any of the security  
2 points that we have on our campus.

3 And the last point is, I think, a point  
4 that you can really appreciate if you go out  
5 there and walk it. If that were to be a  
6 bridge, and that would to be turned into a  
7 major mover of circulating traffic, you would  
8 be about as far from West Labs playgrounds as I  
9 am from Mr. Coller.

10 There's a little fence. Then you have the  
11 West Lab playgrounds. And we don't believe  
12 that it would be justified, by any condition at  
13 present, to have cars cutting through here,  
14 potentially, running along there, close to West  
15 Lab, and then dumping them into where all of  
16 our students live.

17 And so while I can certainly appreciate the  
18 skepticism, I can tell you, as somebody who has  
19 walked it today, that when you look at the  
20 conditions of the Mahoney Pearson lots, as they  
21 are at present configured, there would be no  
22 way to have that serve as a functioning aspect  
23 of circulation, because the circulation just  
24 wouldn't work.

25 And, importantly, a road there would

1 basically conflict with how our campus  
2 functions in that precinct, which is very  
3 residential, and we've talked to the City, and  
4 we've talked to the Police Department, we've  
5 talked about the ability to get vehicles in and  
6 out in the case of an emergency, and at  
7 present, the City Staff and its professional  
8 team, I believe, are very comfortable with us  
9 not building that engineered crossing at this  
10 point in time at that location.

11 MR. GRABIEL: Just one more.

12 Has anybody done a study of how building  
13 the bridge would affect the traffic on the  
14 neighborhood streets, positive or negative?

15 MR. BASS: It's in the justification  
16 report, which is very thick, and the conclusion  
17 was that on either approach, from the east or  
18 from the west, it would not be an attractor to  
19 divert traffic through the campus here, because  
20 it's not an efficient connection point, which  
21 is a way to say that a passenger otherwise  
22 traveling either from the east or from the  
23 west, around that edge of the campus, the  
24 analysis was, they would probably not be  
25 changing their behaviors to go through the road

1 there, and that was the reason that the  
 2 professionals, in their professional reviews,  
 3 supported the proposition that we're asking  
 4 your approval, which is to delete this little  
 5 segment, because it wouldn't serve any useful  
 6 purpose, in a meaningful way, as a traffic  
 7 diverter, and I have Mr. Chow (phonetic), here,  
 8 if you'd like, Keith and Schnars, to further  
 9 elaborate on that. It's a thick justification.  
 10 MR. GRABIEL: I tried.  
 11 MS. MENENDEZ: I had a question.  
 12 You mentioned Staff, but yet I remember  
 13 reading in the report that the Police  
 14 Department wanted the roadway over the bridge  
 15 to connect both sides. So has that changed?  
 16 MR. BASS: Well, I'll just report to you  
 17 what the statement was, that was made at the  
 18 outreach that occurred in the Police  
 19 Department. The Chief was there, and I'll let  
 20 the Chief's words speak for himself, but  
 21 basically, on the safety concern that I just  
 22 addressed, about having cars coming in to where  
 23 all of the students live, there was absolute  
 24 agreement.  
 25 And there was the statement that as it

1 relates to an emergency situation, that they  
 2 are able to move over the -- what we call the  
 3 pedestrian bridge, that you now walk over to,  
 4 that exists there. If they needed to access  
 5 that area at present, they could, without us  
 6 having to build this.  
 7 MS. MENENDEZ: You mentioned security and  
 8 the gate, but isn't that all open, all along  
 9 that side? The east side of the campus, from  
 10 Campo Sano, that's all open.  
 11 MR. BASS: Yeah, that's open, but that's  
 12 not the residential part of the campus. The  
 13 south part are all controlled.  
 14 MS. MENENDEZ: There's other connections  
 15 that I see that crosses the bridge. Isn't  
 16 there a way of perhaps connecting to one of  
 17 those connections, so that you don't have to  
 18 create a new bridge in the student living area,  
 19 as you mentioned?  
 20 MR. BASS: There is an existing connection  
 21 there right now.  
 22 MS. MENENDEZ: There seems to be a  
 23 pedestrian, and then there seems to be two  
 24 roadway connections, if I'm not mistaken. I'm  
 25 not sure. I'm just looking at the drawing.

1 MR. BASS: I don't believe that there's a  
 2 roadway connection, but let me sign language  
 3 with Ms. Gavarrete.  
 4 MS. MENENDEZ: Pedestrians?  
 5 MS. GAVARRETE: No. There is no  
 6 connection, vehicular connection, from north of  
 7 the lake to south of the lake.  
 8 MS. MENENDEZ: There is none?  
 9 MS. GAVARRETE: No, there's none.  
 10 MS. MENENDEZ: So to get from one side to  
 11 the other, you obviously have to go to the  
 12 outside?  
 13 MS. GAVARRETE: If that's what you want --  
 14 MS. MENENDEZ: You know, I hate for you to  
 15 talk, Janet.  
 16 MS. GAVARRETE: That's okay. No, but let  
 17 me tell you something, it's important for  
 18 everyone to understand that we're not -- we  
 19 don't have a blank campus, okay. We have a  
 20 collection of development decisions that have  
 21 been made over many years, and we have what we  
 22 have, and we manage it in such a way that we  
 23 send people to specific areas to park.  
 24 When you get there, you have a little decal  
 25 that says, I'm in the red zone, I'm in the

1 yellow zone, in the purple zone, in the white  
 2 zone. You don't get in your car to go anywhere  
 3 else. And that is one of major reasons why we  
 4 have been able to decrease the noise of traffic  
 5 in the area, because you don't wake up in the  
 6 morning and go try and hunt and peck for  
 7 parking.  
 8 You wake up in the morning, and you go to  
 9 campus, and you go to that one lot. And the  
 10 way that we issue parking permits, okay, we  
 11 issue parking permits based on the inventory  
 12 that's there. So you always find parking. And  
 13 so you're not driving around to the north, and  
 14 then getting in your car, you know, to change  
 15 class and go somewhere else. You walk. And we  
 16 also have the shuttle.  
 17 MR. BASS: Ms. Menendez, but the premise to  
 18 your question is that you would be looking to  
 19 reposition your car on campus, which what  
 20 Ms. Gavarrete was saying would be  
 21 impossibility, without the parking privileges.  
 22 And, as I said, in response the Mr.  
 23 Grabiell's question, the engineers have  
 24 concluded, in their professional opinion, that  
 25 you would not -- if you were seeking to

1 otherwise leave the campus, you wouldn't do so  
2 by driving down University, because it would be  
3 a very inefficient movement for you to make to  
4 leave the campus and get on to where you were  
5 going.

6 MS. MENENDEZ: Okay.

7 CHAIRMAN FLANAGAN: Mr. Bass -- Jeff, you  
8 said you reduced traffic 31 percent in the  
9 past, I think, four years, north of the lake.  
10 What's the calculation for traffic on the south  
11 side of the lake?

12 MR. BASS: For that, I may need Jose.

13 MR. RODRIGUEZ: Yes, good evening. Jose  
14 Rodriguez, Keith and Schnars, 6500 North  
15 Andrews Avenue, Fort Lauderdale.

16 Ladies and gentlemen, good question.  
17 During the last few years, the University has  
18 had a program, a traffic monitoring program,  
19 which we've included all of the access points  
20 along Ponce de Leon, San Amaro, Campo Sano and  
21 Pisano, in order to find out the traffic.  
22 That's why much of this is included in the  
23 reports you've seen.

24 One of the issues we found was that  
25 overall, and even the report mentions that,

1 mentioned about 50 percent of the campus  
2 density, about 50 percent students, but we  
3 still maintain the traffic at basically a  
4 level. There have been peaks. Back in 2000, I  
5 think was the highest peak you had, around  
6 16,000 vehicle trips.

7 And let me clarify, too, this is peak hour  
8 period. We're talking about three hours in the  
9 morning and three hours in the afternoon, the  
10 maximum traffic during the periods. And that's  
11 corresponding, of course, to all of the  
12 classes, et cetera. So we've experienced a  
13 very, very minor change in all of those years.

14 In the last three years, yes. Once the  
15 implementation of the policies were put in  
16 place, the effectiveness was very evident, the  
17 shift of the traffic to the south, the  
18 reduction in traffic on the north. It's even  
19 helped, in some ways, shift the traffic away  
20 from Campo Sano. The general traffic that you  
21 have there is your basic neighborhood  
22 cut-through traffic for other reasons,  
23 non-University reasons types of things.

24 CHAIRMAN FLANAGAN: Okay. So we had a  
25 precise number about the reduction in traffic

1 since 1992, we really haven't had a change in  
2 traffic overall, it was about a half -- a less  
3 than one percent change, in 25, 27 years,  
4 whatever, in that sense. Why? Because of all  
5 of the changes mentioned by the University  
6 personnel, parking programs, traffic  
7 improvements in the area, policies implemented.

8 So what we see now is, the traffic is  
9 basically the same as it was back in 1992, but  
10 the distribution of the traffic has changed.  
11 It used to be 60 percent of the traffic, for  
12 the University, entering the campus, was  
13 through Campo Sano and San Amaro. Now it's  
14 about -- it was about 60 percent, 62 percent,  
15 back then. Now it's reversed. It's about 45  
16 percent in the north.

17 So all of these programs have actually  
18 shifted over the traffic. And I don't have the  
19 total number. We recently did some counts  
20 here. We were down about 14,000 overall, in  
21 the campus itself, the main campus traffic,  
22 during 2015. That's about the same volume that  
23 was present back in 1992, at the same access  
24 points, in the main campus itself.

25 So with the increase of, what, I think they

1 on the north side of campus.

2 MR. RODRIGUEZ: Yes.

3 CHAIRMAN FLANAGAN: Do we have a percentage  
4 of whether its an increase or reduction for  
5 traffic on the south side of the campus?

6 MR. RODRIGUEZ: Let me see if I have that  
7 information in here. Like I said, we do the  
8 counts and all of that. I just don't have the  
9 recent ones here.

10 CHAIRMAN FLANAGAN: And, then, if those are  
11 historical counts, do we know what they're  
12 projected to be after the completion of the  
13 UHealth building and whatever else is planned?

14 Jeff -- Mr. Bass, where I'm going with  
15 this, as I'm sure you know is, as we slowly  
16 whittle away the volume on the north half of  
17 campus, which I can fully appreciate, and the  
18 neighbors appreciate, and that is important,  
19 between taking -- I think, our packet or your  
20 packet says it was 400 that were lost during  
21 Phase I, we've lost 70 now in Phase II, so  
22 we're slowly moving that to the south. Combine  
23 that with all of the other activity that the  
24 University is doing, building, contributing on  
25 the south side of campus, along with just the

1 natural increase of development in the  
 2 surrounding area, I'm just trying to get a  
 3 better idea of what the impact is. While it  
 4 helps the north, what is it doing to the south?  
 5 Sorry, Janet.  
 6 MS. GAVARRETE: It's okay.  
 7 A few years ago, like three years ago, we  
 8 added two floors to one of our parking garages.  
 9 We added almost 300 parking spaces to the Pavia  
 10 Garage. We now have a building permit to add  
 11 860 parking spaces in the new Merrick garage.  
 12 So that's another thousand spaces.  
 13 That, together, will have been built by the  
 14 end of next year.  
 15 In addition to that, as part of these  
 16 Internal Road modifications that we're doing,  
 17 internal improvements, we are losing about 68  
 18 parking spaces in this second phase of the  
 19 road, and we're replacing it, right in that  
 20 same area.  
 21 CHAIRMAN FLANAGAN: Okay. So it should be  
 22 easier to find a parking space even on the  
 23 south side of campus?  
 24 MS. GAVARRETE: That's correct.  
 25 CHAIRMAN FLANAGAN: But we still have those

1 vehicular trips, going in and out of Ponce,  
 2 which has very limited capacity?  
 3 MS. GAVARRETE: It is the appropriate place  
 4 to put any additional traffic, is in that  
 5 corridor.  
 6 The other thing is that the Master Plan  
 7 also calls for additional campus housing. And  
 8 when one converts commuters to residents, there  
 9 is an immediate drop in traffic. We have  
 10 started the process, with the City, to modify  
 11 our campus Master Plan, to move forward with  
 12 additional campus housing, which converts  
 13 commuters to residents, and this is one of the  
 14 tools in our tool box.  
 15 MR. GRABIEL: And how many units?  
 16 MS. GAVARRETE: In 2004, with UV, and then  
 17 we will use again, starting hopefully  
 18 construction in the next couple of years.  
 19 MR. GRABIEL: How many residential units,  
 20 how many beds?  
 21 MS. GAVARRETE: 1,100 beds get converted.  
 22 So if that's is 1,100 people driving to campus  
 23 and going, that's going to be twice, one trip  
 24 in, one trip out. That's 2,200 trips. They're  
 25 going to be walking.

1 MS. MENENDEZ: Can I ask a question? What  
 2 is the urgency of getting this done now and not  
 3 wait for a Master Plan to eliminate or to  
 4 provide another means of trying to accomplish  
 5 what was trying to be accomplished?  
 6 MS. GAVARRETE: Because the  
 7 justification -- we have been living with this  
 8 mandate for many years.  
 9 MS. MENENDEZ: Does it have a deadline?  
 10 MS. GAVARRETE: Yes.  
 11 MR. WU: Yes. I can answer that. The  
 12 deadline is the end of this year to file for  
 13 construction drawings, and to complete  
 14 construction within two years. So that is the  
 15 deadline they're working with.  
 16 And we've decided, since they filed an  
 17 application, to toll that deadline.  
 18 MR. GRABIEL: I'm sorry?  
 19 MR. WU: To toll the deadline. We  
 20 suspended the deadline, pending the application  
 21 to change the Development Agreement.  
 22 MR. BASS: I've asked Mr. Rodriguez to do  
 23 the calculation for you, which he is doing, to  
 24 answer your question.  
 25 CHAIRMAN FLANAGAN: Oh, thank you very

1 much.  
 2 MR. BASS: Which you didn't get an answer to.  
 3 CHAIRMAN FLANAGAN: Okay.  
 4 MR. RODRIGUEZ: Based on the numbers, we  
 5 have 2015, the total campus volumes, six-hour  
 6 volumes, there, was 13,508. In the north, we  
 7 have 5,893. So that means we had about 7,600  
 8 along Ponce de Leon.  
 9 I just want to show you, this is before any  
 10 UHealth or anything coming into play there.  
 11 Back in 2012, the volume along Ponce de Leon  
 12 was around 8,300, but you had about 7,000 along  
 13 Campo Sano and San Amaro.  
 14 So we show a reduction in both areas,  
 15 actually, both, the north and the south.  
 16 CHAIRMAN FLANAGAN: Okay. So your  
 17 calculation show 8,300 on Ponce in 2012, and  
 18 then down to 7,600 in 2015?  
 19 MR. RODRIGUEZ: Yes.  
 20 CHAIRMAN FLANAGAN: Okay. Thank you.  
 21 MR. RODRIGUEZ: Okay.  
 22 CHAIRMAN FLANAGAN: But I will echo Julio  
 23 Grabiell's comment and concern, that with  
 24 everything going on, I'm not sure -- well,  
 25 maybe we can make it a Phase III or create a

1 different deadline for that portion of it.  
 2 I think, once it gets wiped off of a map,  
 3 getting it back on, I think, is a difficult  
 4 proposition. And so if it stays there -- I  
 5 mean, Ramon, is your condition -- it's your  
 6 Condition Number 5 to maintain and promote  
 7 connectivity between the north and the south.  
 8 MR. TRIAS: Yeah, and the question from  
 9 Ms. Menendez was actually the right question,  
 10 which is, there's a need for urgency, because  
 11 of that deadline, as it relates to the specific  
 12 condition of the Internal Road. That's a fact.  
 13 Now, the issue of master planning, the  
 14 network of streets, the issue of better  
 15 connectivity, that's an ongoing discussion. In  
 16 fact, currently we're reviewing an amendment to  
 17 the Campus Master Plan, in a different area,  
 18 and we're looking at different street layouts  
 19 and so on. So that's an ongoing discussion.  
 20 So if you want to be very specific about  
 21 that, you should. I think it's a good  
 22 opportunity. However, like I said, the request  
 23 from the Applicant is not to have to comply  
 24 with that deadline in December. I mean, in a  
 25 nutshell, that's what the request really means.

1 MR. RODRIGUEZ: Ramon, I have a question.  
 2 What do you mean by, enhance the Arboretum?  
 3 MR. TRIAS: The Arboretum?  
 4 MR. RODRIGUEZ: Arboretum, yeah.  
 5 MR. TRIAS: Well, what I mean is that the  
 6 neighbors said that the Arboretum could be  
 7 larger and could have more landscape and could  
 8 have better connections with sidewalks, better  
 9 access. Now, that's a very general concept. We  
 10 have not worked that in detail. We need to  
 11 discuss that further with the University, but  
 12 that's what we meant by that.  
 13 MR. RODRIGUEZ: I guess I'm just -- sorry  
 14 to be thinking out loud here, but, I mean,  
 15 who -- I just find -- I mean, it sounds like it  
 16 would be great to have -- you know, it sounds  
 17 like the community and everybody would benefit  
 18 from a larger and a nicer Arboretum, but, I  
 19 mean, who are we to tell the University that  
 20 they need to put or enhance their Arboretum?  
 21 I mean, I just don't see the connection  
 22 between --  
 23 MR. TRIAS: No. The connection is very  
 24 clear. They're saying, we are not going to  
 25 spend money building this road.

1 MR. TRIAS: Okay. So that's what -- you know.  
 2 MR. RODRIGUEZ: I see. Okay.  
 3 CHAIRMAN FLANAGAN: Any other questions?  
 4 MR. GRABIEL: I think, of the three points,  
 5 personally, the elimination of the connection  
 6 through the Arboretum, I think it's a good  
 7 point. I was the architect for the Physics and  
 8 Chemistry Building, and I know that when we  
 9 were designing that building, the Arboretum was  
 10 prime into maintaining that open space and  
 11 green space.  
 12 So we placed the building in such a way  
 13 that we didn't touch a single tree at that  
 14 time. So I'm all for it.  
 15 MR. WU: Mr. Grabiell, can I pause for a  
 16 minute? You said you were the architect for a  
 17 UM project?  
 18 MR. GRABIEL: Yeah, many years ago.  
 19 Physics and Chemistry Building.  
 20 MR. WU: Let's make sure Mr. Coller is  
 21 aware of that.  
 22 MR. COLLER: Yes. You don't currently have  
 23 a relationship with the University, correct?  
 24 MR. GRABIEL: Not at all. This was even  
 25 with a previous firm.

1 MR. COLLER: I don't think that's a problem.  
 2 MR. WU: I just want to make sure we have  
 3 that into the record, that you do not have a  
 4 conflict.  
 5 MS. MENENDEZ: Well, I have to enter into  
 6 the record, I have a daughter that goes to the  
 7 University of Miami. Does that matter?  
 8 MR. COLLER: I don't think -- you're not on  
 9 the Board. You don't have a fiduciary duty to  
 10 the University. So I don't think that's an  
 11 issue.  
 12 MS. MENENDEZ: Okay.  
 13 MR. TRIAS: And, Mr. Chairman, I went to  
 14 that building while I was a student, so this  
 15 has been some time ago.  
 16 MR. COLLER: And I'm a graduate of the UM  
 17 Law School, but I don't think any of those  
 18 things are --  
 19 MR. GRABIEL: You passed all of your physic  
 20 courses?  
 21 The other point, which is the bridge over  
 22 the canal, I worry about it. I mean, I go back  
 23 and forth. I think if it would help to  
 24 eliminate any traffic from the residential  
 25 streets, it's an improvement. At the same

1 time, I have to tell you, that I worry about  
 2 traffic from the south, going north, and then  
 3 affecting the neighborhood negatively.  
 4 So, hopefully, before the City approved a  
 5 bridge and this University built it, I would  
 6 think an analysis would have to be made, that  
 7 there's not a negative impact to the  
 8 neighborhoods to the north by creating that  
 9 bridge, so we don't want to work it both ways.  
 10 But, at the same time, if the University is  
 11 going through continuous reviews of the Master  
 12 Plan, I don't want to eliminate the idea of the  
 13 bridge until further down the line, when other  
 14 studies can be made.  
 15 MR. TRIAS: Yeah. And that's my  
 16 recommendation, and had I been involved in that  
 17 discussion some years ago, that's probably what  
 18 I would have recommended. It's an issue that  
 19 is more related to the Master Planning and the  
 20 activities, than just an abstraction.  
 21 By itself, it doesn't really accomplish  
 22 much; however, in the context of an amendment  
 23 to the Master Plan, it could be a better  
 24 design.  
 25 Now, what the Applicant mentioned, as far

1 as the Police Chief saying that currently, for  
 2 emergencies, they could drive on that bridge is  
 3 true. That's what he said during the  
 4 neighborhood meeting. So I think that, that  
 5 concern --  
 6 MS. MENENDEZ: They could drive on which  
 7 bridge?  
 8 MR. TRIAS: The existing pedestrian bridge.  
 9 The existing pedestrian bridge, which Ms.  
 10 Menendez raised as one of the issues. We asked  
 11 that question. Staff asked that question. And  
 12 the Police Chief said, "No, it works fine for  
 13 emergency purposes right now." So that's not  
 14 an issue right now.  
 15 Now, it may be an issue later on, depending  
 16 on how that area develops and how buildings are  
 17 planned, fine, and that's when we need to look  
 18 at it again, in the context of the Master Plan  
 19 Amendment, if that happens.  
 20 CHAIRMAN FLANAGAN: All right. Any further  
 21 comment? Anybody want to make a motion?  
 22 MR. GRABIEL: Do we have to have one motion  
 23 for each of the three issues or --  
 24 CHAIRMAN FLANAGAN: It's all one item.  
 25 MS. MENENDEZ: All in one. Three issues.

1 MR. GRABIEL: The parking going to the  
 2 south --  
 3 MS. MENENDEZ: Right.  
 4 MR. GRABIEL: -- the elimination of the  
 5 road through the Arboretum, and the bridge.  
 6 I need some help with the legalities. I  
 7 would move to approve, with a motion that all  
 8 of the parking -- allow the University to move  
 9 all of the parking that is eliminated from the  
 10 north side, to move to the south side of the  
 11 campus, not to build the road through the  
 12 Arboretum. And, Third, I would like to keep  
 13 the option of the bridge for future Master  
 14 Planning.  
 15 So I might leave it to you to write it up,  
 16 but that would be the way I would --  
 17 MR. TRIAS: Yeah, and, then, if you could  
 18 add the discussion about the improvements in  
 19 the neighborhood that is ongoing, to finalize  
 20 that.  
 21 MR. GRABIEL: Okay. And to have the  
 22 University continue to work with the City and  
 23 the neighbors to improve all of the issues that  
 24 they have identified.  
 25 MS. MENENDEZ: That was in your conditions,

1 right?  
 2 MR. TRIAS: Yes.  
 3 MS. MENENDEZ: So I would --  
 4 MR. GRABIEL: With all of the conditions,  
 5 yeah.  
 6 MS. MENENDEZ: With the conditions set  
 7 forth by Staff.  
 8 MR. GRABIEL: There you go.  
 9 MS. MENENDEZ: That last item that you  
 10 mentioned, not the condition item, but the one  
 11 related to the bridge, what are you saying,  
 12 you'd like to allow it for a future discussion,  
 13 as part of the Master Plan?  
 14 MR. GRABIEL: Yeah. That remains as part  
 15 of a Master Plan of the University, and to be  
 16 looked at, at a future date, when they've come  
 17 back to the City with other changes to the  
 18 Master Plan.  
 19 MS. MENENDEZ: I'll second his motion.  
 20 MR. WU: Can you clarify your motion with  
 21 Staff, whether it mirrors Staff's ordinance  
 22 proposal? Is that correct?  
 23 MR. TRIAS: You're incorporating Staff's  
 24 conditions.  
 25 MR. GRABIEL: Yes.

Page 73

1 MR. TRIAS: Thank you.

2 MR. WU: And there are no additional

3 changes, based on Staff's conditions?

4 MR. TRIAS: I guess a more detailed

5 discussion about the Master Planning in the

6 future, consideration of connection.

7 MR. WU: Okay. Thank you.

8 MR. TRIAS: I think that's fine.

9 CHAIRMAN FLANAGAN: We have a motion and a

10 second. We're clear on what the motion is?

11 MR. COLLER: I just have, actually, a

12 question of Staff.

13 Mr. Trias, with respect to the Master

14 Planning of the road across the lake, which

15 seems to be one of the issues, does this

16 ordinance address that Master Plan or is that a

17 separate document?

18 MR. TRIAS: No.

19 MR. COLLER: So the context of this comment

20 about consideration of the bridge across the

21 lake is really not actually part of the issue

22 that's here.

23 MR. TRIAS: Right. Right.

24 MR. COLLER: Is that my understanding?

25 MR. TRIAS: That is correct.

Page 74

1 MR. COLLER: But I think it's a

2 recommendation -- take it as a recommendation

3 from the Board, but it doesn't -- this item

4 that's before you today doesn't really impact

5 that. I want to make sure I understand it.

6 MR. TRIAS: Right. The request is very

7 narrowly focused. It has to do with the

8 condition in the Development Agreement for the

9 building of the Internal Road, and the request

10 is to eliminate two segments of that road.

11 That's it.

12 Now, in terms of the Master Planning, I

13 think it's a very good idea to review that

14 connection to the south, if need be, in the

15 future, and I think that's a very valid

16 discussion.

17 MR. COLLER: Okay. So they can add that,

18 but just understand, it's not part of the

19 Master Plan. The Master Plan is not before

20 them.

21 MR. TRIAS: Right.

22 MR. BASS: Correct. Correct.

23 MR. COLLER: Okay. I just want to make

24 sure I understood.

25 CHAIRMAN FLANAGAN: But the request before

Page 75

1 us is to delete that Internal Road from the

2 canal south.

3 MS. MENENDEZ: Right.

4 MR. BASS: Correct, as a -- let me back up.

5 CHAIRMAN FLANAGAN: Yeah.

6 MR. BASS: I'll always be very candidly.

7 Let me tell you where we are and where we need

8 to be. We have a condition imposed in the

9 Development Agreement, not by the Master Plan.

10 Our amendment is to the Development Agreement,

11 not to the Master Plan. We need to manage

12 closure on this issue, because there is a time

13 obligation for the submission of construction

14 drawings and building permit plans for a road

15 that we wish not to build at this time.

16 So our request for you now is simply

17 targeting an amendment to the Development

18 Agreement to delete that. What I've heard said

19 is, I think, that while you may, I hope, be

20 favorably inclined to grant our application to

21 amend the Development Agreement, to delete that

22 condition at this time, the Planning Director

23 says he would still like to keep, as an option

24 for Master Planning, the re-visiting of that

25 structured crossing, at an appropriate point in

Page 76

1 time, but that's not part of the application

2 that's before you.

3 CHAIRMAN FLANAGAN: Now I'm more confused.

4 MR. COLLER: But I think the Board's

5 resolution could include a recommendation that

6 consideration of the bridge --

7 MS. MENENDEZ: As part of the Master Plan.

8 MR. COLLER: -- as part of the Master Plan.

9 MR. TRIAS: As a future discussion to be

10 discussed.

11 MR. COLLER: Right.

12 CHAIRMAN FLANAGAN: Hold on. I'm sorry, if

13 the Development Agreement requires construction

14 of Phase II of the Internal Road, which goes

15 from the end of Phase I, around, down, over the

16 bridge, right?

17 MR. WU: Yes.

18 MR. TRIAS: Yes. Yes.

19 CHAIRMAN FLANAGAN: Okay. And so the

20 request before us is to extend the time frame

21 for submission of permits?

22 MS. MENENDEZ: No. They want to kill it.

23 MR. WU: No. They want to delete those two

24 connections.

25 MR. BASS: No. No. No.

1 CHAIRMAN FLANAGAN: But then I'm being  
2 told, no, the request before us to amend the  
3 Development Agreement, does not include that  
4 portion of the Internal Road, but I'm  
5 understanding that it does.

6 MR. BASS: Let me make it very clear.

7 CHAIRMAN FLANAGAN: Like I'm a  
8 two-year-old, please.

9 MR. BASS: I've known you almost that long.  
10 We're building Phase II of the Internal Road.

11 CHAIRMAN FLANAGAN: Okay.

12 MR. BASS: There are two parts of Phase II,  
13 the Internal Road, that we're asking for  
14 permission not to build. So we're asking to  
15 approve a modified scope of Phase II of the  
16 Internal Road. Not the elimination of the  
17 obligation. We've already built Phase I and we  
18 intend to build Phase II. We are not seeking  
19 the elimination of that obligation.

20 We're seeking, at this time, for you to  
21 approve something very simple, which is the  
22 connection that we showed, as what will the  
23 Phase II for now, and that's the request that's  
24 before you, for which we ask for your favorable  
25 vote. That's it.

1 he's saying, you can delete that portion that  
2 went through the Arboretum, no problem, but I  
3 don't think he's agreeing to approve the  
4 deletion of the portion that goes over the  
5 canal, such that, that portion and that  
6 requirement to build it, remains, and maybe we  
7 would have to have a deadline for construction  
8 further down the road for that portion.

9 MR. BASS: That would not acceptable to us.  
10 I understand our position may be not acceptable  
11 to you. What I would suggest, along those  
12 lines, would be that you approve our  
13 application, as filed, and you offer a  
14 recommendation to the Commission with respect  
15 to the inclusion of an engineered crossing over  
16 the canal, at that point in time, in connection  
17 with a future Master Plan amendment, to which  
18 that would rationally relate.

19 CHAIRMAN FLANAGAN: Which, playing out as  
20 we do as lawyers, may never happen.

21 MR. BASS: At which point, it would never  
22 be done.

23 CHAIRMAN FLANAGAN: Right. You may never  
24 come back. Chances are slim, but you may never  
25 come back in front of us.

1 This whole other Master Planning issue is  
2 not before you. I understand you can offer any  
3 recommendation that you wish, but that's not  
4 part of our application.

5 CHAIRMAN FLANAGAN: Right. Okay. So --

6 MR. BASS: Did I clarify it?

7 CHAIRMAN FLANAGAN: I think maybe I have  
8 it. So you're going to you -- you want to  
9 build a portion of Phase II, and you're keeping  
10 the balance of Phase II in the Development  
11 Agreement.

12 MR. BASS: Yes.

13 No. We're amending the Development  
14 Agreement, to take the old Phase II and  
15 substitute the new Phase II.

16 CHAIRMAN FLANAGAN: Right. Right.

17 MR. BASS: So that we could build the new  
18 Phase II and be done.

19 CHAIRMAN FLANAGAN: Right. Okay. Let me  
20 try and rephrase, at least how I understand it,  
21 Julio.

22 Assuming everybody votes in the  
23 affirmative, you can build your amended -- you  
24 can build your amended Phase II, the red line  
25 that's in the packet before us, and I think

1 MS. MENENDEZ: We just heard they're going  
2 to introduce some more housing, so --

3 MS. GAVARRETE: May I offer a friendly  
4 amendment and a way in which to see how we  
5 bring closure to one thing, yet still be  
6 respectful and mindful about always wanting to  
7 have the appropriate connectivity, both, for  
8 pedestrians and for vehicles, if there is a  
9 rational nexus?

10 Let me explain something to you. I would  
11 offer that you should say that the City and the  
12 University continue to rely on the traffic and  
13 parking monitoring requirements that are  
14 already in your Zoning Code, okay, that apply  
15 to the University of Miami, and that those  
16 reports inform us, in terms of modifications  
17 that we make of the Master Plan in the future,  
18 that would include the appropriate vehicular  
19 and pedestrian campus circulation enhancements.  
20 That's the responsible wording, in my opinion,  
21 that is principled based on a need that may  
22 surface in the future, and that's a condition.  
23 That's fine. That's acceptable, because it  
24 then would respond to that moment in time in  
25 which that may be needed, but there's a

1 rational nexus to it.

2 So additional transportation management  
3 actions, having a rational nexus to a  
4 demonstrated connection needs, can be  
5 considered, in conjunction with future  
6 amendments of the Master Plan, and then that's  
7 how you deal with being responsible, you know,  
8 Planning Board Members.

9 And it also makes us, as Campus Planners  
10 and Developers, be responsible. And it also  
11 makes us look at the regulations that you have  
12 for us to enforce this, which are our traffic  
13 studies, our parking demand studies, our  
14 mobility studies. You focus us back on the  
15 instruments that you already have residing  
16 within your power to make us do that, and I  
17 would offer that that's the responsible and  
18 principal thing to do. Thank you.

19 CHAIRMAN FLANAGAN: For the Board, my view  
20 point is, right now we're taking one big bite  
21 at the apple, and I'd rather take a couple of  
22 smaller bites. And if you extend the deadline  
23 for that portion of the roadway -- nobody is  
24 saying it won't be deleted in the future or  
25 changed in some way in the future, but right

1 now, let's see what happens, as we take -- when  
2 we take one more small bite, let's see what  
3 happens, and then come back and look at it  
4 again.

5 MR. WU: I think you have a motion and a  
6 second.

7 CHAIRMAN FLANAGAN: We do.

8 MR. WU: Okay.

9 CHAIRMAN FLANAGAN: We've had a lot of  
10 discussion. So does that motion still stand?

11 MR. GRABIEL: Yeah.

12 CHAIRMAN FLANAGAN: Okay.

13 MR. COLLER: In your motion --

14 MS. MENENDEZ: Did you ask for a friendly  
15 amendment?

16 CHAIRMAN FLANAGAN: No, and I think -- we  
17 got into the discussion, because I think we  
18 started the conversation about clarifying what  
19 the motion was and what, in fact, was or was  
20 not before us.

21 MR. COLLER: Well, your motion was not to  
22 approve the deletion of the bridge over the  
23 lake?

24 MR. GRABIEL: Right.

25 MR. COLLER: So there's still, on top of

1 that, the end of December deadline under your  
2 motion. New construction drawings. I don't  
3 think that's what you want.

4 MS. MENENDEZ: No, I didn't understand  
5 that. I thought your motion was to grant the  
6 request; however, recommend that as part of the  
7 Master Plan discussion, that this road be  
8 considered.

9 MR. GRABIEL: Correct.

10 MR. COLLER: Oh, okay. That's different.  
11 That's different.

12 MS. MENENDEZ: Right. He's approving the  
13 request; however, he wants to give a  
14 condition --

15 MR. COLLER: He's recommending in the  
16 Master Plan further consideration.

17 MS. MENENDEZ: As well as the conditions  
18 that have been set forth by Staff. That's how  
19 I understood it.

20 MR. COLLER: Okay. That's fine.

21 CHAIRMAN FLANAGAN: I thought he said, not  
22 the deletion of it.

23 MR. GRABIEL: I'm sorry?

24 CHAIRMAN FLANAGAN: I want to make sure  
25 Julio's -- we've got the motion that's clear.

1 MR. GRABIEL: Maria explained it. That's  
2 what I want.

3 MS. MENENDEZ: Now you mentioned something  
4 that's different from him.

5 CHAIRMAN FLANAGAN: I thought he was  
6 recommending against the deletion of the  
7 Internal Roadway over the canal, but that's not  
8 what he's --

9 MR. GRABIEL: No.

10 MS. MENENDEZ: No.

11 MR. GRABIEL: I just don't want it to  
12 disappear. I want it to be seen in the future,  
13 and I think the University agrees with that,  
14 and I assume Staff, also.

15 MR. TRIAS: Yes. If I can explain what I  
16 understand. You're recommending approval of  
17 the request, and, in addition, you're reminding  
18 everyone to review this in the future, if it's  
19 needed, in the Master Plan. Is that pretty  
20 much what we're talking about here?

21 MR. GRABIEL: Yes.

22 MR. TRIAS: Okay. Very good.

23 MR. BASS: We understand that. Just, as  
24 phrased, I don't agree with it.

25 MR. RODRIGUEZ: What is it you don't agree

1 with, what aspect of how it's phrased?  
 2 MR. BASS: That there's an obligation --  
 3 it's fine as phrased, but it was stated that we  
 4 agree with it.  
 5 MR. GRABIEL: Oh, I'm sorry. I thought you  
 6 were not --  
 7 MR. BASS: But there's a motion. There's a  
 8 second. There's discussion.  
 9 CHAIRMAN FLANAGAN: But you don't agree  
 10 with it?  
 11 MR. BASS: As Janet said, we believe that  
 12 when we come forward with an application,  
 13 that's reviewed, and it would be appropriate in  
 14 connection with the review of that application  
 15 to consider a range of mitigation, which may or  
 16 may not include that. Then we'll have that  
 17 discussion at that time. But we don't want to  
 18 have a specific, hanging over our head,  
 19 obligation to do that for eternity, maybe or  
 20 may not.  
 21 But I understand the motion. There's a  
 22 second. There was a statement that we agree  
 23 with it in concept. The bigger, bigger concept  
 24 of having the planning decisions about  
 25 connectivity consider a whole bunch of things,

1 project referred to as "Gables Ponce III" on  
 2 the property legally described as Tracts A-C,  
 3 Block 16, Industrial Section, with an address  
 4 of 363 Granello Avenue, Coral Gables, Florida;  
 5 including required conditions and providing for  
 6 an effective date.  
 7 MR. GARCIA-SERRA: Good evening, Mr. Chair,  
 8 Members of the Board, Mario Garcia-Serra, with  
 9 offices at 600 Brickell Avenue, representing  
 10 this evening LG Ponce III, LLC, a subsidiary of  
 11 Gables Residential, the owner of the 1.69 acre  
 12 lot located at 363 Granello Avenue.  
 13 I'm accompanied today by Joe Wilber, of  
 14 Gables Residential, Beatriz Hernandez, our  
 15 project architect, of MSA Architects, Hugh  
 16 Johnson, our landscape architect, and John  
 17 McWilliams, our traffic engineer.  
 18 We have a PowerPoint presentation, and I'd  
 19 ask the Audio Visual Department to bring it up  
 20 on the screen.  
 21 As you can see in the aerial photograph,  
 22 this is a triangular shaped property, located  
 23 between Greco and Granello Avenues, and to the  
 24 east of the alley that bisects the block. It  
 25 is located immediately to the north of the

1 we agree with that. Having a specific  
 2 preordain obligation, that we don't agree with.  
 3 MS. MENENDEZ: Okay.  
 4 CHAIRMAN FLANAGAN: Okay. Any further  
 5 discussion? Motion and a second. Jill, if you  
 6 would call the roll, please.  
 7 THE SECRETARY: Julio Grabiell?  
 8 MR. GRABIEL: Yes.  
 9 THE SECRETARY: Maria Menendez?  
 10 MS. MENENDEZ: Yes.  
 11 THE SECRETARY: Alberto Perez?  
 12 MR. PEREZ: Yes.  
 13 THE SECRETARY: Frank Rodriguez?  
 14 MR. RODRIGUEZ: Yes.  
 15 THE SECRETARY: Marshall Bellin?  
 16 MR. BELLIN: Yes.  
 17 THE SECRETARY: Jeff Flanagan?  
 18 CHAIRMAN FLANAGAN: Yes.  
 19 Next item on the agenda is Item Number 6.  
 20 It's a Resolution of the City Commission of  
 21 Coral Gables, Florida requesting Mixed-Use Site  
 22 Plan review pursuant to Zoning Code Article 4,  
 23 "Zoning Districts", Division 2, "Overlay and  
 24 Special Purpose Districts", Section 4-201,  
 25 "Mixed Use District (MXD)" for the Mixed-Use

1 Gables Ponce I and II buildings, which have  
 2 been very successful, and we want to keep  
 3 building on that success, with another third  
 4 phase of luxury rental apartments.  
 5 The proposed building is nine stories in  
 6 height, and will include 204 apartments, along  
 7 with ground level retail and live-work units.  
 8 Following the lead of the first two phases,  
 9 there is a considerable amount of pedestrian  
 10 plaza and park like spaces, and this project  
 11 will be another major step towards fulfilling  
 12 the long-time goal of the City, to convert this  
 13 area from an industrial area, to a Mixed-Use  
 14 Village, centered around the Village of MERRICK  
 15 Park.  
 16 Our only request today is Mixed-Use Site  
 17 Plan Review, and I'll ask Beatrice Hernandez,  
 18 our project architect, to do a brief  
 19 presentation on the plans that she has  
 20 proposed, including the Site Plan and  
 21 elevations.  
 22 Beatriz.  
 23 MS. HERNANDEZ: Good evening. Can you hear  
 24 me okay? Beatrice Hernandez, MSA Architects,  
 25 7695 Southwest 104 Street, Miami, Florida.

1 Good evening. I'm just going to briefly  
 2 walk you through the Site Plan that Mario just  
 3 sort of described to you, some of the ground  
 4 floor uses that we have. I'll walk you through  
 5 the elevations and renderings, and then I'll  
 6 just open it up to any questions you all may  
 7 have. I know we've been here a while tonight,  
 8 so --  
 9 As Mario mentioned, the site is triangular,  
 10 so we afforded ourselves with the opportunity,  
 11 in these kind of odd shaped sections of the  
 12 site, to create these open spaces. So moving  
 13 from the east towards the west, what we've done  
 14 is anchored the ends of our buildings with  
 15 retail, and the corners becoming those corner  
 16 plazas that could serve as kind of break-out  
 17 areas for the retail, as well.  
 18 And what we've done is connected that with  
 19 a covered arcade, along Granello, and you have  
 20 the live-work units, our garage access, our  
 21 residential lobby, the paseo, that connects  
 22 through the mid block, our leasing facility,  
 23 and then the retail at the end. So we've  
 24 provided a mix of uses to activate that street.  
 25 At the opposite side of the north side,

1 along Greco, we've added more live-work units,  
 2 that have connections directly to the plaza  
 3 spaces, as well as within the corridors, as  
 4 well.  
 5 What's interesting about this site plan is,  
 6 we've completely screened the eight-story  
 7 parking garage that we have here, both from the  
 8 top, as well as the sides. There's only a  
 9 small portion, which is where we have the dog  
 10 park, along the alley, that has just a small  
 11 portion of the garage that's seen from Le  
 12 Jeune, but we've treated it very well  
 13 architecturally, and we'll show you that in the  
 14 renderings as we move through the presentation.  
 15 This view that you see here is essentially  
 16 the center of our site, where the lobby -- the  
 17 main lobby.  
 18 You have a pointer, right?  
 19 So this area right in here is our main  
 20 lobby entry. The paseo, which is screened with  
 21 landscaping, is off to the right, where this  
 22 tower is shown in here.  
 23 Oh, and what I find also interesting is the  
 24 varying roof line that we've created in here.  
 25 So, as you can see, at the top of our

1 buildings, we've actually recessed the building  
 2 and created some outdoor spaces and trellis  
 3 area at the last floor of the building.  
 4 This is the view from the north side,  
 5 looking into the large central plaza that we  
 6 have. As you can see, we've basically provided  
 7 eyes on the street, all of the way from the  
 8 top, down to the ground, which is a little bit  
 9 of a difference from what we have in Phase I  
 10 and Phase II. We felt that we wanted to  
 11 activate the street level much more stronger  
 12 than the previous phases.  
 13 This is the side that I mentioned as the  
 14 view that you would see coming up Le Jeune.  
 15 And the only area that we're showing that is  
 16 basically exposing the garage, is this area  
 17 right in here. And, as you can see, we've  
 18 treated it architecturally, similar to the  
 19 architecture of the rest of the building.  
 20 These are just the exterior elevations,  
 21 that show the building in it's whole and  
 22 entirety, and we feel the building is very,  
 23 very elegant. We wanted to keep the color  
 24 pallet very simple, with subtle sort of accents  
 25 of creams, the roof line has the barrel tile

1 roof, and some accents with the awnings in kind  
 2 of a light mint sort of green.  
 3 The amenity, which is the top of our roof  
 4 parking deck, is fully amenitized, with our  
 5 pool deck, and the actual club facility or the  
 6 additional amenity space is located right in  
 7 this area in here, which also overlooks the  
 8 Biltmore, which is an incredible view that our  
 9 residents are going to have.  
 10 I have all of the floor plans, but I'm not  
 11 going to walk you through all of that.  
 12 So if you have any questions, I'd be more  
 13 than happy to answer.  
 14 MR. RODRIGUEZ: Is the height of the first  
 15 and second phase the same?  
 16 MS. HERNANDEZ: No, this is actually a  
 17 nine-story building, and I believe Phase I and  
 18 II are ten stories. This is a High-Rise  
 19 technically, but we're under a hundred feet.  
 20 MR. GRABIEL: Are the open spaces open to  
 21 the public or is it for the residential only?  
 22 MS. HERNANDEZ: Well, it's not gated, and  
 23 as you see in the site plan, we actually have  
 24 the paseo, which is public, so the public can  
 25 cross through the middle. So we aren't gating

1 the facility.  
 2 MR. GRABIEL: Thank you.  
 3 MR. GARCIA-SERRA: That's a fair  
 4 description. It's private property, but it's  
 5 open for the public.  
 6 CHAIRMAN FLANAGAN: Do you know, what's the  
 7 height of the top of the building of Phase I  
 8 and II?  
 9 MS. HERNANDEZ: A hundred feet.  
 10 CHAIRMAN FLANAGAN: A hundred feet? And  
 11 this is --  
 12 MS. HERNANDEZ: I believe it's 97 and change.  
 13 CHAIRMAN FLANAGAN: At the top of the  
 14 building, you've got 97, plus 11 and change.  
 15 MS. HERNANDEZ: Yeah. The architectural  
 16 projections, yes. So we have about 94, 95 feet  
 17 to that last habitable floor, and then, after  
 18 that, is your architectural projections.  
 19 CHAIRMAN FLANAGAN: So overall you're  
 20 taller than Phase I and II?  
 21 MS. HERNANDEZ: I don't know what the  
 22 architectural projections are for Phase I and  
 23 II. I would think they're a little bit higher.  
 24 CHAIRMAN FLANAGAN: I thought I just heard  
 25 a hundred feet.

1 MS. HERNANDEZ: That's a hundred feet to  
 2 the habitable --  
 3 MR. COLLER: If we're going to have you  
 4 speak, could you come up and identify yourself,  
 5 for the record?  
 6 MR. WILBER: I'm Joe Wilber. I'm with  
 7 Gables Residential, out of the Atlanta Office.  
 8 MR. COLLER: I presume you were sworn in  
 9 during the beginning of the day. Is that  
 10 correct?  
 11 MR. WILBER: I did not.  
 12 MR. COLLER: Okay. Thank you. Would you  
 13 swear him in?  
 14 (Thereupon, Joe Wilber was sworn.)  
 15 MR. WILBER: I do.  
 16 My address is 3399 Peachetree Road,  
 17 Atlanta.  
 18 Phase I is a hundred feet from the ground  
 19 to the top level of the residential building.  
 20 Then you have the architectural projections  
 21 above that. And this is 96 feet, with the  
 22 architectural projections going from there.  
 23 So essentially they're the same height.  
 24 This would be slightly, slightly lower.  
 25 CHAIRMAN FLANAGAN: Thank you.

1 MR. GRABIEL: Could you show us, in the  
 2 elevation, that portion of the garage that is  
 3 not screened by the building?  
 4 MS. HERNANDEZ: Sure. It's this area right  
 5 in here. Do you want me to point again?  
 6 MR. GRABIEL: Yes, please.  
 7 MS. HERNANDEZ: Sure.  
 8 It's this corner right in here.  
 9 As you can see here, this is the rooftop  
 10 pool deck, that shows landscaping at the top.  
 11 MR. GRABIEL: Got it. Thank you.  
 12 MS. MENENDEZ: Who owns that parcel there,  
 13 that green space?  
 14 MR. GARCIA-SERRA: That green parcel you  
 15 see there, that's just south of the Municipal  
 16 Parking Lot, is owned by my client, by LG  
 17 Gables III, LLC, yes.  
 18 MS. MENENDEZ: And what's going to happen  
 19 to that space?  
 20 MR. GARCIA-SERRA: Right now it's  
 21 essentially a temporary open green space, which  
 22 is also open to the public and also used by our  
 23 residents. There is no plan right now proposed  
 24 for that property. Ultimately they probably  
 25 would want to develop it. But right now, there

1 hasn't been anything actually proposed.  
 2 MS. MENENDEZ: I just don't see enough  
 3 green between all of those properties there.  
 4 Between all of those buildings and the height,  
 5 I just don't see enough green space for parks,  
 6 for amenities for the public. It's all pretty  
 7 much concrete.  
 8 Even the spaces that are outlined in this  
 9 new project, it's mostly pavers. I don't see  
 10 grass. I don't even know how the dogs are  
 11 going to manage in those areas, but --  
 12 MR. GARCIA-SERRA: Well, there is a  
 13 particular space there that is a designated dog  
 14 park, that is green.  
 15 MS. MENENDEZ: Okay. Can you point that  
 16 out to me?  
 17 MS. HERNANDEZ: Sure. It's because we're  
 18 showing all our trees there.  
 19 It's this area right in here, and it should  
 20 be clearer in your packet. Yeah.  
 21 MS. MENENDEZ: Okay.  
 22 MR. GARCIA-SERRA: But it is a space  
 23 that --  
 24 MS. MENENDEZ: But it's not green. It's  
 25 pavers.

1 MR. GRABIEL: No. No. That's grass.  
 2 MS. HERNANDEZ: No, the dog park is all green.  
 3 MS. MENENDEZ: All green?  
 4 MS. HERNANDEZ: Yes.  
 5 MR. GARCIA-SERRA: And it's over a thousand  
 6 square feet, I believe.  
 7 MS. MENENDEZ: Is that for the public or is  
 8 that exclusively for the residents?  
 9 MR. GARCIA-SERRA: That's open to the  
 10 public, actually. It's one of the recommended  
 11 conditions of approval and we're in agreement  
 12 with it. And there is also a considerable  
 13 amount of plaza spaces, you know, which do have  
 14 landscaping in them. We could always  
 15 potentially increase the landscaping.  
 16 We are offering this parcel that we have  
 17 right now as potential green space. Also, one  
 18 of the recommended conditions of approval is to  
 19 contribute towards the Underline improvements.  
 20 MS. MENENDEZ: Is to what?  
 21 MR. GARCIA-SERRA: Contribute towards the  
 22 Underline improvements. You know, the proposed  
 23 bicycle and street -- excuse me, bicycle and  
 24 pedestrian pathway underneath the Metrorail.  
 25 So indeed we are complying with Code, and even

1 then some. More so, I would say, compared to  
 2 the other two phases and other projects that  
 3 I've represented in the area, this one is  
 4 engaging the public realm more and permitting  
 5 the public more onto their property and open  
 6 spaces that they could potentially use.  
 7 MS. MENENDEZ: I just see that green space  
 8 being built, and then it's just more concrete,  
 9 you know. It's a shame it wasn't incorporated,  
 10 and perhaps given some green area.  
 11 MR. GARCIA-SERRA: Well, indeed, one of the  
 12 initial proposals that we had was to vacate the  
 13 alley that bisects the block, consolidate the  
 14 entire block, and essentially swap with the  
 15 City the space that they had.  
 16 MS. MENENDEZ: I remember that. That was  
 17 many years ago. Right.  
 18 MR. GARCIA-SERRA: The parking area for  
 19 green space. It was proposed a while back, and  
 20 then revived when my client bought the  
 21 property.  
 22 MS. MENENDEZ: I see.  
 23 MR. GARCIA-SERRA: The then City Manager  
 24 was not supportive of that request. We entered  
 25 into discussions of potentially acquiring the

1 parking lot, by, you know, paying for it and  
 2 acquiring it, and those discussions, we tried  
 3 to negotiate, but we couldn't reach an  
 4 agreement, and so that's why we have the  
 5 project that's proposed before you today.  
 6 MS. MENENDEZ: Okay. Thank you.  
 7 I have a question, if nobody has a question  
 8 at this time. On Page 8 of the Staff Report,  
 9 when you look at the setbacks -- and, you know,  
 10 we didn't have the Staff --  
 11 CHAIRMAN FLANAGAN: Not yet. We will.  
 12 MS. MENENDEZ: -- give their report, but --  
 13 this is really, I guess, a question for Staff,  
 14 but I was going to ask, why is it that we're  
 15 not following the requirement of the side  
 16 street at Greco and the rear alley, as far as  
 17 the setbacks? We seem to be going with no  
 18 setbacks in those areas.  
 19 Can you point that out to us, on the  
 20 drawings, please?  
 21 MS. HERNANDEZ: Which street are you  
 22 referring to?  
 23 MS. MENENDEZ: I'm referring to Greco and  
 24 the alley. According to Staff's report,  
 25 there's a requirement of a setback at 45 feet,

1 and there's none being proposed on both, the  
 2 side of Greco and the side of the alley.  
 3 MR. GARCIA-SERRA: But I think it's  
 4 important to point out to you, you see the  
 5 asterisks that's in the "required" column, and  
 6 then there's a footnote that talks about  
 7 setback reductions may be awarded for MXD  
 8 projects approved for Mediterranean Style  
 9 Bonus. Indeed this project qualifies for  
 10 setback reductions, to reduce the setbacks up  
 11 to zero on all sides, as long as you comply  
 12 with certain requirements that are in the Code,  
 13 as far as providing pedestrian spaces, the  
 14 Mediterranean Bonus.  
 15 MS. MENENDEZ: Got it.  
 16 MR. GARCIA-SERRA: So that's how we achieve --  
 17 MS. MENENDEZ: Yeah. Okay. Thanks.  
 18 MR. GARCIA-SERRA: It's caused confusion in  
 19 the past, too.  
 20 MR. GRABIEL: Maria, I also think that the  
 21 building -- because it cuts back, there are  
 22 points of the building that are right on the  
 23 property line, but then it sets back, because  
 24 of the angle. So it's not like the whole  
 25 building is at zero.

Page 101

1 MS. HERNANDEZ: Right. I was going to say  
 2 that.  
 3 MS. MENENDEZ: No, I saw that. I saw that.  
 4 It's just it's tied to some, you mentioned  
 5 pedestrian amenities, and I just wish there was  
 6 more green space.  
 7 CHAIRMAN FLANAGAN: And this may be also  
 8 for Staff, it says, "Step backs are required  
 9 when setback reductions are requested," but it  
 10 looks like Greco and the alley have zero step  
 11 backs.  
 12 Maybe for the architect. Do I read that  
 13 correctly?  
 14 MS. HERNANDEZ: Well, again, on Greco, it's  
 15 those corners that are creating that zero  
 16 setback. As you can see, there's moments where  
 17 the buildings do step back off the ten-foot  
 18 setback line.  
 19 MS. MENENDEZ: Here.  
 20 CHAIRMAN FLANAGAN: Okay. But that's not  
 21 what the Staff Report says.  
 22 So go ahead. We'll continue.  
 23 If there's no other questions for the  
 24 Applicant at this time, we'll let Mr. Trias go  
 25 forward with the Staff Report.

Page 102

1 MR. TRIAS: Yeah. Just to clarify, the  
 2 Staff Report could have said it more clearly.  
 3 It's because of the triangular shape of the  
 4 site, that Mr. Grabiell was correct. It has to  
 5 do with those points. That's what that issue  
 6 is about.  
 7 Now, if I could have the PowerPoint,  
 8 please. Thank you.  
 9 The request is for a Mixed-Use Site Plan,  
 10 and as you know, that has some certain levels  
 11 of reviews that allows for some design-oriented  
 12 choices, and that has to do because this area  
 13 has developed as a Mixed-Use District. This is  
 14 something that happened a few years ago, when  
 15 the Code allowed and encouraged that, and two  
 16 previous phases of the same development are  
 17 already there, and they're a Mixed-Use, and  
 18 this in close proximity to Metrorail, the  
 19 Underline, many of the different activities  
 20 that we're working on in the City.  
 21 In terms of the three dimensional massing  
 22 of the site, as you can see, it's a triangular  
 23 shaped parcel, which would make some unique  
 24 conditions, that are addressed with open space,  
 25 such as a dog park, and some of the paved areas

Page 103

1 that Ms. Menendez was mentioning. But all of  
 2 those are open space areas that enhance the  
 3 City.  
 4 The Applicant explained the context, in  
 5 terms of the Land Use and the Zoning Map. This  
 6 is the industrial area, which, as you know,  
 7 allows for Mixed-Use. So it's a unique area of  
 8 the City. And it allows buildings to be 100  
 9 feet to the top of the habitable space. The  
 10 actual building is a bit taller, yes, because  
 11 of the architectural details, but the habitable  
 12 space is a hundred feet, and that's pretty much  
 13 the type of intensity and development that we  
 14 see throughout the area.  
 15 The Applicant explained the Site Plan and  
 16 the different landscape enhancements, and the  
 17 general massing of the project. I won't go  
 18 into any more detail, except to explain that  
 19 Staff worked with the Applicant to try to  
 20 comply with all of the different requirements  
 21 of the Mediterranean Bonus Program.  
 22 The Site Plan information is that the site  
 23 is 1.6 acres. The FAR is 3.49. 3.5 is  
 24 allowed. So they're going to the maximum. The  
 25 building height is 94, which is close to the

Page 104

1 maximum, which is a hundred. There's retail.  
 2 There's residential. And there's an  
 3 interesting mix of residential, which includes  
 4 live-work at the ground level, and also one and  
 5 two and three-bedroom units.  
 6 416 spaces of parking are proposed, which  
 7 is slightly above the minimum required, and  
 8 we've had multiple public notices, which are  
 9 required by Code.  
 10 There was a public information meeting in  
 11 August. There was a notification mailed to the  
 12 property owners in November. The property was  
 13 also posted in November. There was the legal  
 14 ad in November. The property was posted on the  
 15 Agenda on the City website.  
 16 And the findings of fact are that Staff has  
 17 reviewed the provisions of the Comprehensive  
 18 Plan that apply and the project satisfies those  
 19 provisions. Staff recommends approval, with  
 20 conditions.  
 21 And the conditions of approval require many  
 22 of the typical things that you would find in  
 23 most projects, but there are some very specific  
 24 requirements or opportunities to require open  
 25 space at different areas. So all of that is

1 included in your report, and Staff recommends  
 2 approval.  
 3 MS. MENENDEZ: Ramon, I have a question.  
 4 From the site area, which 1.69 acre or 73,461  
 5 square feet, how much of that is public plaza,  
 6 public access, public amenities?  
 7 MR. TRIAS: Public open space. I don't  
 8 know. Do we have that? Yeah, let me look for  
 9 it, because I think we have it in the Staff  
 10 Report somewhere.  
 11 Maybe the Applicant knows it.  
 12 Do you have any other questions while we  
 13 look for this?  
 14 MS. MENENDEZ: No. That's my biggest --  
 15 MR. TRIAS: Okay.  
 16 CHAIRMAN FLANAGAN: Any other questions for  
 17 Ramon?  
 18 MR. BELLIN: Yeah, I have one.  
 19 CHAIRMAN FLANAGAN: Go ahead, Marshall.  
 20 MR. TRIAS: Go ahead. We're looking for  
 21 it. Yes.  
 22 MR. BELLIN: Ramon, there are two issues.  
 23 I guess it's on Page 2, Section 4-201B,  
 24 Permitted Uses. It says, "The fitness area and  
 25 the amenities package do not comply."

1 MR. TRIAS: Which page are you looking at?  
 2 MR. BELLIN: Page 2.  
 3 MS. MENENDEZ: Of the report, Marshall?  
 4 MR. BELLIN: Yes.  
 5 MS. MENENDEZ: Of the report?  
 6 MR. TRIAS: Page 2 of this book?  
 7 MR. BELLIN: Yeah. It's Page 2 of --  
 8 MR. TRIAS: The DRC comments? That was  
 9 prepared at the DRC level. I mean, the  
 10 Applicant -- you were able to look at that or  
 11 -- I don't know what you're looking at.  
 12 Which one?  
 13 MR. BELLIN: This one.  
 14 MS. MENENDEZ: I guess it's the Staff  
 15 Report.  
 16 MR. TRIAS: Yeah, that's a typical comment  
 17 that my Staff makes early on in the process,  
 18 and in many projects, we have looked at the  
 19 fitness center as one of the issues that is  
 20 used to -- or one of the uses that is used to  
 21 comply with the Mixed-Use mix. And, then,  
 22 through the process, there are judgment calls  
 23 that are made for the benefit of the project,  
 24 and I think that, at this point, the project  
 25 was reviewed and it does comply, at this point.

1 You may have a different opinion. And if  
 2 you believe that it doesn't, certainly you're  
 3 welcome to make that --  
 4 MR. BELLIN: No. Your report says, "Does  
 5 not comply."  
 6 MR. TRIAS: That was the DRC -- the one  
 7 that was prepared at the DRC.  
 8 MR. BELLIN: I'm on the side that it does  
 9 apply. So I guess that's the --  
 10 MR. TRIAS: Yeah. I mean, as far as I  
 11 know, it was revised to comply. And if I'm  
 12 wrong, the Applicant could explain it.  
 13 MR. BELLIN: I guess there was also a  
 14 comment about the parking, with respect to  
 15 residential, does not comply. And if you go to  
 16 that report, it's on Page 8 -- no, Page 9,  
 17 Section 4201.  
 18 My question is, why does it not comply?  
 19 MR. COLLER: Can I ask which tab we're on,  
 20 because I'm a little -- which page are we  
 21 talking about?  
 22 MR. TRIAS: Mr. Bellin -- yeah, if I could  
 23 address the issue. Mr. Bellin is looking at  
 24 the DRC Staff Report that is done at the very  
 25 beginning of the process. And at that point,

1 as you know, as you have seen in many of your  
 2 projects, Staff points out issues. Those  
 3 issues are resolved later on. I don't know why  
 4 the Applicant included that document in there,  
 5 but they did, and that is -- they must have a  
 6 reason for it, and I'm sure they can explain  
 7 it.  
 8 MR. BELLIN: Okay.  
 9 MR. GARCIA-SERRA: My apologies for that.  
 10 That's the Zoning Analysis that's done at the  
 11 Development Review Committee stage. Some  
 12 deficiencies were noted at that point, but  
 13 we've corrected them since.  
 14 MR. BELLIN: Okay.  
 15 CHAIRMAN FLANAGAN: All right. I think, at  
 16 this time, we should open the --  
 17 MR. PEREZ: I have one more.  
 18 CHAIRMAN FLANAGAN: Okay.  
 19 MR. PEREZ: I'm not sure if you addressed  
 20 it or not. But the issues or the item of the  
 21 setback on Granello and Greco, if you addressed  
 22 it already, I apologize, but if you could  
 23 explain it again. If on Granello ten feet is  
 24 required, and they're proposing zero, why is  
 25 that acceptable? I'm not clear on that.

1 MR. TRIAS: Let me see if we can show a  
 2 site -- do you have a Site Plan drawing?  
 3 MR. PEREZ: No, it's required, ten.  
 4 They're proposing zero.  
 5 MR. TRIAS: Let's have the architect point  
 6 to that area.  
 7 MS. HERNANDEZ: This is the ten-foot  
 8 setback line. As you can see, from that  
 9 corner, that is the line of the ten-foot  
 10 setback. That was showing on the Site Plan.  
 11 I'm complying with that ten-foot setback, and  
 12 it's in your package there. It shows it.  
 13 MS. MENENDEZ: That you're complying with  
 14 it?  
 15 MS. HERNANDEZ: We have a ten-foot setback  
 16 along Granello.  
 17 MS. MENENDEZ: From your property line?  
 18 MS. HERNANDEZ: Yes, ma'am.  
 19 CHAIRMAN FLANAGAN: On Granello?  
 20 MS. HERNANDEZ: On Greco. Sorry, on Greco.  
 21 CHAIRMAN FLANAGAN: Right.  
 22 MS. MENENDEZ: On Greco, yeah.  
 23 MR. GARCIA-SERRA: I think I can clarify  
 24 it. I think, Mr. Perez, what you're looking  
 25 for is, why can we go to zero, right?

1 MR. PEREZ: Yeah. And maybe the Staff  
 2 Report is reading wrong. It's saying it  
 3 requires ten, and it says that they're  
 4 proposing zero. So are they proposing zero or  
 5 are they proposing ten?  
 6 MR. GARCIA-SERRA: You're on Page 8,  
 7 correct?  
 8 MR. PEREZ: I'm on Page 8 of the Staff Report.  
 9 MR. GARCIA-SERRA: Okay. You see, what's  
 10 important there is the asterisks that's under  
 11 the column, "Required." You see how there's a  
 12 footnote?  
 13 MR. PEREZ: Yeah.  
 14 MR. GARCIA-SERRA: That says, "Setback  
 15 reductions may be awarded for MXD projects  
 16 approved for Mediterranean style designed  
 17 bonuses. Setback reductions are only permitted  
 18 for MXD projects, subject to providing vertical  
 19 building step backs."  
 20 And so what that provision says is that if  
 21 you do X, Y and Z, particularly providing  
 22 pedestrian realm spaces and so forth, you can  
 23 reduce your setback down to zero.  
 24 MS. MENENDEZ: But, Mario, I think what  
 25 he's saying is that it shouldn't be -- where it

1 says, "Proposed," it shouldn't be none.  
 2 MR. PEREZ: It should be ten.  
 3 MS. MENENDEZ: It should be ten.  
 4 MR. GARCIA-SERRA: On the Greco side?  
 5 MR. PEREZ: For both, for Granello and  
 6 Greco.  
 7 MS. MENENDEZ: Step back, I see. Yeah, for  
 8 the other one, it says it.  
 9 MS. HERNANDEZ: For Granello, we have the  
 10 arcade.  
 11 MR. GARCIA-SERRA: The arcade goes up to  
 12 the property line on the Granello side.  
 13 MS. MENENDEZ: Oh.  
 14 MR. GARCIA-SERRA: Yeah.  
 15 CHAIRMAN FLANAGAN: Which makes for zero.  
 16 MR. WU: So the arcades throw them off.  
 17 MS. MENENDEZ: Got it. Got it.  
 18 MR. TRIAS: Ms. Menendez, the square  
 19 footage was 10,000 square feet for the open  
 20 space, 10,041.  
 21 MS. MENENDEZ: 10,000 square feet?  
 22 MR. TRIAS: Yes.  
 23 CHAIRMAN FLANAGAN: Then why are there no  
 24 step backs on the alley side, when the Code  
 25 requirement is ten feet, over 45 feet?

1 MR. PEREZ: Does it go over 45 feet? Maybe  
 2 it doesn't.  
 3 CHAIRMAN FLANAGAN: The building?  
 4 MR. PEREZ: On Greco and the alley, does it  
 5 go over 45 feet?  
 6 MS. HERNANDEZ: Yes.  
 7 MR. PEREZ: It does?  
 8 MS. HERNANDEZ: Yes, it does.  
 9 CHAIRMAN FLANAGAN: There is 96.  
 10 MR. TRIAS: What is the nature of the  
 11 question?  
 12 CHAIRMAN FLANAGAN: The question is, why  
 13 are there no -- so the Staff Reports says,  
 14 "Vertical building step backs are required for  
 15 MXD buildings when setback reductions are  
 16 requested."  
 17 So we have setback reductions, but we have  
 18 no step backs.  
 19 MR. PEREZ: So, again, it's probably  
 20 reading wrong. What he's saying is, you're  
 21 required, anything up to -- so a zero set back  
 22 up to 45, 10 over 45. It goes up to 96 on  
 23 both, the side street and the rear alley, but,  
 24 again, you're proposing no step back. Why? Is  
 25 that because it's MXD?

1 MS. HERNANDEZ: The area we're talking  
2 about is a corner of the building. It's not an  
3 entire length of the building along the alley.

4 Just let's talk about the alley first. So  
5 the area that we're talking about here at zero  
6 is this little corner, that little corner, and  
7 this little corner in here.

8 We are, if you look at an average setback  
9 in here, more than ten, most probably here more  
10 than ten, and here, as well. So, in terms of  
11 that setback compliance, we're doing it, but in  
12 terms of the letter of the law, and what we're  
13 really providing is the building being setback,  
14 we're really at zero, purely because of a  
15 corner.

16 Are we doing a step back effect, which I  
17 think is the other question that you had? No,  
18 we're not.

19 MR. BELLIN: But isn't it required above 45  
20 feet?

21 MS. HERNANDEZ: I'm sorry?

22 MR. BELLIN: Isn't that required above 45 feet?

23 MS. HERNANDEZ: I believe that it is, but  
24 that's part --

25 MR. GARCIA-SERRA: Well, historically, you

1 I mean, I hope that's helpful. And if it's  
2 not, we can probably ask the architect to  
3 explain it further.

4 CHAIRMAN FLANAGAN: I'm still confused with  
5 the step back. Because if the Code says the  
6 step back is required, but then it's not here,  
7 how are we getting around that?

8 MR. GARCIA-SERRA: Because historically the  
9 Board of Architects has had the discretion to,  
10 based on the circumstances of the particular  
11 situation and where are you at zero and what's  
12 the design of the building and, you know, the  
13 shape of overall of the property, to approve,  
14 you know, certain setback/step back scenarios.

15 CHAIRMAN FLANAGAN: So historically the  
16 Board of Architects has been approving  
17 variances to the Zoning Code?

18 MR. GARCIA-SERRA: No, I wouldn't describe  
19 it that way.

20 MR. TRIAS: Mr. Chairman, I don't think  
21 that's the right way to look at this. What  
22 happens is that the Code allows for the Board  
23 of Architects to make recommendations about  
24 design that enhance the project.

25 Now, that has to be looked at in the

1 know, we've had this discussion before in other  
2 projects, and what the determination has been  
3 was that, subject to Board of Architects review  
4 and approval, there could be some variance,  
5 depending on the situation, as to the step  
6 back.

7 MR. TRIAS: Yes, and I understand your  
8 confusion, and I think that the way that it was  
9 written in the Staff Report is technically  
10 true, in the sense that there are some points  
11 where there's no step. That is true. However,  
12 because this is a triangular site, and because  
13 the Mixed-Use and the Mediterranean Bonus  
14 Ordinance allows for appropriate design, then  
15 the project has been designed as it is.

16 Now, there's no issue here of compliance.  
17 There's no issue that should worry you. It's  
18 just really an issue of the way that the  
19 Staff -- that the report was written, that is a  
20 little bit confusing.

21 I think the answer to the question is found  
22 in the drawings and the way that the architect  
23 has pointed out, that because of the triangular  
24 site, there are a couple of points that are  
25 closer to the property line.

1 complete design of the whole project. If you  
2 think that the design is not good or it doesn't  
3 meet the Code, then you should make that  
4 recommendation to the Commission, if you  
5 believe there's a better way of designing this.  
6 However, I must say that the Board of  
7 Architects did review it and they approved it,  
8 I mean, in their opinion, and they're the  
9 experts in terms of aesthetics and in terms of  
10 design.

11 CHAIRMAN FLANAGAN: Yeah, but I don't think  
12 it's our job, as somebody said last night, to  
13 be designing from the dais, and to analyze it.  
14 I'm looking at the Staff Report, that says it's  
15 required, and then it says none is proposed.  
16 But we're being asked to recommend approval.

17 MR. TRIAS: It's confusing, and I would be  
18 confused, too, if I looked at that.

19 What I'm saying to you is, this was  
20 reviewed by the Board of Architects and it was  
21 approved based on all of the different  
22 requirements that the Code allows to be waived  
23 and to be improved, in term of the design.

24 I am not concerned about that aspect of the  
25 project. Now, it is true that it may not be

1 explained very well in that page. The reason  
 2 it's not explained very well is that this is an  
 3 unlikely configuration. It's triangular  
 4 shaped. There are some specific issues in the  
 5 design, that to explain them with words is more  
 6 difficult than to explain them with a drawing.

7 So I think that it's much easier to  
 8 understand this issue by looking at the  
 9 drawing, the way that the architect explained  
 10 it, but, again, if you disagree, if your  
 11 opinion is different, there's a perfectly valid  
 12 way to deal with this issue, and make your  
 13 recommendation.

14 MR. WU: Mr. Chair, if I can add. The step  
 15 back makes sense when you have a flush facade  
 16 along with the right-of-way. For example,  
 17 where it's flushed with Granello, they do have  
 18 a step back above 45 feet. That is not the  
 19 case for Greco or the alley. They did not  
 20 adopt the design that you have the facade flush  
 21 with the right-of-way.

22 What they have is a zigzag approach.  
 23 That's how the building is designed. In that  
 24 case, the step back would not make sense, as to  
 25 how to design the building. The architecture

1 logic. If you take the Granello facade -- if  
 2 you look at the Granello facade, it could be a  
 3 rectangular site.

4 MR. TRIAS: Yes.

5 MS. HERNANDEZ: We have a step back.

6 MR. TRIAS: Yeah, it's there.

7 MS. HERNANDEZ: With the arcade.

8 CHAIRMAN FLANAGAN: It says you don't.

9 MR. PEREZ: On Granello --

10 CHAIRMAN FLANAGAN: Sorry. Sorry.

11 MR. TRIAS: Greco.

12 CHAIRMAN FLANAGAN: Oh, okay. You do on  
 13 Granello; Greco, you don't.

14 MS. HERNANDEZ: And the alley, which are  
 15 those corners that we're referring to.

16 MR. GARCIA-SERRA: Where we otherwise have  
 17 a step back, except for a very minor corner  
 18 points.

19 CHAIRMAN FLANAGAN: No, the building sets  
 20 back farther. There's no step back on the  
 21 facade of the building.

22 MR. GARCIA-SERRA: Correct. Correct.

23 CHAIRMAN FLANAGAN: And so I'm trying to  
 24 understand, does the Code allow no step backs,  
 25 because the building sets back at different

1 allows people to appreciate it better. So that  
 2 case, where the Board of Architects reviewed  
 3 the project, they made a decision that in light  
 4 of the design, it was appropriate for the site.

5 MR. PEREZ: But, again, it's not our  
 6 position to critique design, but this blatantly  
 7 says that, per Zoning, the step backs are not  
 8 abiding. And that's what I think everybody's  
 9 confusion is at.

10 MR. TRIAS: Mr. Perez, I just talked to my  
 11 Staff person who wrote the memo, and,  
 12 basically, the next time, we're not going to  
 13 have that line in the memo, because it's  
 14 confusing. I mean, it's confusing. I  
 15 understand it. I would be confused, too.

16 But it's just not well explained, and it's  
 17 not well explained because it's a unique  
 18 configuration of the site. If it was a  
 19 rectangular site, it would be much easier to  
 20 explain all of these issues. Because of the  
 21 fact that it's a triangle, it's a little more  
 22 difficult, and we should have had a better  
 23 explanation.

24 I mean, that's all I have to say on this.

25 CHAIRMAN FLANAGAN: But let's follow that

1 distances? Is that what the Code says? Or --  
 2 I mean, I don't want this to disappear from  
 3 future reports because it's confusing and we  
 4 just kind of say, "Forget it."

5 I need clarity, whether that's tonight or  
 6 at some point in the future.

7 MR. TRIAS: Right. I'm not saying that it  
 8 should disappear. What I'm saying is that  
 9 because of the fact that this is a triangle,  
 10 and because of the fact of the two points of  
 11 that building, two corners, it's a unique  
 12 configuration of the site.

13 The way that it was written in the report  
 14 is confusing, okay.

15 Now, what I will say is this, let's suppose  
 16 this gets approved, and it's wrong and it  
 17 doesn't meet Code. That doesn't mean that  
 18 you're going to get a building permit, either.  
 19 I mean, this is reviewed at many stages, you  
 20 know, in case there's any kind of error or  
 21 whatever, through the Zoning Staff, through the  
 22 building process, et cetera.

23 So I think that there's many multiple ways  
 24 to make sure that all of the projects comply.  
 25 And what I would encourage you to do is, if you

1 believe that there's something wrong with the  
 2 design or could be better, make a  
 3 recommendation. And if you don't, let's just  
 4 accept that the review process will be able to  
 5 correct any possible errors.  
 6 CHAIRMAN FLANAGAN: One question.  
 7 MR. TRIAS: Yes.  
 8 CHAIRMAN FLANAGAN: Does the step back --  
 9 step back requirement comply to this project?  
 10 MR. TRIAS: Yes. Yes. I mean, unless the  
 11 Applicant says otherwise.  
 12 CHAIRMAN FLANAGAN: Okay. Thank you.  
 13 Any other questions for Staff before we  
 14 open the public hearing?  
 15 MS. HERNANDEZ: No. Can I just say one  
 16 thing, because I went back --  
 17 CHAIRMAN FLANAGAN: No. Ms. Menendez has a  
 18 question.  
 19 MS. HERNANDEZ: Okay.  
 20 MS. MENENDEZ: Ramon, I have a question for  
 21 Staff. When we look at these Mixed-Use, one of  
 22 the conditions is create diversity of uses  
 23 within walking distance, lah, lah, lah, and  
 24 open space -- public open space.  
 25 MR. TRIAS: Yes.

1 MS. MENENDEZ: When we look at those  
 2 things, do we apply a percentage? Do we  
 3 basically -- how do you determine that they're  
 4 giving us enough open space?  
 5 MR. TRIAS: It's ten percent. And what  
 6 happens is that we --  
 7 MS. MENENDEZ: So the percentage is ten  
 8 percent?  
 9 MR. TRIAS: Yeah. There's some criteria in  
 10 the Code, like ten percent, okay, but, in  
 11 addition, we design it very carefully based on  
 12 the site conditions. For example, in one  
 13 street, there's an arcade, because it makes  
 14 sense to have it there. In another street,  
 15 there's a plaza. So that level of design takes  
 16 place through many meetings, multiple meetings,  
 17 with Staff, with the City Architect, and then  
 18 it goes in front of the Board of Architects.  
 19 At that time, it's reviewed by the  
 20 professional architects, who serve as  
 21 volunteers on that Board, to make sure that,  
 22 for example, the sidewalks -- the design of the  
 23 arcades matches the height of the sidewalk.  
 24 MS. MENENDEZ: But when I view open spaces,  
 25 are you saying that most of these spaces are

1 covered but open?  
 2 MR. GRABIEL: Some.  
 3 MS. MENENDEZ: I mean, to me, open space,  
 4 is open above. When you mention arcades and  
 5 plazas, this plaza is under a roof.  
 6 MR. TRIAS: No, that plaza is open.  
 7 MS. MENENDEZ: It's open?  
 8 MR. TRIAS: Yeah.  
 9 MS. MENENDEZ: All right.  
 10 MR. TRIAS: And the Code is very specific.  
 11 It allows arcades, that are covered. It allows  
 12 paseos. It allows many things.  
 13 MS. MENENDEZ: When we look at the open  
 14 spaces, do we determine that a percentage of  
 15 that should be green, versus pavers or concrete  
 16 or something?  
 17 MR. TRIAS: Yeah, and we have, for example,  
 18 Brook, from Public Works, the landscape expert,  
 19 provide his opinion on that. So there's a very  
 20 extensive review. But sometimes I take it for  
 21 granted that everybody knows that this happens.  
 22 That's why, in my presentations, I try to go  
 23 through different meetings and so on.  
 24 CHAIRMAN FLANAGAN: Okay. So let's open  
 25 the public hearing for comment. Jill, do we

1 have anybody signed up for this item?  
 2 THE SECRETARY: One person. Paul.  
 3 CHAIRMAN FLANAGAN: Okay.  
 4 MR. SAVAGE: Hi. Good evening. My name is  
 5 Paul Savage. I live at 522 Vilabella Avenue,  
 6 which is the residential neighborhood to the  
 7 immediate west of this location. Vilabella  
 8 Avenue terminates into Le Jeune immediately to  
 9 the west to the proposed site.  
 10 I'm not sure what all we can depict. I'd  
 11 like to look at the --  
 12 MR. WU: Paul, have you been sworn in?  
 13 MR. SAVAGE: As a matter of fact, I'm glad  
 14 you asked, because I was a little bit late, and  
 15 I missed the swearing in, so I'm happy to get  
 16 sworn in now.  
 17 (Thereupon, Paul Savage was sworn.)  
 18 MR. SAVAGE: I do. Thank you.  
 19 I'd like to look at the -- just to give you  
 20 a view of the neighborhood, what they have as  
 21 A-7 and A-8 on their plans, of their P&Z  
 22 Submittal Number 1, which was in the public  
 23 record, there's an aerial showing the Site Plan  
 24 in three dimensions, looking from the east  
 25 toward the west, and you can see the location

1 of Coral Gables High School and alike.  
 2 I'm not sure if you have an aerial --  
 3 MS. MENENDEZ: I'm sorry, what number was  
 4 that?  
 5 MR. SAVAGE: I have it on their plans as  
 6 Page A-7.  
 7 CHAIRMAN FLANAGAN: Tab 2.  
 8 MS. MENENDEZ: Tab 2?  
 9 CHAIRMAN FLANAGAN: I think it's under our  
 10 Tab 2.  
 11 MR. SAVAGE: And as you're finding your  
 12 place, essentially the point I'm trying to make  
 13 is that, as was pointed out by Ms. Menendez,  
 14 that this area is really a lot of asphalt.  
 15 There's no green space in this area. And this  
 16 is going to be 200 families coming into this  
 17 facility, and to this rental facility.  
 18 And when the 200 families need, and all of  
 19 their pets and alike need a place to go,  
 20 they're not going to go to the east, towards  
 21 US-1 and commercial parking lots and alike.  
 22 They're not going to -- they probably won't go  
 23 north into Merrick Park too much. There's one  
 24 pitiful little green space left, as you know,  
 25 over by the Crossfit near Merrick Park, and

1 there's a lot -- as this Board knows, many  
 2 other developments coming in, some of which  
 3 I've opposed and some of which I've supported.  
 4 In this particular instance, when you have  
 5 200 families here that need somewhere to go and  
 6 to bicycle and to walk their dogs and  
 7 everything, they're going to go to the west.  
 8 They're going to go to Vilabella Avenue, which  
 9 does not allow vehicular traffic. Right now  
 10 there's a gate there.  
 11 However, we are a cut-through street  
 12 otherwise, picking up on Riviera, and we are --  
 13 you know, I sat through the UM presentation,  
 14 and what they talked about, the Campo Sano  
 15 speedway -- which it was like that when I went  
 16 law school many, many years ago -- has now been  
 17 calmed due to some very beautiful traffic  
 18 calming structures. We really need something  
 19 like that here.  
 20 There's no green space provided and there's  
 21 nothing, really, on Vilabella that will handle  
 22 these additional folks who are going to be  
 23 there. So I would request, perhaps, some  
 24 condition, in connection with the space that  
 25 they own, that's in front of them on Le Jeune,

1 to take into account that there's a community  
 2 here. There's a neighborhood here. And it's  
 3 already under great pressure.  
 4 Between the school, the high school, and  
 5 now all of the new development that's between  
 6 here and Bird Road, that's coming online, so  
 7 green space and the neighborhood are important  
 8 things to consider, and I'm glad that the Board  
 9 identified some of those problems.  
 10 As to the discussion of Page 8 of the Staff  
 11 Report, I listened very carefully to the  
 12 questions and to the answers. And to my ear, I  
 13 never heard an answer to what appears to me to  
 14 be a black and white matter of non-compliance  
 15 with the Code. I see the two asterisks about  
 16 the setback and the step back, and the step  
 17 back -- I'm sorry, the setback, rather, I do  
 18 see that you can get a relaxation, if you  
 19 comply with Mediterranean Bonus, okay. I get  
 20 that. But when you go to the step back, it's  
 21 saying that if you get that relief, you must  
 22 comply with step backs.  
 23 And, as a matter of codification, as a  
 24 matter of legislation, I understand the wisdom  
 25 of that. One is a mitigation for the other.

1 You don't get both. If you have one, then the  
 2 Code is saying, "Well, we have better step it  
 3 back, because you're coming out to the property  
 4 line."  
 5 This Staff recommendation and this project  
 6 is getting both, and I don't read the Code and  
 7 I don't read the Staff recommendation to let  
 8 the building get it both ways.  
 9 Now, if you drive down Riviera, on the  
 10 other side of Coral Gables High, you can see  
 11 Phase I and Phase II. They're large looming  
 12 structures. You can see them. And this one  
 13 will be even closer to the neighborhood. So  
 14 the idea that it should have step backs, if  
 15 required by the Code, to provide articulation  
 16 and break up the apartment garage, they should  
 17 comply with that.  
 18 I don't think that there's been an adequate  
 19 answer to that question. The idea that, well,  
 20 it's an unusual lot size, and that, in certain  
 21 situations, you can get a, quote, variance,  
 22 well, that is a term of art, and if we have a  
 23 variance, then it should be spelled out and not  
 24 spelled out as that everything is in full  
 25 compliance.

1 I don't think that -- I think we have --  
 2 it's non-compliant in that way, particularly in  
 3 connection with the step back requirement.  
 4 So, with that, there are some other things,  
 5 I think, that the project can work out between  
 6 now, and, you know, City Commission and alike.  
 7 Some of the other projects there, they've  
 8 agreed to dim some of the lighting on the  
 9 parking garage structure, with sensitivity to  
 10 the residential neighborhood. So it's not  
 11 super bright all night long, and things like  
 12 that. I'm sure that they're willing to do  
 13 that.  
 14 But my main concern -- my main two issues,  
 15 rather, are the green space issue, if there's  
 16 anything being done to accommodate the  
 17 neighborhood, and, Number Two, the step back  
 18 issue, particularly facing west and north,  
 19 which faces the residential neighborhood.  
 20 Thanks for the extra time. I appreciate  
 21 it.  
 22 CHAIRMAN FLANAGAN: Thank you.  
 23 MR. RODRIGUEZ: Excuse me, Paul?  
 24 MR. SAVAGE: Yes, sir.  
 25 MR. RODRIGUEZ: Forgive me for calling you

1 Paul. I just didn't catch your last name.  
 2 MR. SAVAGE: It's quite all right.  
 3 MR. RODRIGUEZ: What do you propose with  
 4 regard to the green space issue?  
 5 MR. SAVAGE: Well, two things. If they own  
 6 that parcel that's in front now, I think that  
 7 they're in a good position to come forward with  
 8 some sort of covenant to use that space. I  
 9 think their dog park is very small, and I can't  
 10 imagine that being realistically used as a dog  
 11 park. It's going to be a problem. So maybe  
 12 that could be a real dog park for them.  
 13 And, Number Two, if they wanted to do  
 14 anything for the neighborhood in Vilabella, or,  
 15 as I heard in UM, and I don't know the details,  
 16 but they said something like the City will help  
 17 design the scope and help pay for traffic  
 18 calming and things like that in the  
 19 neighborhoods, something like that would be  
 20 very beneficial.  
 21 I wouldn't expect the Developer to shoulder  
 22 a large traffic calming project realistically,  
 23 but if they could do it in concert with the  
 24 City and the neighborhood, that would be an  
 25 interesting and welcomed development.

1 So I think those two things, the treatment  
 2 of their open space and then something  
 3 collaboratively with the City and the  
 4 neighborhood.  
 5 CHAIRMAN FLANAGAN: Thank you.  
 6 Jill, we have nobody else?  
 7 THE SECRETARY: No.  
 8 CHAIRMAN FLANAGAN: Okay. So that will  
 9 close the public hearing, and open it up for  
 10 discussion among Board members.  
 11 MR. COLLER: Do you give the Applicant an  
 12 opportunity to rebut --  
 13 CHAIRMAN FLANAGAN: Yes, sorry.  
 14 MR. GARCIA-SERRA: Exactly. Just the two  
 15 points that have been discussed. I'll do a  
 16 brief rebuttal. I believe Ramon wanted to give  
 17 an explanation again of the setback versus step  
 18 back issue. So, Ramon, if you'd like --  
 19 CHAIRMAN FLANAGAN: Let's work on, if  
 20 you've got a rebuttal to the public comments,  
 21 let's go ahead with that, and then we'll go  
 22 into Board questions, please.  
 23 MR. GARCIA-SERRA: Okay. That is what we  
 24 will do then.  
 25 Here, looking at this drawing, let's

1 address first the setback, step back issue.  
 2 And what's been discussed is correct. Whenever  
 3 you do the setback reductions so you go down to  
 4 zero on the ground floor, you're required a  
 5 45-foot step -- excuse me, a ten-foot step back  
 6 at the 45-foot height level.  
 7 The only side of this property where we go  
 8 to a zero foot setback, across the whole length  
 9 of the property, is on Granello, which is where  
 10 the arcade is. This arcade here goes up to the  
 11 property line. And at that side of the  
 12 property, when you get to 45 feet, we step back  
 13 ten feet, on this side of the property, where  
 14 we have a ten foot setback. On this side of  
 15 the property, certain points, such as where  
 16 this stairwell is, where this terrace is, where  
 17 the service area is, certain points are at the  
 18 property line, and there is not a step back at  
 19 the 45-foot height level.  
 20 But, again, these are particular points,  
 21 that from an architectural perspective, you  
 22 know, what sort of building -- does it make any  
 23 sense to come back at 10 feet at just these  
 24 small corners of the property, where we're  
 25 talking about a stairwell, where we're talking

1 about a service area within the parking garage?  
 2 So that is the sort of discretion -- and if  
 3 you look at the other buildings, if you look at  
 4 Phase I, Phase II, you'll see that their  
 5 elaborations, where at some points they do come  
 6 further out to the property line, even though  
 7 they took advantage of the step back reduction,  
 8 also. That is what the Code requires, how the  
 9 Code historically has been interpreted, and how  
 10 it's applied here in this case.  
 11 You know, I don't need to remind you of  
 12 what a thorough process it is to get to this  
 13 point. You know, it's literally months. In  
 14 this case, probably almost a year, probably,  
 15 between developing the plans, going through  
 16 DRC, going through the Board of Architects,  
 17 going through all of the comments of the City  
 18 Staff. This is not a case of somebody missing  
 19 something or us trying to pull a fast one.  
 20 It's consistent with the letter of the law and  
 21 how that law has always been interpreted  
 22 historically. So that's sort of the setback,  
 23 step back issue.  
 24 The other issue that's been talked about a  
 25 lot is the open space and what is this project

1 doing for open space for the neighborhood. If  
 2 you look at the second page of the Staff  
 3 Report, you'll see this drawing, that  
 4 indicates, in green, what is considered outdoor  
 5 public realm space.  
 6 Now, how that's defined by the Code does  
 7 include other areas that could have pavers,  
 8 that are paved, that aren't necessarily grass,  
 9 but still they're areas around which people can  
 10 gather, recreate, move around. And if you look  
 11 at this project, aside from the arcade on the  
 12 south side along Granello, there is a pretty  
 13 large plaza up here, let's call it, in this  
 14 corner of the property.  
 15 MS. MENENDEZ: Is that a driveway, though?  
 16 Is that like a drop-off?  
 17 MR. GARCIA-SERRA: No.  
 18 MS. MENENDEZ: No? It's walk, just  
 19 pedestrian?  
 20 MR. GARCIA-SERRA: Yes, correct.  
 21 Benches, tree planters and so forth. There  
 22 is no ability to get a car anywhere in there.  
 23 MR. RODRIGUEZ: Excuse me, Mr. Serra. I  
 24 mean, if you're going to be responding to  
 25 argument, I think he didn't argue that there

1 wasn't enough open -- I didn't hear him say  
 2 there wasn't enough open space. I heard him  
 3 say there wasn't enough green space.  
 4 MR. GARCIA-SERRA: In that issue, if it's a  
 5 recommendation of the Board, to incorporate  
 6 more grass, more trees, in this area, we're  
 7 fine. There's an actual probably previous  
 8 version of the Site Plan that did have more  
 9 green area, and was probably scaled back in  
 10 response to comments, I'm not sure if it came  
 11 from Staff or the Board of Architects, as to  
 12 the urban style of the property.  
 13 But if you look at the places that are open  
 14 to the public and open to the air, you have a  
 15 plaza here, another plaza here, a dog park,  
 16 which there is no other dog park in the area,  
 17 and we're willing to make that dog park open to  
 18 the public, also, fully landscaped. On top of  
 19 that, we have this other parcel that we own  
 20 along Le Jeune, that we're also, right now, and  
 21 agreeing into the future, at least until we  
 22 start development, to also have open to the  
 23 public.  
 24 MR. RODRIGUEZ: How big is that park?  
 25 MR. GARCIA-SERRA: On Le Jeune?

1 MR. RODRIGUEZ: The one with the green  
 2 space that's on the front.  
 3 MR. GARCIA-SERRA: That's fronting Le  
 4 Jeune?  
 5 MR. RODRIGUEZ: Right.  
 6 MR. GARCIA-SERRA: Joe, do you remember,  
 7 off the top of your head, how big that space  
 8 is?  
 9 MR. COLLER: If you just come up to the  
 10 mike, so that we get the reporter to take your  
 11 testimony. Thank you.  
 12 MR. GARCIA-SERRA: Sure.  
 13 MR. Wilber: I don't remember how big it  
 14 is. It's either 16,000 square feet or 19,000,  
 15 somewhere in that range.  
 16 MS. MENENDEZ: When do you plan to develop  
 17 that?  
 18 MR. GARCIA-SERRA: We don't have any plan  
 19 for it right now.  
 20 MR. Wilber: But it could be at any time.  
 21 Currently there are no plans to develop it.  
 22 MS. MENENDEZ: Any chance that you'd donate  
 23 it to the City for a park?  
 24 MR. COLLER: Would you mind terribly  
 25 speaking into the mike --

1 MR. TRIAS: One of the recommendations of  
 2 Staff is that it be designed temporarily as a  
 3 park, that parcel.  
 4 MR. RODRIGUEZ: But that temporary could  
 5 be, you know -- Mr. Wilber is pretty candid  
 6 about that, it could be a very short time.  
 7 MS. MENENDEZ: I mean, you have two  
 8 beautiful developments. One is being proposed.  
 9 The other one is on the south of it. What an  
 10 amenity for your tenants.  
 11 MR. Wilber: You know, we paid market value  
 12 for that land. It has a significant value to  
 13 us, to the investors in the property.  
 14 MS. MENENDEZ: Right.  
 15 MR. Wilber: I cannot give that land away.  
 16 I'm not authorized to do that.  
 17 MS. MENENDEZ: Right.  
 18 And, Mario, what can be built there?  
 19 MR. GARCIA-SERRA: What can be built there?  
 20 It's zoned Commercial, if I remember right. So  
 21 it's basically retail uses that are permitted  
 22 there right now. An office could potentially  
 23 be permitted also. Those are the types of uses  
 24 that could go there.  
 25 MS. MENENDEZ: How high?

1 MR. GARCIA-SERRA: It's below 20,000 square  
 2 feet, so the highest it could go would be 45  
 3 feet.  
 4 MS. MENENDEZ: 45?  
 5 MR. GARCIA-SERRA: Right.  
 6 MS. MENENDEZ: It's a shame, because two  
 7 beautiful developments, but there's such little  
 8 green space. I mean, that's my concern.  
 9 MR. GARCIA-SERRA: Yeah. You know, my  
 10 response to that, again, is, we're going over  
 11 and above what's been done historically and  
 12 what's required by Code, and indeed, if some of  
 13 these plazas are too paved, in your opinion, we  
 14 could potentially convert some of that into  
 15 more green space.  
 16 MS. MENENDEZ: Can you make the dog park  
 17 bigger? Because the dog park -- if everybody  
 18 takes their dog there, you won't be able to  
 19 walk in that park.  
 20 MR. GARCIA-SERRA: Well, for example, this  
 21 -- there's a corner plaza here. This could be  
 22 made more green.  
 23 MR. GRABIEL: I was just going --  
 24 MR. TRIAS: Mr. Chairman, can I say  
 25 something?

1 MR. GRABIEL: Yes, go ahead.  
 2 MR. TRIAS: The design and the landscape  
 3 has been reviewed by the Professional Staff  
 4 that does that type of review. I mean, I  
 5 wouldn't just discuss it in absence of that.  
 6 But there are some reasons why certain things  
 7 are recommended by the experts that deal with  
 8 landscape. There are some reasons why  
 9 landscape is either more grass or less grass,  
 10 and it has to do with the pedestrian space and  
 11 so on.  
 12 All of this has been very carefully  
 13 reviewed by the time it gets to you. I  
 14 think --  
 15 MS. MENENDEZ: The dog park is not big  
 16 enough, Ramon.  
 17 MR. TRIAS: And those are valid questions.  
 18 But what I'm saying, generally, please, when  
 19 you make these comments, please remember that  
 20 this has been reviewed by many, many  
 21 professionals to get to this point.  
 22 MS. MENENDEZ: Right. Thank you.  
 23 CHAIRMAN FLANAGAN: Julio.  
 24 MR. GRABIEL: Yeah. Well, I think we need  
 25 to realize that this area has turned into an

1 urban area, from the beginning, when the  
 2 Village of Merrick Park was built in there.  
 3 The buildings on the other side of Granello are  
 4 urban. I mean, I think it's a good project. I  
 5 think it respects Granello by putting an arcade  
 6 opposite the arcade on the other side.  
 7 I think we saw them get projects that have  
 8 as much open space, open to the public, as this  
 9 one has, and with the plazas -- I like the idea  
 10 that the parking garage is completely screened  
 11 by activity.  
 12 And typically we get projects here that we  
 13 see cars protruding, and the only section where  
 14 the parking opens to the street is very  
 15 well-designed. I think we could argue back and  
 16 forth if we could have more green space or not,  
 17 depending on how we see this. Somebody  
 18 suggested that maybe the corner, where the  
 19 retail is, which is, I guess, the southwest  
 20 corner, could be turned green, as a  
 21 continuation of the green of the dog park, and  
 22 maybe the secondary plaza, the other way, but I  
 23 don't know if that's going to make a big impact  
 24 on creating, really, an open green space for  
 25 the families. I don't know they're big enough.

1 But, I mean, this is urban. The City, at  
 2 one time or the other, decided that this zone  
 3 was going to be Mixed-Use, and Mixed-Use  
 4 projects are urban projects. Urban projects go  
 5 down to the street, and they have arcades, and  
 6 this one, of all of the projects that we see  
 7 coming in here, I think, has come back to give  
 8 the community a lot more, you know, amenities  
 9 that we typically see.

10 MS. MENENDEZ: But, to me, to break up  
 11 massing, you need to introduce some green.  
 12 Because, if not, you just have buildings and  
 13 concrete. I mean, aesthetically I think --  
 14 now, I'm not an architect, you are, but I just  
 15 think more green would be quite an amenity for  
 16 that whole area.

17 CHAIRMAN FLANAGAN: Anybody else have  
 18 questions?

19 MR. BELLIN: I have one for Ramon. What  
 20 role does the Board of Architects play in this  
 21 whole process? To my way of thinking, the  
 22 reduction in the setback and the step back, if  
 23 it's reviewed by the Board of Architects and  
 24 they determined that the step back is not  
 25 required -- if it was required, they would have

1 asked for it, for it to be stepped back.

2 So I would think that if the Board of  
 3 Architects approved this project, as it's  
 4 shown, the step back is not required.

5 MR. TRIAS: I think the project complies,  
 6 and the only issue that is questionable is this  
 7 corner right here -- right here, which is a  
 8 stair, the means of egress of the building.  
 9 Because there's a setback here -- and when you  
 10 setback, you're complying, all right.

11 And the issue was that, here, because of  
 12 the fact that the project is in a triangular  
 13 site, and the way that it was designed, that  
 14 little corner was the one that was, you know --

15 MR. BELLIN: So my question is this --

16 MS. MENENDEZ: And the service area.

17 MR. TRIAS: Yeah, but this one does step  
 18 back, because it has a terrace here.

19 MS. MENENDEZ: It's a terrace?

20 MR. TRIAS: Yeah.

21 CHAIRMAN FLANAGAN: At what height?

22 MS. MENENDEZ: It's open? You're saying  
 23 it's open?

24 MS. HERNANDEZ: If you look at your Third  
 25 Level Floorplan, it will show that over the

1 service area there is a step back in the  
 2 building there. There's a roof terrace over  
 3 that service area. So that step back or that  
 4 additional setback is complied with in that  
 5 area.

6 MR. TRIAS: Right.

7 MR. BELLIN: So my question is, if the  
 8 Board of Architects approved it without the  
 9 step back, then does it comply? I believe it  
 10 does.

11 MR. TRIAS: Yeah. I think it does. And  
 12 it's always possible to make mistakes. I mean,  
 13 that happens. And the way that, that is  
 14 checked is, later on, the Zoning Review, at the  
 15 Building Permit process, if there's a mistake,  
 16 but what I know today is that, that little  
 17 corner technically is an issue. However, the  
 18 Board of Architects reviewed it, and in their  
 19 judgment, it was acceptable.

20 CHAIRMAN FLANAGAN: All right. Anybody  
 21 else? No? Everybody is good. Somebody want  
 22 to make a motion?

23 MR. BELLIN: I'll make a motion to approve.

24 CHAIRMAN FLANAGAN: Okay.

25 MR. PEREZ: I'll second.

1 MR. RODRIGUEZ: With the conditions?

2 MR. BELLIN: With the conditions.

3 CHAIRMAN FLANAGAN: With Staff conditions.

4 MS. MENENDEZ: Can I make a friendly  
 5 amendment or request an amendment? That they  
 6 provide more green area or open green space.

7 MR. BELLIN: I think you can request  
 8 whatever you want. I think, really --

9 MS. MENENDEZ: It would have to be a  
 10 condition of your motion.

11 MR. BELLIN: I won't make that a condition.

12 MS. MENENDEZ: Okay.

13 CHAIRMAN FLANAGAN: Marshall, can I ask if  
 14 you would -- Staff, one of their conditions, is  
 15 to provide written notice to everybody within  
 16 500 feet of a specific liaison or contact  
 17 person for construction. They mailed notices  
 18 out on a 1,500 foot radius. Can we go a  
 19 thousand feet for notices to property owners  
 20 and residences?

21 MR. BELLIN: I think that's reasonable.

22 CHAIRMAN FLANAGAN: Okay.

23 And, then, Julio, what's your standard  
 24 parking garage, no light emanating from the  
 25 windows language these days? I would like to

1 see that incorporated. I don't know what they  
2 have on the garage that faces towards Le Jeune,  
3 which you can see all of that from Le Jeune and  
4 from across the playing fields.

5 MR. GRABIEL: They've done, I think, most  
6 of them, because we've been saying that no part  
7 of the garage should be viewed from the street,  
8 from the neighborhood, that no cars are seen at  
9 ground level, and there's always pedestrian  
10 activity, habitable space around the parking  
11 garage at the ground floor, which they do.

12 The other thing that we always ask for is  
13 that the windows that face the neighborhood are  
14 double screened, so that no light filters at  
15 night to the outside.

16 Typically, a lot of garages in Coral Gables  
17 have been done with the screen, but at night,  
18 when the lights are on, you can still see into  
19 the garage. So we're asking for either a  
20 double screen or a double V, in such a way that  
21 you still have the ventilation that you want,  
22 but that no light from the internal part of the  
23 garage filters out to any of the neighborhoods  
24 or the street.

25 MS. HERNANDEZ: Okay.

1 MR. GARCIA-SERRA: I believe we have  
2 incorporated all of that, but if we haven't, we  
3 will.

4 MS. HERNANDEZ: We will. As well as  
5 cut-off lightning, as well, to divert the light  
6 more towards the inside of the garage, as well.

7 MR. GRABIEL: Okay.

8 CHAIRMAN FLANAGAN: Thank you.

9 And one last one, Marshall. Would you be  
10 amenable to no construction being allowed  
11 outside of the hours currently prescribed by  
12 the City Code?

13 MR. BELLIN: Yeah.

14 CHAIRMAN FLANAGAN: Okay. Sometimes they  
15 come in and ask for --

16 MR. PEREZ: Yeah, working on weekends.

17 CHAIRMAN FLANAGAN: Yeah, and 6:00 in the  
18 morning.

19 MR. WU: So you want to not allow at all  
20 off hours construction?

21 CHAIRMAN FLANAGAN: Correct.

22 MR. WU: That's an unusual condition.

23 CHAIRMAN FLANAGAN: There is a reason why.

24 MR. WU: I understand that, but that is an  
25 unusual condition.

1 CHAIRMAN FLANAGAN: Okay. But I've asked  
2 for it, and I think Marshall has agreed to it.

3 MR. BELLIN: Yeah. I think it's  
4 reasonable, especially with the proximity to  
5 the residential areas. You don't want people  
6 working there at six o'clock in the morning.

7 CHAIRMAN FLANAGAN: Right.

8 MR. BELLIN: And a lot of times the  
9 contractors will sort of push the envelope on  
10 that.

11 CHAIRMAN FLANAGAN: Yes.

12 MR. COLLER: Just so I'm clear on the  
13 condition --

14 MR. PEREZ: I'm sorry, I understand the  
15 hours, but are you including not allowing to  
16 work on long weekends, as well?

17 CHAIRMAN FLANAGAN: No. Whatever the Code  
18 allows -- whatever the hours and the days are  
19 that the Code allows now, I'm asking that we --  
20 no deviation from that be allowed.

21 MR. BELLIN: I would agree to the hours.  
22 Not so much to the days of the week. Because  
23 that's strictly up to the City Staff to  
24 determine that.

25 CHAIRMAN FLANAGAN: I think the Code allows

1 Saturday, no Sunday, or something like that.

2 MR. WU: We allow Saturday.

3 MS. MENENDEZ: Right, no Sunday, no  
4 holidays.

5 CHAIRMAN FLANAGAN: No, and that's fine.  
6 I'm just saying, whatever the Code says is  
7 allowed now, that's fine. Don't come in for  
8 starting earlier and going late.

9 MR. MARSHALL: I agree with that.

10 MR. COLLER: So the condition is that they  
11 comply with the current Code requirements for  
12 when construction can take place; is that  
13 correct? That's what the condition is?

14 CHAIRMAN FLANAGAN: Yeah. They don't seek  
15 any deviation from it.

16 MR. COLLER: And they don't seek any  
17 deviation from it.

18 MS. MENENDEZ: But why would that form part  
19 of our recommendation? Is there a particular  
20 reason for you to want this --

21 MR. WU: Well, just for the Board's  
22 information, Staff does have the purview to  
23 approve off hours construction on a case by  
24 case basis.

25 MS. MENENDEZ: Right.

1 MR. WU: That's why it was unusual for this  
 2 situation, to tie our hands in this  
 3 circumstance.  
 4 MR. BELLIN: The Code allows for that.  
 5 MR. WU: You're telling us we cannot do it.  
 6 MR. BELLIN: No. We're telling you, if the  
 7 Code allows it, you can do it.  
 8 MR. WU: No, the Chairman is saying, he  
 9 does not want Staff to do it.  
 10 CHAIRMAN FLANAGAN: I can't hear what the  
 11 question is.  
 12 MR. WU: To clarify, you want to suggest a  
 13 motion that they have to limit it to the  
 14 construction hours under the Code, and they  
 15 cannot request hours beyond that, period?  
 16 CHAIRMAN FLANAGAN: Correct.  
 17 MR. WU: That's the motion.  
 18 CHAIRMAN FLANAGAN: Construct within the  
 19 hours that the Code allows.  
 20 MR. BELLIN: But the City has the right to  
 21 allow those hours to be --  
 22 MR. WU: And he's saying, a condition to  
 23 not allow the City to do that.  
 24 MR. PEREZ: I won't agree to that.  
 25 CHAIRMAN FLANAGAN: You won't?

1 out in a thousand foot radius and then the  
 2 double screening on the parking garage.  
 3 MR. COLLER: Or in some manner not to allow  
 4 light. It doesn't have to be double screened,  
 5 but in a method that no light filters out.  
 6 MR. GRABIEL: No light filters out,  
 7 correct.  
 8 MR. COLLER: Okay.  
 9 CHAIRMAN FLANAGAN: Okay. We have a motion  
 10 and a second. Any further discussion on that?  
 11 Seeing none, Jill, if you'll call the roll,  
 12 please.  
 13 THE SECRETARY: Maria Menendez?  
 14 MS. MENENDEZ: I'm sorry, I would love to  
 15 see more green space. So I'm not going to be  
 16 able to approve it or recommend approval.  
 17 THE SECRETARY: Alberto Perez?  
 18 MR. PEREZ: Yes.  
 19 THE SECRETARY: Frank Rodriguez?  
 20 MR. RODRIGUEZ: No.  
 21 THE SECRETARY: Marshall Bellin?  
 22 MR. BELLIN: Yes.  
 23 THE SECRETARY: Julio Grabiell?  
 24 MR. GRABIEL: Yes.  
 25 THE SECRETARY: Jeff Flanagan?

1 MR. PEREZ: No.  
 2 CHAIRMAN FLANAGAN: Okay.  
 3 MR. PEREZ: I mean, I think it's a case by  
 4 case, and I think the City has the right to  
 5 approve that.  
 6 CHAIRMAN FLANAGAN: Okay.  
 7 MR. RODRIGUEZ: We have a motion and a  
 8 second.  
 9 CHAIRMAN FLANAGAN: They both agreed to it,  
 10 but they're realizing that they don't want to,  
 11 and so we -- they're taking that off.  
 12 MR. PEREZ: I mean, all I'm saying is, who  
 13 are we to say that we can't allow City Staff to  
 14 recommend to somebody to work on long weekends  
 15 or on a special case, if there's a need, et  
 16 cetera? I can't agree to that.  
 17 CHAIRMAN FLANAGAN: Okay. It was only a  
 18 request.  
 19 MR. COLLER: So I'm a little confused. Did  
 20 you accept the condition and its in the motion,  
 21 as stated, or have you withdrawn that portion?  
 22 MR. BELLIN: I'm going to withdraw that  
 23 portion.  
 24 MR. COLLER: Okay.  
 25 CHAIRMAN FLANAGAN: So we have notice going

1 CHAIRMAN FLANAGAN: Yes.  
 2 MR. WU: Mr. Chair, we have ten minutes.  
 3 CHAIRMAN FLANAGAN: Yeah.  
 4 MR. GARCIA-SERRA: Thank you very much, Mr.  
 5 Chair and the Board on that last item.  
 6 CHAIRMAN FLANAGAN: You're welcome.  
 7 MR. GARCIA-SERRA: The next item, I'm also  
 8 representing. I believe it's ten minutes to  
 9 nine o'clock. We, of course, would like to get  
 10 through that item. Not only has the Applicant  
 11 been here, but several neighbors who are in  
 12 support of the project also.  
 13 The presentation shouldn't be more than  
 14 fifteen minutes, I would say, but we might need  
 15 maybe a ten or a fifteen-minute --  
 16 MS. MENENDEZ: I make a motion to extend  
 17 the hours until, what, 9:15. Do I have a  
 18 second?  
 19 MR. RODRIGUEZ: Second.  
 20 CHAIRMAN FLANAGAN: Okay. Any discussion?  
 21 Seeing none, Jill.  
 22 THE SECRETARY: Alberto Perez?  
 23 MR. PEREZ: Yes.  
 24 THE SECRETARY: Frank Rodriguez?  
 25 MR. RODRIGUEZ: Yes.

1 THE SECRETARY: Marshall Bellin?  
 2 MR. BELLIN: Yes.  
 3 THE SECRETARY: Julio Grabiell?  
 4 MR. GRABIEL: Yes.  
 5 THE SECRETARY: Maria Menendez?  
 6 MS. MENENDEZ: Yes.  
 7 THE SECRETARY: Jeff Flanagan?  
 8 CHAIRMAN FLANAGAN: Yes.  
 9 All right. Next item on the agenda, Item  
 10 Number 7, an Ordinance of the City Commission  
 11 of Coral Gables, Florida providing for a text  
 12 amendment to the City of Coral Gables Official  
 13 Zoning Code, by amending Appendix A, "Site  
 14 Specific Zoning Regulations," Section A-36,  
 15 "Crafts Section," by removing provisions  
 16 restricting height for the property legally  
 17 described as Lots 18-21, Block 36, Crafts  
 18 Sections, with an address of 311 and 315  
 19 Santander Avenue, Coral Gables, Florida;  
 20 providing for codification, and providing for  
 21 an effective date.  
 22 Mr. Serra.  
 23 MR. GARCIA-SERRA: Good evening,  
 24 Mr. Chairman, Members of the Board. Mario  
 25 Garcia-Serra, with offices at 600 Brickell

1 This style of the building has been very  
 2 popular in Coral Gables, and this particular  
 3 proposal has been well received by the  
 4 neighbors, but there is a Site Specific  
 5 Regulation which complicates that proposal.  
 6 As you can see here, in the Site Specific  
 7 Regulations, there is a requirement that all  
 8 buildings along the south side of the 300 Block  
 9 of Santander and in Block 38 and Block 39 of  
 10 the Crafts Section be developed as one story  
 11 Bungalows. No one knows the origins or  
 12 motivations for the Site Specific restrictions,  
 13 and, it, in reality, has never been enforced.  
 14 If you were to look at this drawing, the  
 15 restriction is applicable along the southern  
 16 part of this block of Santander, on the  
 17 entirety of this block, and along the north  
 18 side of Block 39 here in the Crafts Section.  
 19 And, indeed, there has already been a  
 20 duplex, two-story duplex, built to the  
 21 immediate east of this property, another  
 22 two-story duplex built here, and another  
 23 two-story duplex over there. And this  
 24 property, in particular, my client's property,  
 25 as I mentioned, has two stories to the east,

1 Avenue, representing Bullrock U.S.A., LLC,  
 2 which is the owner of the properties at 311 and  
 3 315 Santander Avenue, indicated here in the  
 4 aerial photograph.  
 5 I'm joined today by Eduardo Gutierrez, our  
 6 principal of Bullrock U.S.A., LLC, ZW Jarosz,  
 7 our project architect.  
 8 Mr. Gutierrez started out developing real  
 9 estate in his native Spain, and has expanded to  
 10 South America. This would be his first project  
 11 in the United States. And like so many others,  
 12 really appreciates the beauty and high quality  
 13 of life which we have here in Coral Gables.  
 14 He has acquired these two existing duplexes  
 15 on Santander, which are nice quaint buildings,  
 16 but buildings which are past their prime and  
 17 not really representative of the higher  
 18 quality, Mediterranean design to which the City  
 19 has always aspired.  
 20 Eduardo, instead, is proposing to demolish  
 21 these existing buildings and to re-develop two  
 22 new two-story townhome type duplexes, which are  
 23 a considerable improvement in both,  
 24 architectural style and quality of living unit  
 25 over the existing buildings.

1 Single-Family Residential Zoning north and to  
 2 the west, which permits two stories, also, and  
 3 across the street, on the south side of  
 4 Santander, the four-story San Sebastian  
 5 Apartments.  
 6 Additionally, no building in this area has  
 7 ever been required to be built in a Bungalow  
 8 style, which is listed in the Staff  
 9 recommendation. The Bungalow style is a style  
 10 which actually originated in Bengal, India.  
 11 It's characterized by wide verandas and a  
 12 relatively small scale. I have some pictures  
 13 that are sort of samples of the Bungalow style.  
 14 As you can see here, Bungalow style is  
 15 characterized by a relatively small scale, wide  
 16 verandas, and not a style which has ever been  
 17 recreated in this area, nor, for that matter,  
 18 really in any area of the City of Coral Gables.  
 19 So we have a situation where the property  
 20 is surrounded on all sides by either existing  
 21 or permitted heights which are two stories or  
 22 higher, and subject to an architectural style  
 23 restriction which has never been enforced and  
 24 really is not compatible with this area or  
 25 City, and also goes against the wishes of the

1 neighboring residents, who want to see Coral  
2 Gables Mediterranean style and quality of new  
3 homes in their neighborhood.

4 Accordingly, we would ask that these  
5 restrictions be deleted from the Site Specific  
6 Regulations for the property, so that the  
7 proposed development could be built.

8 Our architect is here and he could give a  
9 presentation on the plans, if you would like,  
10 but I know it's a later hour.

11 We do have a petition signed by seventeen  
12 neighboring residents and property owners in  
13 support of the request. I believe some of them  
14 are also in attendance here to speak in  
15 support.

16 With that said, Staff is recommending  
17 approval and I would ask that you follow that  
18 recommendation.

19 CHAIRMAN FLANAGAN: Ramon, did you have a  
20 presentation you wanted to give?

21 MR. TRIAS: No.

22 CHAIRMAN FLANAGAN: No? Okay.

23 CHAIRMAN FLANAGAN: Jill, do we have any  
24 speakers for this item? We'll open up the  
25 public hearing.

1 THE SECRETARY: We have four.

2 CHAIRMAN FLANAGAN: Four speakers, okay.

3 Is there anybody in the audience who is  
4 here in opposition to this application?

5 I'm seeing none.

6 I think procedurally we have to open it to  
7 the public and let them speak.

8 MR. COLLER: I think we need to let those  
9 that signed up -- if they wish to waive their  
10 time --

11 CHAIRMAN FLANAGAN: Right. And that's  
12 exactly what we're going to do.

13 MR. COLLER: Okay.

14 CHAIRMAN FLANAGAN: Yeah.

15 So, Jill, let's go ahead and call the  
16 names. Seeing there's no opposition here, if  
17 you are here and wish to speak, it's your right  
18 to do so. You also have the ability to waive  
19 your time.

20 THE SECRETARY: Julio Webel.

21 MR. WEBEL: I just support it.

22 THE SECRETARY: Maria Ason.

23 MS. ASON: I'm all for it.

24 THE SECRETARY: Alain Yanes.

25 MR. YANES: Support it.

1 THE SECRETARY: Kirk Menendez.

2 MR. MENENDEZ: Support. Waive.

3 CHAIRMAN FLANAGAN: Anybody else?

4 All right. Thank you. Public hearing is  
5 closed.

6 MS. MENENDEZ: I'll make a motion, that we  
7 accept or that we approve the request.

8 MR. RODRIGUEZ: With the conditions?

9 MS. MENENDEZ: With whatever conditions  
10 Staff imposed.

11 MR. GARCIA-SERRA: There were no conditions  
12 on this one. It was just a Code Text  
13 Amendment.

14 MS. MENENDEZ: Okay.

15 CHAIRMAN FLANAGAN: Could we just be clear,  
16 is the height, because it abuts, and it's  
17 within 50 feet of Single-Family, that the  
18 height of both, any principal or accessory  
19 structure is limited to, I think it's to 29  
20 feet?

21 MR. GARCIA-SERRA: Let me ask what's  
22 actually proposed.

23 CHAIRMAN FLANAGAN: Because in the Code, I  
24 think, if there are accessory structures, they  
25 can actually go higher.

1 MR. COLLER: I'm sorry.

2 MR. JAROSZ: Yes --

3 CHAIRMAN FLANAGAN: Your address please?

4 MR. JAROSZ: ZW Jarosz, the architect.

5 CHAIRMAN FLANAGAN: Your address, too,  
6 please.

7 MR. JAROSZ: 3326 Mary Street, in Coconut  
8 Grove.

9 Yes, I can attest to the fact that they're  
10 in compliance with all of the height  
11 requirements and setbacks, et cetera.

12 CHAIRMAN FLANAGAN: Okay.

13 MR. RODRIGUEZ: Excuse me. The height  
14 would be the same as if it were a Single-Family  
15 residence?

16 MR. JAROSZ: Yes, sir, 29 feet.

17 MR. GRABIEL: I second the motion.

18 CHAIRMAN FLANAGAN: Okay. We have a motion  
19 and a second. Anybody have any other questions  
20 or discussion?

21 Seeing none, Jill, if you would call the  
22 roll, please.

23 THE SECRETARY: Alberto Perez?

24 MR. PEREZ: Yes.

25 THE SECRETARY: Frank Rodriguez?

1 MR. RODRIGUEZ: Yes.  
 2 THE SECRETARY: Marshall Bellin?  
 3 MR. BELLIN: Yes.  
 4 THE SECRETARY: Julio Grabiell?  
 5 MR. GRABIEL: Yes.  
 6 THE SECRETARY: Maria Menendez?  
 7 MS. MENENDEZ: Yes.  
 8 THE SECRETARY: Jeff Flanagan?  
 9 CHAIRMAN FLANAGAN: Yes.  
 10 MR. GARCIA-SERRA: Thank you very much, Mr.  
 11 Chair, Members of the Board, and I wish all of  
 12 you a very Happy Holidays. It's the final  
 13 meeting of 2015. And hope you get some rest  
 14 and looking forward to a productive 2016.  
 15 CHAIRMAN FLANAGAN: Same to you.  
 16 No further items on the agenda. Just  
 17 before nine o'clock.  
 18 Charles.  
 19 MR. WU: I just have one update. That the  
 20 Commission approved the Sign Code. This is  
 21 based on the Supreme Court ruling, that we have  
 22 since submitted our City Code to conform with  
 23 the First Amendment rights. Thank you.  
 24 CHAIRMAN FLANAGAN: Okay. Thank you. So  
 25 the meeting is adjourned. Happy Holidays and

1 Happy New Year to everybody.  
 2 (Thereupon, the meeting was concluded at  
 3 9:00 p.m.)  
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1 CERTIFICATE  
 2  
 3 STATE OF FLORIDA:  
 4 SS.  
 5 COUNTY OF MIAMI-DADE:  
 6  
 7  
 8  
 9 I, NIEVES SANCHEZ, Court Reporter, and a Notary  
 10 Public for the State of Florida at Large, do hereby  
 11 certify that I was authorized to and did  
 12 stenographically report the foregoing proceedings and  
 13 that the transcript is a true and complete record of my  
 14 stenographic notes.  
 15  
 16 DATED this 4th day of January, 2016.  
 17  
 18  
 19  
 20  
 21 SIGNATURE ON FILE  
 22 \_\_\_\_\_  
 23 NIEVES SANCHEZ  
 24  
 25

# Attendance/Speaker Sign In Sheet – December 9, 2015

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	MARIA C. LUIZ	1447 Miller Rd, C.G. 33146 thebeachenzy@aol.com	305-323-2154	<input checked="" type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment (1)
2.	Stephen Pearson	9050 SW 69 Ct Miami, FL 33156	305-233-3619	<input checked="" type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment (2)
3.	Ron Weeks	11840 SW 47 St Miami FL 33175	305 226-7264	<input checked="" type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
4.	PETER OSTROWSKY	11401 SW 93 ST MIAMI, FL 33176	305-271-1666	<input checked="" type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
5.	STAN BIRNHOLZ	1450 BIRNWOOD AVE	305-661-9391	<input checked="" type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment (3)
6.	PAUL SAVAGE Savage	5200 Vitabella Ave C. Gables	305-444-7188	<input type="checkbox"/> UM - Internal Road <input checked="" type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment (4)
7.	Julio Webel	900 Malaya Ave	305-794-3880	<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input checked="" type="checkbox"/> ZC Text Amendment
8.	Maria Ason	325 Malaga Ave CG FL 33134	305-476-8222	<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input checked="" type="checkbox"/> ZC Text Amendment
9.	Alain Yanes	341 Malaga Ave CG FL 33134	786-362-5048	<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input checked="" type="checkbox"/> ZC Text Amendment



# Attendance/Speaker Sign In Sheet – December 9, 2015

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Kirk Menendez	325 Malaga Ave Coral Gables, FL 33134	305-476-8222	<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input checked="" type="checkbox"/> ZC Text Amendment
2.				<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
3.				<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
4.				<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
5.				<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
6.				<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
7.				<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
8.				<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment
9.				<input type="checkbox"/> UM - Internal Road <input type="checkbox"/> Gables Ponce III <input type="checkbox"/> ZC Text Amendment

**PETITION IN SUPPORT OF 311 AND 315 SANTANDER AVENUE**

**Project Location**



**Existing Homes**



**Proposed New Residences**



We, the undersigned residents of the City of Coral Gables, hereby express our support of the pending application for the proposed re-development of two new duplex buildings at 311 and 315 Santander Avenue in Coral Gables, Florida. The project proposes two new beautiful Mediterranean Villa style buildings, which we believe will be an aesthetic enhancement to the area and in keeping with the existing scale of the neighborhood. The development will also replace the existing outdated buildings on the Property with a high-end residential product. We believe the project is appropriate for the area and will make a welcomed addition to our neighborhood.

Name

Address

Signature

MARIA T. ASAD

325 Malaga Ave

Maria T. Asad

Kirk R. Menendez

325 Malaga Ave.

Kirk R. Menendez

JORGE E. ARIAS

318 MALAGA AVE

Jorge E. Arias

EDNA T. LEM

318 MALAGA AVE

Edna T. Lem

Liz Palenzuela

310 Malaga Ave.

Liz Palenzuela

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<u>Name</u>	<u>Address</u>	<u>Signature</u>
Ada Michele Wade	300 MALAGA AVE.	
JOSE M. RODRIGUEZ	300 MALAGA AVE.	
Julio Weber	309 Malaga Ave	
Jacqueline Marro	309 Malaga Ave	
LYDIA MENENDEZ	346 MALAGA AVE	

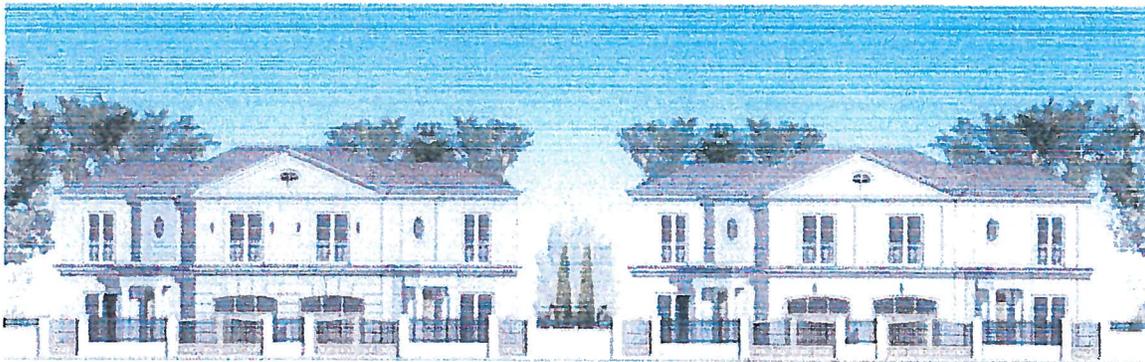
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<u>Name</u>	<u>Address</u>	<u>Signature</u>
<u>Alain Yanes</u>	<u>341 Malaga Ave</u>	<u></u>
<u>Mercedes Yanes</u>	<u>341 Malaga Ave</u>	<u></u>
<u>Maria M. Blet</u>	<u>245 Candia Ave</u>	<u></u>
<u>Christine Palmason</u>	<u>244 Candia Ave.</u>	<u></u>
_____	_____	_____

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Name

Address

Signature

Leticia Domínguez

301 Santander Av

[Signature]

Konaci O'Boyle

322 Sevilla Ave

[Signature]

Beatriz Barallo

266 Palomas Av

[Signature]