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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, NOVEMBER 8, 2017, COMMENCING AT 6:00 P.M.

9 Board Members Present:
 10 Eibi Aizenstat, Chairman
 11 Maria A. Menendez, Vice Chairperson
 12 Robert Behar
 13 Jolie Balido-Hart
 14 Marshall Bellin
 15 Maria C. Velez
 16 Julio Grabiell

17 City Staff and Consultants:
 18 Ramon Trias, Planning Director
 19 Craig Collier, Special Counsel
 20 Jennifer Garcia, City Planner
 21 Jill Menendez, Administrative Assistant, Secretary

22 Public Speakers:
 23 Jorge Kupperman
 24 Barbara Tria
 25 Jorge Navarro

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1 (Thereupon, the following proceedings were
 2 held.)
 3 CHAIRMAN AIZENSTAT: All right. Let's go
 4 ahead and call the meeting to order please.
 5 Good evening. I'd like to call the meeting
 6 to order. At this time, I'd like to ask
 7 everybody to please turn off their cell phones,
 8 put them on silence, and any other electronic
 9 devices you may have.
 10 Four Members of the Board shall constitute
 11 a quorum and the affirmative vote of four
 12 Members of the Board present shall be necessary
 13 for the adoption of any motion.
 14 Today is November 8th. The time is six
 15 o'clock.
 16 And, Jill, will you please call the roll?
 17 THE SECRETARY: Jolie Balido-Hart?
 18 Robert Behar?
 19 MR. BEHAR: Here.
 20 THE SECRETARY: Marshall Bellin?
 21 MR. BELLIN: Here.
 22 THE SECRETARY: Julio Grabiell?
 23 MR. GRABIEL: Here.
 24 THE SECRETARY: Maria Menendez?
 25 MS. MENENDEZ: Here.

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1 THE SECRETARY: Maria Velez?
 2 MS. VELEZ: Here.
 3 THE SECRETARY: Eibi Aizenstat?
 4 CHAIRMAN AIZENSTAT: Here.
 5 This Board is a quasi-judicial Board and
 6 the items on the agenda are quasi-judicial in
 7 nature, which requires Board Members to
 8 disclose all ex parte communications and site
 9 visits.
 10 At this time, I would like to ask if
 11 there's any Board Members that have such
 12 conflict or that have had such site visit or
 13 had contact with anybody about the agenda
 14 tonight?
 15 MR. BELLIN: No.
 16 CHAIRMAN AIZENSTAT: Okay. The first item
 17 is the approval of the minutes. Is there a
 18 motion on the floor?
 19 MR. GRABIEL: I move.
 20 MR. BELLIN: Second.
 21 CHAIRMAN AIZENSTAT: It's been moved and
 22 second. Any comments? Any questions? No?
 23 Call the roll, please.
 24 THE SECRETARY: Robert Behar?
 25 MR. BEHAR: Yes.

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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: Maria Velez?
 8 MS. VELEZ: Yes.
 9 THE SECRETARY: Eibi Aizenstat?
 10 CHAIRMAN AIZENSTAT: Yes.
 11 The first item is Item Number 5. Craig,
 12 would you like to read it into the record,
 13 please?
 14 MR. COLLIER: Yes. Did we swear in the
 15 witnesses? I can't remember.
 16 CHAIRMAN AIZENSTAT: No, we did not.
 17 If there is anybody in the audience that is
 18 going to be speaking, if they'll please stand
 19 up to be sworn in.
 20 (Thereupon, all participants were sworn.)
 21 CHAIRMAN AIZENSTAT: Thank you. Thank you
 22 for coming.
 23 MR. COLLIER: Item Number 5, an Ordinance of
 24 the City Commission of Coral Gables, Florida
 25 providing for text amendments to the City of

1 Coral Gables Official Zoning Code, by amending
 2 Article 4, "Zoning Districts," adding Section
 3 4-207, "Giralda Plaza Overlay" to modify and
 4 supplement the existing Commercial District
 5 standards and criteria to allow appropriate
 6 infill and redevelopment that enhances the
 7 character of Restaurant Row; providing for a
 8 repealer provision, providing for a
 9 severability clause, codification, and
 10 providing for an effective date.
 11 Item Number 5, public hearing.
 12 CHAIRMAN AIZENSTAT: Thank you.
 13 MS. VELEZ: I have a question. The public
 14 hearing listing says, "Adding Section 4-207,"
 15 but our report says, "Adding Section 4-206."
 16 MR. COLLER: Okay.
 17 MR. TRIAS: We will verify the number.
 18 Jennifer will check.
 19 Mr. Chairman, we have discussed this issue
 20 for quite a long time, as you may remember, and
 21 this is the result of multiple discussions with
 22 the BID, the Business Improvement District,
 23 Staff and different departments, and even the
 24 Planning and Zoning Members, and here we have a
 25 long list of at least nine formal meetings that

1 took place to come up with the content that is
 2 before you tonight.
 3 The public notice includes legal
 4 advertisement. We also posted the properties.
 5 The agenda was posted at City Hall, and the
 6 Staff Report was posted at the web page.
 7 The area that we are dealing with is one
 8 block long, and you're very familiar with it,
 9 because the streetscape project was recently
 10 completed in that very, very beautiful area,
 11 which has basically made this street into a
 12 plaza; pedestrian areas, outdoor seating, in
 13 order to enhance the experience of the
 14 restaurants. And all of that has been
 15 discussed for quite a long time.
 16 One of the things about this block is that
 17 it's mostly older, small buildings -- mostly
 18 older, small buildings -- and our Code makes it
 19 very difficult to redevelop small properties.
 20 Generally, if we have a big property, we have
 21 many tools that we can use. Small properties,
 22 very few tools.
 23 So what happens is that the area is zoned
 24 Commercial, as is pretty much every other
 25 parcel in the Downtown, and the Future Land

1 Use, as you can see, is the peach color, which
 2 is the Low Rise intensity, and that limits the
 3 height of buildings to 77 feet with Med Bonus
 4 and 3.5 FAR. So it's not the highest Land Use
 5 in the Downtown, by my means. It's actually
 6 the lowest.
 7 Now, the purpose is to see if we can
 8 encourage some new buildings to take advantage
 9 of the very high quality public space depicted
 10 in this image. Right now, every building
 11 pretty much predates 1964, more or less,
 12 generally speaking, and in order to see if we
 13 could enhance the potential, we're proposing a
 14 few changes.
 15 One of them is to allow Residential in the
 16 upper stories of the buildings. Now, we tend
 17 to think informally that Mixed-Use and
 18 Residential is allowed Downtown. Well, that's
 19 true only if you have a large parcel, a 20,000
 20 square foot parcel. If you have a small
 21 building, you really cannot do a Mixed-Use
 22 building.
 23 So we're saying, you know, maybe that's a
 24 good idea in this area and that's a very good
 25 thing to do as an Overlay.

1 There is no change in building height, and
 2 I want to emphasize that the rules still apply.
 3 This is simply an Overlay, that gives you
 4 additional -- additional options.
 5 So -- yes.
 6 CHAIRMAN AIZENSTAT: If I may, could we
 7 please take note that Ms. Hart is present with
 8 us --
 9 THE SECRETARY: Yes.
 10 CHAIRMAN AIZENSTAT: -- for the record.
 11 MR. TRIAS: Thank you.
 12 So the FAR remains the same. We are not
 13 proposing any density caps, because we're
 14 dealing with very small buildings, so it's not
 15 really an issue, in our view.
 16 We're allowing zero setbacks; however, we
 17 are recommending that, after the first story,
 18 there should be a 15-foot setback in the front,
 19 on Giralda. That idea is very similar to Fifth
 20 Street in Naples. Naples was developed very
 21 successful -- re-developed very successfully
 22 with that very same three stories and then a
 23 small setback in the first story. So it worked
 24 really well for the high end restaurants that
 25 we think could take advantage of, for example,

1 terraces on the upper stories and so on.
 2 In fact, we are reviewing some projects --
 3 at least one project, right now, that does many
 4 of those things, and it doesn't really need the
 5 Overlay to take place. It actually fits within
 6 the current rules. But the Overlay will make
 7 it easier, we believe, to do it in most other
 8 sites.
 9 MS. MENENDEZ: Are you adjusting that
 10 setback under the proposal to include the
 11 15-foot?
 12 MR. TRIAS: Yeah. It's in the text and
 13 it's --
 14 MS. MENENDEZ: In the text?
 15 MR. TRIAS: Yeah, in the text of the amendment.
 16 Then, of course, we're saying no driveways
 17 along Giralda. There are no driveways in
 18 Giralda, and there's going to be no cars. I
 19 think that's pretty obvious.
 20 Service takes place from alleys in the
 21 back, which is the best way to do it in an
 22 urban setting, and the key provision, the one
 23 that really makes a difference, we're saying,
 24 if you do up to three stories, there will be no
 25 minimum parking requirements. Now, you're able

1 to provide parking, if you want to, but just as
 2 much as you would like to access from the
 3 alley.
 4 That gives a little bit more development
 5 rights. Right now you can do 1.45 FAR without
 6 parking. So it's about twice as much. And I
 7 think that, to me, that is the key provision.
 8 That is a major policy decision that will make
 9 a difference here.
 10 Staff has reviewed the criteria for Zoning
 11 Code Text Amendments, and the criteria are
 12 satisfied, and Staff finds that the proposed
 13 text amendment is consistent with the
 14 Comprehensive Plan, and we recommend approval
 15 of that.
 16 So that's the end of my presentation. I
 17 think that there may be a few people that may
 18 want to speak.
 19 CHAIRMAN AIZENSTAT: Thank you very much.
 20 MR. COLLER: Mr. Chairman --
 21 CHAIRMAN AIZENSTAT: Yes.
 22 MR. COLLER: -- just one minor housekeeping
 23 measure. Indeed it was 4-207, as advertised in
 24 the agenda. It was just a scrivener's error in
 25 your kit.

1 CHAIRMAN AIZENSTAT: So the advertisement
 2 is correct?
 3 MR. COLLER: The advertisement is correct.
 4 CHAIRMAN AIZENSTAT: Okay.
 5 MR. TRIAS: Thank you.
 6 CHAIRMAN AIZENSTAT: Thank you very much.
 7 MS. VELEZ: Thank you.
 8 CHAIRMAN AIZENSTAT: At this time, do you
 9 have a list of people that would like to come
 10 up and speak?
 11 THE SECRETARY: Yes.
 12 CHAIRMAN AIZENSTAT: Okay.
 13 THE SECRETARY: Jorge Kupperman.
 14 MR. KUPPERMAN: Good evening, Mr. Chair,
 15 Members of the Board. My name is Jorge
 16 Kupperman. I am a property owner at 137
 17 Giralda Avenue -- Plaza, rather. That's where
 18 I have my architectural practice. It's a one
 19 story building.
 20 And for disclose purposes, I'd like to
 21 state that I'm here on my own, as a property
 22 owner. I'm also a Member of the Board of
 23 Directors of the Business Improvement District,
 24 but I am not speaking on behalf of the BID
 25 tonight.

1 I'd like to, first of all, thank the Staff
 2 for having the patience and the perseverance to
 3 go through all of this time to finally get
 4 together to this point, and I appreciate your
 5 time, as well.
 6 I was in front of the same Board on January
 7 13 of 2016 and on February 20 of 2016,
 8 discussing slightly different versions of this
 9 Overlay, similar, in a way, and I clearly
 10 recall, the last revision, there were some
 11 items that were tweaked and now we go back to
 12 the previous version.
 13 I'd like a few minutes to state my opinion
 14 as to why I think that the Overlay, as
 15 presented tonight, is not the best possible
 16 product.
 17 On Page 3 of this Ordinance, you see a
 18 breakdown of the parcel sizes, separated along
 19 the north and the south side of the Giralda
 20 Avenue. We have a total of thirty parcels, the
 21 two sides, together, fronting Giralda Avenue,
 22 as you can see on this sketch, excuse me, on
 23 Page 4. From that total, as clearly stated,
 24 north and south, 19 of those parcels are small.
 25 That is 63 percent of the total of the

1 properties; 19 properties of 63. And what is
 2 identified as small parcels are those between
 3 2,500 to 6,000 square feet.
 4 My property, 137, is 25 by 100. It's 2,500
 5 square feet. So, basically, the larger number
 6 of parcels, small parcels, will definitely
 7 justify this Overlay, correct, the way it is;
 8 however, on Page 5, along the top, it clearly
 9 says, "The purpose of the Giralda Plaza Overlay
 10 is to provide incentives," and I capped that
 11 word, "for small and medium scale development
 12 in order to encourage sustainable, controlled
 13 growth, small business development and active
 14 residential population and beautiful streets
 15 and public spaces."
 16 Why do I believe that this is not the best
 17 product? On Page 4, we clearly say, on this
 18 Overlay, that the maximum height is 45 feet.
 19 And on Item B of the actual Regulation, on Page
 20 7, states a maximum of three stories. If I was
 21 to re-develop my small property, on 25 by 100,
 22 2,500 square feet, on the first floor, and the
 23 subsequent second and third floors, because of
 24 the setback, I will be able to only reach an
 25 FAR of 2.7.

1 Why? Because I have maximized the three
 2 stories and I had set back the 15 feet on the
 3 second and on the third. So I'm already losing
 4 .3 of my FAR, which is about 750 feet.
 5 The Regulation also allows me or would
 6 allow me to get a bonus, if I was to design my
 7 property within the Mediterranean style, of
 8 3.5. I have nowhere to put that 3.5 -- the .5,
 9 excuse me. I can accomodate 2.75, because of
 10 the three-story maximum.
 11 Why would I develop my parcel? Why would I
 12 get rid of a market value of whatever it is
 13 right now, the prime area, commercial or
 14 retail, demolish it, start from scratch to
 15 replace it, to build two apartments; on the
 16 second, one, and one on the third? Why would I
 17 do that?
 18 So, in essence, even though the spirit of
 19 the Regulation is to encourage development for
 20 small parcels, it's not going to happen. It's
 21 going to do the opposite effect. What I am
 22 going to do? I'm going to talk to my
 23 neighbors. I'm going to say, "Let's get
 24 together."
 25 So it's not a small parcel anymore. It's

1 not encouraging small development. It's
 2 encouraging what you probably -- we are not
 3 trying to do.
 4 So what do I think the solution is? The
 5 solution is back to the revision of the Overlay
 6 the way it was before; 50 feet high, even we
 7 spoke about 60 feet, and four-story height.
 8 That's okay. I don't want any more density, do
 9 not increase the FAR, but in order for me to at
 10 least start thinking of getting rid of my
 11 current property at the market value,
 12 demolishing it, replace it for the same square
 13 footage and build something else, at least I
 14 need three stories high. That's Number One.
 15 Number Two, we spoke in the past about
 16 live-work. It is essential that that second
 17 floor become offices. I want to live there. I
 18 want to knock it down, build it, rent my first
 19 floor where I am, get my office on the second,
 20 live on the third, rent the fourth. That's the
 21 real purpose of the Overlay, whether it's me or
 22 somebody else, live-work. If it is not me,
 23 maybe it's the tenant on the first floor that
 24 would like to get the offices on the second
 25 floor.

1 We spoke about that. I don't have the
 2 transcripts. But I think that the second
 3 reading of the previous version allowed that,
 4 the 50 feet, the four stories, FAR was kept on
 5 the second floor offices.
 6 So with that, I conclude my presentation.
 7 I could even develop four stories on 45 feet.
 8 Let's say that you discuss, we don't want to
 9 give you 50, for whatever reason it is. In 45,
 10 I can do my four stories. It's very simple. I
 11 sketch it out. I can do it. Some of you are
 12 architects, some of you are engineers, most of
 13 you are developers or real estate people. You
 14 know exactly what I'm talking about. Please
 15 re-consider it.
 16 Thank you so much.
 17 CHAIRMAN AIZENSTAT: Thank you.
 18 THE SECRETARY: Barbara Tria.
 19 MS. TRIA: Good evening, Mr. Chairman and
 20 Planning and Zoning Board. My name is Barbara
 21 Tria. I'm a property owner at 2309 and 2315
 22 Ponce, which is in the BID District and also
 23 would be covered by this Overlay that we're
 24 talking about tonight. I own another property
 25 at 2610 Ponce, outside the BID, and I've been a

1 commercial real estate professional here in
 2 Coral Gables for over 22 years, but I come
 3 before you today wearing the hat as the
 4 Vice-President of the Coral Gables Business
 5 Improvement District.
 6 So Jorge and I serve on the Board, and
 7 we've had very spirited and a lot of energy put
 8 behind the Overlay. I think the very first
 9 time we discussed Overlay, it was -- it also
 10 had, as part of its component, what we approved
 11 and the Commission approved over the summer,
 12 which was what we called the software.
 13 Most of this Overlay was done to forecast
 14 the needs the community would have once the
 15 streetscape project was completed, and it would
 16 continue as part of the strategic growth and
 17 development of the Downtown area. We decided
 18 to separate both of the requirements; this one
 19 being the sort of developmental component of
 20 the Overlay, and the software, the signage, the
 21 extended business hours, that was approved and
 22 we're very thankful for that.
 23 We're very excited that we had this final
 24 version or the proposed version that's before
 25 you now, and the BID is in full support of

1 moving forward with this proposed Overlay as is
 2 in its current form. We feel it's a strong
 3 enhancement to our businesses, both in the
 4 District and outside the District, when we get
 5 the opportunity to increase residential units
 6 it the urban core. It supports the sort of
 7 localized activity and the providing of
 8 services that our businesses offer to the
 9 community when someone lives right above a
 10 retail environment, and we look forward to
 11 incentivizing individual property owners to
 12 build and to use the tools that the Overlay
 13 provides.
 14 So, on behalf of the -- speaking on behalf
 15 of the City of Coral Gables Business
 16 Improvement District, we support this Overlay.
 17 Thank you.
 18 CHAIRMAN AIZENSTAT: Thank you.
 19 THE SECRETARY: No more speakers.
 20 CHAIRMAN AIZENSTAT: No more speakers?
 21 At this time, I'd like to go ahead and
 22 close the floor. I'd like to also -- are there
 23 any questions to any of the speakers that
 24 anybody would like to ask?
 25 MS. MENENDEZ: I have a question to our

1 Planning Director.
 2 MR. TRIAS: Yes. I'm here.
 3 MS. MENENDEZ: Oh, there he is.
 4 MR. TRIAS: I'll make it easy for you and
 5 stand over here.
 6 MS. MENENDEZ: Can you explain the 50 foot
 7 versus the 45? Was there a version that this
 8 Board took a position on?
 9 MR. TRIAS: That was discussed some time
 10 ago, and that had to do with that extra four --
 11 fourth story that some people may want to do.
 12 Some designers believe that those five feet
 13 make a big difference, and it does, because it
 14 allows you to have a very nice, generous ground
 15 level. 20 feet or so is kind of like the
 16 standard now for retail, or at least the
 17 desired dimension for retail. So that's an
 18 issue.
 19 And, certainly, 45 feet or 50 feet is
 20 within the range of what we're talking about.
 21 If in your judgment, that's appropriate, you
 22 could recommend that. 45 feet is just
 23 consistent throughout the Code as a dimension.
 24 That is why we put it in. But if you think
 25 there's a better one, that could be it.

1 In terms of the number of stories, again,
 2 the issue here is, how many stories you can do
 3 without parking. I mean, you could do more if
 4 you provide parking for that additional area.
 5 So what we're saying is, we believe that
 6 three stories, generally speaking, is a
 7 reasonable way to deal with public parking, in
 8 a more general sense, for that block. So
 9 that's the thinking.
 10 Again, that was the opinion of Staff, and
 11 that is what we area supporting, and this goes
 12 extensively with the BID and some of the
 13 property owners.
 14 MR. VELEZ: On the issue of parking,
 15 assuming someone were to build and live above
 16 their space, where would they park? Would
 17 there be long-term residential parking for
 18 residents of that are in the City parking lot
 19 on Giralda -- not Giralda, on Galiano?
 20 MR. TRIAS: The parking garage is right
 21 there, as you point out, and those are the
 22 kinds of incentives that should be available,
 23 and we need to work on, to make sure that they
 24 take place. That is the concept.
 25 The concept is that if we have centralized

1 parking, then we can have much higher quality
2 buildings, because the buildings are basically
3 just used active use, as opposed to parking and
4 some others related use.

5 MS. VELEZ: And another question. On a
6 situation like this, where you would build up
7 and you would have an entrance in the front, do
8 we also need to provide emergency exit in the
9 rear, in the alley area?

10 MR. TRIAS: Well, there is access on the
11 rear. There's an alley on both sides.

12 MS. VELEZ: From the building. I'm
13 talking, from the upper floors of the building.

14 MR. TRIAS: You would have -- well, that's
15 one of the challenges, because you do have to
16 provide two means of egress --

17 MS. VELEZ: Uh-huh.

18 MR. TRIAS: -- once you get to the second
19 floor and so on. So small amount of apartment
20 buildings become very expensive to build, once
21 you start thinking about, okay, we have to do
22 an elevator for ADA, plus the two stairs, for
23 the two means of egress. Those are issues that
24 really affect the development cost.

25 Now, in terms of other uses upstairs,

1 that's the same issue. For example, there's a
2 desire in some places to have open air
3 restaurant activities, let's say, on the second
4 or third story. That's possible in some cases
5 and not in others, because of some Building
6 Code Regulations that deal with fire
7 separation.

8 So there are multiple issues here, and what
9 happens is that, at the end of the day, what
10 we're trying to do is provide one more
11 incentive. I don't think this, by itself, is
12 going to make or break development in Giralda;
13 however, it is one of those things that we
14 believe is going to help and we may need to
15 revise or review some of the other regulations
16 also that are related, such as the parking
17 management, such as some of the Building Code
18 issues related to open air restaurants and so
19 on.

20 CHAIRMAN AIZENSTAT: I'd actually like to
21 hear -- we have three architects on the Board.
22 I'd like to hear their comments or opinions,
23 and specifically as to how it relates to the
24 design of the area and the scope that we have
25 before us.

1 Julio, would you start?

2 MR. GRABIEL: Sure.

3 CHAIRMAN AIZENSTAT: I put you on the spot.

4 MR. GRABIEL: I see the smaller parcels to
5 be very difficult. I mean, I've never drawn
6 it, but I just start thinking about an entrance
7 to a business in the ground floor, entrance
8 from a stairs, and an elevator lobby to go up
9 to the upper levels, and then the fire exit,
10 that was brought up with Maria, that will go
11 out to the alley, and it's a tough
12 architectural component.

13 MS. VELEZ: Uh-huh.

14 MR. GRABIEL: I mean, just the amount of
15 space that is taken by the support that a
16 building requires, it's very difficult. So I
17 think that anything that we can do to help the
18 owners of those properties -- hello? Oh, I was
19 off. Thank you.

20 Anything that we can do to help the owners
21 of those properties to make the development
22 possible -- we all want the same thing. We all
23 want to create buildings in that street that
24 will be, you know, 24 hours a day. So I don't
25 know what we could do. I like the idea of the

1 20 feet for the ground floor, because I think
2 most businesses today want that, and it's tough
3 to lease a space for retail that has a very
4 small ceiling. So I would push for that 20
5 foot of ground floor somehow.

6 CHAIRMAN AIZENSTAT: Okay. Marshall.

7 MR. BELLIN: Okay. I agree with Julio. I
8 have some other concerns, that I think
9 restaurants on the second and third floor are
10 never going to happen. Why would a restaurant
11 go on a second or third floor?

12 MR. TRIAS: Well, we are reviewing a
13 project that does that right now, and what it
14 is, is that it's a two-story restaurant, and
15 that is --

16 MR. BELLIN: But with the body of the
17 restaurant on the ground.

18 MR. TRIAS: Yeah.

19 MR. BELLIN: That's different.

20 MR. TRIAS: And the parcel is large enough
21 to have an open air terrace without the
22 Building Code issues.

23 So I think two-story retail or two-story
24 restaurant is likely to be an option. Once you
25 start breaking it down into multiple users, the

1 means of egress and all of that really make it
 2 more difficult.
 3 MR. BELLIN: And I think a 25-foot property
 4 is also problematic when you need to provide
 5 the elevator, need to provide a corridor to get
 6 to the elevator, and those things will probably
 7 eat up around 15 feet. So what do you end
 8 with, 10 feet?
 9 MR. TRIAS: Right.
 10 MR. BELLIN: Yeah. I don't see that that's
 11 going to work.
 12 Also, I don't know why -- you come up with
 13 the uses, which is a parking -- the parking
 14 requirement exemption. It's available to
 15 three-story buildings when residential,
 16 boutique hotel, restaurant or retail is
 17 provided on the second and third floor. Why
 18 isn't office space included in that?
 19 MR. TRIAS: Yes. That's the main
 20 distinction, and, again, you may disagree, but
 21 the idea is that office workers, generally
 22 speaking, would park from 9:00 to 5:00 or 8:00
 23 to 5:00 and they do require parking, as opposed
 24 to, let's say, the restaurants or the retail,
 25 where there's more turnover and it's easier to

1 accommodate. I mean, that's the main thinking.
 2 It could be resolved with some parking
 3 management, having remote parking in public
 4 parking garages and so on, but that was the
 5 idea. And the other thing is that there's a
 6 real focus in encouraging certain uses. We're
 7 not saying that offices are not allowed. An
 8 office is allowed, but you have to follow the
 9 rules.
 10 MR. BELLIN: Okay.
 11 CHAIRMAN AIZENSTAT: Robert.
 12 MR. BEHAR: I like the idea a lot, and I
 13 really think that this could be the beginning
 14 of a great thing for that street. I don't know
 15 if -- let me start by saying that I like the
 16 idea and I will support the idea of going up to
 17 four stories and 50 feet, but my problem is, I
 18 don't know, in a 25-foot wide property, as, you
 19 know, the speaker has, if that's really
 20 feasible.
 21 If the property now became a little bit,
 22 you know, wider, a 50-foot wide piece of
 23 property, then it's doable. Then you could do
 24 the elevators and you could do everything, and
 25 what would really transform this area, if we

1 could put residential units on the second and
 2 third floor and fourth floor. That would be
 3 total transformation, which is ultimately what
 4 I think would really set that street apart.
 5 I was in support, so we could encourage
 6 that to happen. You know, perhaps he could get
 7 together with an adjacent property owner and
 8 they could develop something together to be
 9 able to achieve that.
 10 My concern here or the other concern that I
 11 have, Ramon, is that you're saying a 15-foot
 12 step back. We have done MDX (sic), the
 13 Mixed-Use, in the CBD. We have a 10-foot step
 14 back, and the 10-foot step back has proven to
 15 be sufficient to make it work, and yet, you
 16 know, you get the relief without having to set
 17 the structure too, too much.
 18 I would support going to -- reducing the 15
 19 feet to 10 feet --
 20 MS. VELEZ: Uh-huh.
 21 MR. BEHAR: -- allowing it to go up to four
 22 stories and 50 feet. I don't see a problem.
 23 I agree with Julio on the 20 feet height,
 24 because that will give you, probably, like an
 25 18 clear ceiling, but you could make it work in

1 15 clear, and a restaurant will, and I think,
 2 it's just as important to have the units, if
 3 you do residential units, have at least 10 foot
 4 ceilings, plus the structure. So 50 feet could
 5 give you that flexibility to work.
 6 But I think that it would have to be a
 7 property greater than 2,500 square feet. It
 8 would have to be, you know, a minimum of 5,000
 9 square feet.
 10 Yeah, there is a provision that if you've
 11 got 20,000 square feet or greater, then you go
 12 up to 77-story, which we know you probably get
 13 a good six --
 14 MR. TRIAS: Yeah.
 15 MR. BEHAR: -- you know, seven-story,
 16 maybe. So that's my opinion.
 17 MS. VELEZ: To dovetail onto that comment,
 18 I'm a property owner within the Business
 19 Improvement District of a building that's 25 by
 20 a hundred, and it backs into an alley, where we
 21 have three parking spaces, and at one point we
 22 consider, you know, why can't we go up and
 23 build up the second story, and it was just not
 24 feasible.
 25 So I don't see these small parcels

1 independently being able to be developed any
2 more than they are now. What would happen, I
3 think it would defeat the purpose of what we're
4 trying to do, is you would have, then, a group
5 of them, and then you'd end up with maybe a
6 hundred foot frontage or 200 foot frontage, and
7 I don't think that that's what we want. That
8 defeats the spirit of what I'm reading in the
9 Overlay, which is to promote the smaller
10 parcels.

11 It's very difficult to do, if not
12 impossible to do, with a 25 footer.

13 MR. TRIAS: If it's smaller than 20,000
14 square foot, and what happens is that when you
15 get to 2,500 square, you're right, it's very
16 difficult to do anything.

17 MR. BEHAR: But chances are, 20,000 square
18 feet, you know -- I don't think it's going to
19 be very feasible for somebody to assemble in
20 those blocks 20,000 square feet. I mean --

21 MS. MENENDEZ: Because you require parking
22 at that point.

23 MR. BEHAR: You require parking, and the
24 cost that it's --

25 MS. VELEZ: It's expensive.

1 MR. BEHAR: It's very prohibitive. I mean,
2 that's the reality.

3 MR. TRIAS: Yeah. Yeah. I mean, all of
4 those are real issues and what happens is that
5 when you look at a diagram that breaks down the
6 buildings between pre 1964, which is when the
7 parking requirement comes in, and post 1964,
8 every building on Giralda is pre 1964. And the
9 problem is that it's frozen in time, because of
10 the Code requirements.

11 That's the issue. And the --

12 MR. BEHAR: You know, and excuse me for
13 interrupting, but his idea of being able to
14 have a restaurant or retail on the ground
15 floor, have an office on the second, and the
16 third and fourth floor would be residential
17 units, that would be, I think, the optimal
18 ideal situation we would love to have on that.

19 You know, maybe not on 2,500 square feet,
20 but maybe in, you know, a 5,000 square lot,
21 that's doable. That's very -- I mean, I can't
22 as an architect, but I'm sure other architects
23 could do it.

24 CHAIRMAN AIZENSTAT: Jolie, any comments?

25 MS. BALIDO-HART: Yes. I was going to say,

1 so how many buildings or properties can we
2 realistically expect, can you clarify, that
3 would be impacted by this?

4 MR. TRIAS: Well, if you look at Page 3 of
5 the Staff Report, there's a list of properties
6 on the north and the south side. And there are
7 six parcels, six small parcels, in the north
8 side and two mid sized parcels that are about
9 10,000 square.

10 So that begins to give you a sense of the
11 opportunities there. Basically, the very small
12 parcels are very difficult to develop, I agree,
13 in terms of multiple stories, because of the
14 means of egress requirements, all of the space
15 that is taken up by stairs and elevators.

16 Once you get to 5,000 square feet to
17 10,000, I think it's much more realistic. So,
18 realistically, maybe half of the street,
19 perhaps.

20 MS. BALIDO-HART: Okay. Does that seem
21 realistic, a number?

22 CHAIRMAN AIZENSTAT: It does. But, for me,
23 for example, if you were to have some of these
24 properties mass together and do like a 20,000
25 square foot property, I think it would take

1 away from the aesthetics of the street or the
2 idea of what it's trying to become on Giralda.

3 MS. BALIDO-HART: Right. Right.

4 CHAIRMAN AIZENSTAT: And I think the beauty
5 of the evolution that's going on there is the
6 pedestrian, the lowerscape and so forth for
7 that area. And, for me, I think I would like
8 to keep it that way. I would be more in favor
9 to keeping it more user-owner friendly, as
10 opposed to a big development coming in for that
11 area.

12 MR. BEHAR: Yeah, but don't you think that
13 residential --

14 MS. MENENDEZ: Yes.

15 MR. BEHAR: -- units above will work
16 better?

17 CHAIRMAN AIZENSTAT: Yes.

18 MR. BEHAR: Will provide more life to that
19 area.

20 CHAIRMAN AIZENSTAT: A hundred percent.

21 MS. MENENDEZ: Absolutely.

22 CHAIRMAN AIZENSTAT: A hundred percent.

23 MS. MENENDEZ: Absolutely.

24 CHAIRMAN AIZENSTAT: But I would also
25 question, if you go up seven stories in that

1 area, I think it would -- you'd have a problem
 2 with the overall --
 3 MR. BEHAR: You're right, Eibi, but chances
 4 are that maybe -- you know, anything could
 5 happen, you never know, but when you look at
 6 some of the areas that are available, I don't
 7 think it's really something doable, that easy
 8 to achieve.
 9 MS. VELEZ: We also don't know how many of
 10 these parcels may have common ownership. We
 11 don't know that.
 12 MR. TRIAS: And that changes. So it's a
 13 very fluid environment. I think that the
 14 reality is that we cannot predict the future in
 15 terms of development in an area as desirable as
 16 Coral Gables. I think that this is a very
 17 strong market. I think good things are going
 18 to happen. Good things happen with one story.
 19 I mean, you can have a great restaurant and
 20 that's all you need or maybe they happen with
 21 three stories.
 22 The idea is to have more options, and that
 23 is why we are proposing this Overlay.
 24 CHAIRMAN AIZENSTAT: And can you recap how
 25 you would deal with the parking for the

1 residentials, once they go in? You have
 2 apartment or so forth, and they can't provide
 3 residential within the property, so how do you
 4 deal with their parking situation?
 5 MR. TRIAS: Ideally -- I mean, the way I
 6 would develop a property here is that if I
 7 have, let's say, three apartments, I can
 8 probably have three parking spaces accessed
 9 from the alley on the ground level, and that
 10 takes care of the residential parking, ideally,
 11 and then the restaurant that is in the ground
 12 level, for example, that requires no parking.
 13 Now, otherwise, you can do remote parking
 14 in a public parking garage, for example. And
 15 the point is that you could provide some
 16 parking, accessed from behind.
 17 CHAIRMAN AIZENSTAT: I think providing self
 18 contained parking would be very difficult for
 19 smaller properties, 2,500 or even a 5,000
 20 square foot, that does residential apartments
 21 upstairs, would be very difficult to provide at
 22 that point.
 23 MR. TRIAS: Yeah.
 24 MR. KUPPERMAN: May I just remind you --
 25 CHAIRMAN AIZENSTAT: The only thing is, a

1 Board Member would have to ask you, because the
 2 floor is closed, and if anybody would ask
 3 Mr. Kupperman a question --
 4 MS. MENENDEZ: If you're finished, I don't
 5 have a problem.
 6 CHAIRMAN AIZENSTAT: Yeah, please. I am.
 7 MS. MENENDEZ: Okay.
 8 MR. KUPPERMAN: Just a comment about the
 9 Galiano garage. 440 stall empty overnight.
 10 MS. MENENDEZ: Empty? I was going to ask
 11 him, what's the utilization of that garage?
 12 MR. KUPPERMAN: Oh, the use, okay.
 13 MS. MENENDEZ: Yeah. I mean, is it full?
 14 Is it not full?
 15 MR. KUPPERMAN: The City is leaving money
 16 under the table for not renting that space at
 17 the prevail rates for residents in the area.
 18 MR. BEHAR: You don't have residential in
 19 that area. It's all commercial.
 20 MS. MENENDEZ: Right.
 21 MR. BEHAR: You've got business from 7:00
 22 to 7:00.
 23 MS. MENENDEZ: Right. No, you have 10
 24 Miracle Mile or 10 Aragon, which is right
 25 there.

1 MR. BEHAR: But they have their own parking
 2 garage.
 3 MS. MENENDEZ: But they have their own
 4 parking, right.
 5 MR. TRIAS: Right.
 6 MS. MENENDEZ: Okay. So that was going to
 7 be one of my questions. The garage is not
 8 being utilized, Ramon, that you know of?
 9 MR. TRIAS: It's available.
 10 MS. MENENDEZ: It's available.
 11 MR. TRIAS: And Kevin has reviewed it and
 12 he had no problems with the idea, yes.
 13 MS. MENENDEZ: Okay.
 14 CHAIRMAN AIZENSTAT: But at night, though,
 15 there's quite a bit of people that go out there
 16 and look for parking. So, on the weekends --
 17 MS. BALIDO-HART: Yeah.
 18 CHAIRMAN AIZENSTAT: -- and on the
 19 evenings, that garage is not used?
 20 MR. TRIAS: Well, it's used. All I'm
 21 saying is that it could be managed in a way to
 22 encourage development. Certainly, we can do
 23 that. That's the idea.
 24 MS. BALIDO-HART: How do you manage the
 25 garage to incur -- I don't understand that.

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1 MR. TRIAS: With remote parking
2 arrangements, leasing spaces, that kind of
3 thing.
4 MS. BALIDO-HART: Okay.
5 CHAIRMAN AIZENSTAT: But then you take away
6 the usage for those commercial restaurants and
7 so forth that would use that space.
8 MR. TRIAS: But you could use the same
9 shared parking concepts; that you could, let's
10 say, lease the space after, let's say, a
11 certain time of the day or from certain hours.
12 I mean, there are multiple creative ways to do
13 this.
14 I think we're at a point in which we can
15 really manage parking as a resource that is
16 very valuable, and, therefore, maximize
17 development. I think that's the intent.
18 That's what we're trying to do.
19 I'm not saying I have the answers tonight.
20 We just have one portion of that, which is,
21 okay, let's start with allowing three stories,
22 and then we'll continue with -- and I don't
23 expect a lot of buildings to --
24 MR. BEHAR: Let me ask the question, and
25 maybe it's not -- would it make sense that

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1 you -- legally, can you limit the size of the
2 lot that you could assemble?
3 MR. TRIAS: Some --
4 MR. COLLER: Well --
5 MR. TRIAS: I think that the City Attorney
6 will probably have an opinion of that, that
7 there's some precarious --
8 MR. BEHAR: For this area, in order to
9 provide --
10 CHAIRMAN AIZENSTAT: For the Overlay.
11 MS. BALIDO-HART: Yeah.
12 MR. TRIAS: For the Overlay? Yeah, for the
13 Overlay, we could do that. We could do that.
14 CHAIRMAN AIZENSTAT: That would make it a
15 home feel, a hometown feel.
16 MS. VELEZ: That might help to limit it,
17 and then, that way, you keep the spirit of the
18 Overlay, which is to continue with the small --
19 MS. MENENDEZ: Right, and to encourage the
20 small --
21 MS. VELEZ: -- as opposed to encouraging an
22 assemblage of a large parcel. That would be a
23 totally different look.
24 MR. BEHAR: Well, because you could do, two
25 10,000 -- for example, two 10,000 square foot

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1 sites, and you have two buildings, you know, no
2 more than 10,000, and then, you know, it breaks
3 that big mass that you guys are concerned
4 about.
5 MR. TRIAS: Yeah, that could be one of the
6 standards, let's say, up to 10,000 square feet
7 or 5,000 square feet, whatever --
8 MR. BEHAR: I think 10,000. I don't think
9 5,000 is --
10 CHAIRMAN AIZENSTAT: It's small.
11 MR. BEHAR: It's small. 10,000 and
12 maybe --
13 MS. MENENDEZ: How many of those do we
14 have? Let's see.
15 MS. BALIDO-HART: That's my question. I
16 don't see this happening. Like maybe -- is
17 this --
18 MR. TRIAS: Right. Right. No, this is --
19 MS. MENENDEZ: How many of those --
20 MS. BALIDO-HART: This is like a nice
21 dream, maybe. I don't know.
22 CHAIRMAN AIZENSTAT: Oh, they'd have to put
23 together property to get to 10,000.
24 MS. BALIDO-HART: Right.
25 MS. VELEZ: Or the small parcels.

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1 MS. BALIDO-HART: Yeah.
2 MS. MENENDEZ: So we have a total of three
3 10,000 square foot buildings.
4 MR. GRABIEL: Three at 10,000.
5 MR. TRIAS: Yeah. And we have a handful
6 that are more than 5,000, also. And, let's
7 say, five or six potential sites are available
8 right now. There may be --
9 MS. MENENDEZ: But we don't have anything
10 more than 10,000 square feet.
11 MR. TRIAS: I think that the former Church
12 of Scientology building is the only one that is
13 more than 10,000.
14 CHAIRMAN AIZENSTAT: Has the City looked at
15 doing anything with that corner property that's
16 parking today, as far as --
17 MR. TRIAS: Yes. There's a public space
18 plaza idea there. I don't know of the
19 implementation time line, but that is the
20 concept.
21 CHAIRMAN AIZENSTAT: That's what they're
22 looking at?
23 MR. TRIAS: Yeah.
24 MS. MENENDEZ: A plaza, not a parking
25 structure?

1 MR. TRIAS: Right.
 2 CHAIRMAN AIZENSTAT: Okay. Any other
 3 comments? Any questions?
 4 How does the Board feel? Do you want to
 5 make a motion? Do you want to ask Ramon to put
 6 our thoughts together and come back with
 7 something or what's the consensus?
 8 MR. BEHAR: Personally, I'm okay, with the
 9 exception that I would think -- that I would
 10 allow up to four stories and 50 feet, you know,
 11 and with a step back instead of 15 --
 12 MR. TRIAS: 10 feet.
 13 MR. BEHAR: -- 10 feet, because that's more
 14 consistent --
 15 MR. TRIAS: And 10,000 square feet maximum
 16 size.
 17 MR. BEHAR: And a maximum of 10,000.
 18 MR. TRIAS: Yeah.
 19 CHAIRMAN AIZENSTAT: Would you like to make
 20 a motion?
 21 MR. COLLER: I'd like to look at that.
 22 CHAIRMAN AIZENSTAT: I'm sorry?
 23 MR. COLLER: With regard to the maximum
 24 amount of square footage that you can
 25 assemble --

1 CHAIRMAN AIZENSTAT: Right.
 2 MR. COLLER: -- I want to discuss that with
 3 Craig, and get back --
 4 CHAIRMAN AIZENSTAT: So that would be a
 5 condition.
 6 MR. COLLER: That's something we'd have to
 7 take a look at, because this is a mandatory
 8 Overlay. It's not like -- you're required to
 9 comply with this; is that correct? Isn't this
 10 put in as a -- I mean, if it were optional and
 11 you could go under the underlying regulations,
 12 but if you want to take advantages, there would
 13 be a maximum of 10,000, then, you know -- but
 14 making it as a mandatory, then that's something
 15 we want to take a look at.
 16 MR. TRIAS: Well, and we may not want to
 17 make it mandatory, if it's better to keep that
 18 maximum size, also. We could make it optional.
 19 MR. COLLER: Well, making it optional makes
 20 it easier, because that way, if you want to
 21 take advantage of this Overlay, then this is
 22 the maximum.
 23 MR. BEHAR: Well, I think this is an
 24 option. This is not mandatory.
 25 CHAIRMAN AIZENSTAT: It's not mandatory.

1 MR. COLLER: Well, actually, the way it's
 2 drafted now, it says, mandatory, but if we want
 3 to make it optional --
 4 MS. BALIDO-HART: Yeah.
 5 MR. TRIAS: We need to clarify that issue,
 6 to make sure it's legally sufficient the way
 7 we've done it.
 8 MR. COLLER: Okay.
 9 CHAIRMAN AIZENSTAT: Robert, would you like
 10 to make a motion?
 11 MR. GRABIEL: Before you make the motion,
 12 would you consider -- I like the motion. Would
 13 you consider that the fourth level, if they go
 14 to a fourth level, is set back an additional
 15 five feet? So that we have a 10-foot
 16 setback --
 17 MR. BEHAR: A wedding cake effect.
 18 MR. GRABIEL: The wedding cake, yeah.
 19 MR. BEHAR: I don't like wedding cakes, but
 20 if you make a friendly amendment, I will accept
 21 this.
 22 MS. MENENDEZ: Let me ask you, do you also
 23 want to put a limitation -- or a minimum height
 24 on the first floor?
 25 CHAIRMAN AIZENSTAT: Meaning the 20 feet,

1 go lower than the 20 feet?
 2 MR. BEHAR: I wouldn't put a
 3 maximum-minimum. I think --
 4 CHAIRMAN AIZENSTAT: The design will create
 5 itself?
 6 MR. BEHAR: Yes. I think the demand will
 7 require it. I don't think I would put, you
 8 know --
 9 MS. MENENDEZ: You don't see anyone coming
 10 in and just splitting up the 50 feet?
 11 MR. BEHAR: Honestly, I personally don't
 12 see it, but if you want to say no -- if you
 13 want to have a friendly amendment added that --
 14 MS. MENENDEZ: No. I mean, I'm really
 15 looking at you all as the architects.
 16 CHAIRMAN AIZENSTAT: Well, you haven't made
 17 a motion yet.
 18 MR. BEHAR: We haven't, but, you know, I
 19 don't see it, and we can ask Julio and Marshall
 20 if they think that anybody is going to come at
 21 12 and a half feet instead of 15 feet on the
 22 ground floor --
 23 MR. VELEZ: Well, it doesn't have to be
 24 retail, and if someone wants to use it for
 25 office use, then you don't care about the 20

1 feet height.
 2 MS. MENENDEZ: I don't know if this allows
 3 for office on the first floor. Does it?
 4 MR. TRIAS: It doesn't, under the Overlay,
 5 but under the underlying Zoning, you could do
 6 it.
 7 CHAIRMAN AIZENSTAT: You can.
 8 MS. MENENDEZ: Right. Under this, it
 9 doesn't really encourage it.
 10 MS. VELEZ: But it would be a possibility.
 11 CHAIRMAN AIZENSTAT: It is a possibility.
 12 MR. TRIAS: It's allowed.
 13 MS. VELEZ: It's allowed.
 14 MR. TRIAS: Yeah, but you have to provide
 15 parking.
 16 MS. VELEZ: Okay.
 17 CHAIRMAN AIZENSTAT: Now, what about --
 18 MS. MENENDEZ: I think what we're trying to
 19 create --
 20 MR. TRIAS: If you do more than a 1.45 FAR.
 21 MS. MENENDEZ: -- though, with this Overlay
 22 is to create a type of -- you know, kind of
 23 synergy in that first level, that provides
 24 movement, and I'm not sure that office really
 25 does that, but I'm not an expert on that.

1 MR. TRIAS: Yeah. The other requirement is
 2 that you need to have glazing, 90 percent
 3 glazing on the ground level to do what Ms.
 4 Menendez is saying, to encourage that kind
 5 of --
 6 MS. BALIDO-HART: Have what on the ground
 7 level?
 8 MR. BEHAR: Glass.
 9 MR. TRIAS: Glass.
 10 MS. BALIDO-HART: Oh, glass.
 11 MR. TRIAS: Storefront.
 12 MR. BEHAR: 90 percent of the storefront is
 13 glass.
 14 MS. BALIDO-HART: Okay.
 15 MR. BEHAR: So you don't have a solid wall.
 16 MR. TRIAS: Right.
 17 CHAIRMAN AIZENSTAT: Now, what about on the
 18 fourth floor, that you're talking about that
 19 wedding cake or that step back being able to do
 20 a terrace, as opposed to --
 21 MR. BEHAR: Well, what Julio suggested,
 22 we're allowed to have, you know, a small
 23 terrace balcony at that point.
 24 MS. MENENDEZ: A five foot.
 25 CHAIRMAN AIZENSTAT: But can you use that

1 step back as a terrace? Would that work?
 2 MR. BEHAR: Why not?
 3 MR. GRABIEL: Absolutely.
 4 CHAIRMAN AIZENSTAT: Not just the five
 5 foot, but if you have to do a set back at that
 6 point, it may look very nice to do --
 7 MR. BEHAR: Can you cover it and be --
 8 CHAIRMAN AIZENSTAT: That I don't know, as
 9 far as regulations for covering and so forth.
 10 That would be more up to the Building Code
 11 and --
 12 MR. TRIAS: You mean, to do like a porch on
 13 the fourth floor? Sure, you can do that, if
 14 you set it back five feet.
 15 MR. GRABIEL: I agree. I have no problem
 16 with that.
 17 CHAIRMAN AIZENSTAT: The problem would be
 18 if they try to enclose that area.
 19 MR. TRIAS: But it's a classic Renaissance
 20 solution to have the galleries on top --
 21 MR. BEHAR: That's why I suggested that,
 22 because I know you will be --
 23 MR. TRIAS: Of course.
 24 Andrew, Brunelleschi would have done a
 25 great job, right?

1 MR. BEHAR: Andrea Palladio that many
 2 centuries ago.
 3 MR. BELLIN: Ramon, let me ask you a
 4 question. What is the intention? When you're
 5 going to set the second and third floors back
 6 10 feet, what is the intended use for the 10
 7 feet? Is it just a balcony? Is it a part of
 8 the restaurant outdoor signage? And if it is,
 9 10 feet certainly is not enough.
 10 MR. TRIAS: I think a restaurant would do
 11 more than 10 feet.
 12 MR. BELLIN: I think they'd have to, to
 13 make it usable.
 14 MR. TRIAS: Yeah. And I think that that
 15 would be probably the best use, in terms of the
 16 activation of Giralda, is to have more
 17 restaurants all over the place and so on.
 18 So I think that the idea is that you don't
 19 want to overwhelm the sense, that small scale,
 20 of Giralda. I think that's a very good
 21 planning policy. To achieve that, you do it
 22 with certain setbacks and so on.
 23 MR. BEHAR: If you want to do more than 10
 24 feet, you're welcome to do it.
 25 MR. TRIAS: Yes.

1 MR. BEHAR: But if you have a residential
 2 unit, I don't want to provide a 15 foot back.
 3 MR. TRIAS: Exactly. If you have an
 4 apartment, and 10 feet is perfectly fine.
 5 CHAIRMAN AIZENSTAT: You're saying a
 6 minimum.
 7 MR. BEHAR: You know, a minimum of 10 feet,
 8 and if you want to set it back, you're welcome
 9 to set it back. But, you know, to enforce 15
 10 feet, if you have apartments on the second and
 11 third floor -- let's say you don't go four
 12 floors. You want to keep it on the second and
 13 third, a 15-foot terrace is --
 14 MR. GRABIEL: Big enough.
 15 MR. BELLIN: I don't mind having 10 feet as
 16 a minimum.
 17 MR. TRIAS: If I could just make a point.
 18 The only mandatory setback is zero at ground
 19 level, okay. Everything else, you can do
 20 whatever you want.
 21 CHAIRMAN AIZENSTAT: Robert, would you like
 22 to put your motion together?
 23 MR. BEHAR: What was the motion, again?
 24 MR. TRIAS: I will remind you. Four
 25 stories, 50 feet, 10 feet setback at the second

1 story, five-foot setback at the fourth story,
 2 and up to 10,000 square feet for the parcel.
 3 Those are all of the issues that were
 4 discussed.
 5 MR. BEHAR: That's my motion.
 6 MR. GRABIEL: I've second it.
 7 CHAIRMAN AIZENSTAT: Craig, are we okay
 8 with that?
 9 MR. COLLER: Yeah. And I think the concept
 10 was, we're going to look at the optional --
 11 MR. TRIAS: Yeah.
 12 MR. COLLER: -- doing it as an option.
 13 CHAIRMAN AIZENSTAT: It's an optional,
 14 correct.
 15 MR. COLLER: You could go with the
 16 underlying Zoning, but if you want to take
 17 advantage of this, then these are the
 18 regulations.
 19 MR. BEHAR: Since we have two members of
 20 the audience that own property, can we --
 21 MS. MENENDEZ: One's here for the BID.
 22 MR. BEHAR: Huh?
 23 MS. MENENDEZ: One is here on behalf of the
 24 BID.
 25 MR. BEHAR: But can we -- is that something

1 that is -- do you see it doable?
 2 CHAIRMAN AIZENSTAT: Well, when I heard
 3 Mr. Kupperman speak, he was actually asking for
 4 the height and the additional floor.
 5 MS. VELEZ: Four stories.
 6 CHAIRMAN AIZENSTAT: So I would think so.
 7 Is this correct, Mr. Kupperman?
 8 MR. KUPPERMAN: Correct. What I don't hear
 9 is the offices on the second floor on his
 10 motion.
 11 CHAIRMAN AIZENSTAT: I understand that.
 12 MS. MENENDEZ: The, what, I'm sorry?
 13 MR. KUPPERMAN: Offices use on the second
 14 floor.
 15 MS. MENENDEZ: Isn't that allowed? Isn't
 16 that what's proposed?
 17 MR. BEHAR: I didn't say it all has to be
 18 residential.
 19 MS. MENENDEZ: Oh, no, it's not here.
 20 MR. BEHAR: I'm okay having an office on
 21 the second floor.
 22 MR. BELLIN: But it's not included in this.
 23 MS. MENENDEZ: It's not included.
 24 MR. TRIAS: The Overlay doesn't include
 25 office. You can provide office, if you provide

1 parking, but the waiver of the parking doesn't
 2 include office as written.
 3 MR. BEHAR: Got it.
 4 MS. MENENDEZ: Is that because of the
 5 customers, that kind of thought?
 6 MR. TRIAS: Yes.
 7 MS. MENENDEZ: Well, not really, because
 8 restaurants are restaurants. I mean --
 9 MR. TRIAS: Yeah, there's more turnover, so
 10 it's more shared spaces. On the other hand,
 11 the office worker is there all day, eight hours
 12 a day --
 13 MS. MENENDEZ: I see.
 14 MR. TRIAS: That's the logic.
 15 MR. BEHAR: I think to have that concept of
 16 live-work and play, to that end, it will be
 17 great.
 18 MS. MENENDEZ: Yes. I agree. The live and
 19 work thing works.
 20 MR. BEHAR: So I don't have a problem
 21 adding, you know, to the motion that office is
 22 permitted on the second floor.
 23 CHAIRMAN AIZENSTAT: What if it's owner
 24 occupied office, meaning -- because Mr.
 25 Kupperman, for example -- or not --

1 MR. BEHAR: Actually, think about it. If
 2 you worked in that area and your office -- and
 3 you worked for whatever, you could have an
 4 office. You would go downstairs. You'd go to
 5 the restaurant. If you want to even live
 6 upstairs, it's the perfect scenario. You don't
 7 even need a car.
 8 MS. MENENDEZ: Uh-huh.
 9 MR. BEHAR: You know, so you may not --
 10 CHAIRMAN AIZENSTAT: Okay. That makes
 11 sense.
 12 MR. BEHAR: I would -- I don't think it's
 13 necessary to put owner occupied office.
 14 CHAIRMAN AIZENSTAT: Okay.
 15 MR. BEHAR: You know, I think office uses
 16 would be permitted on the second floor. I
 17 don't have a problem, you know, amending my
 18 motion to reflect that.
 19 CHAIRMAN AIZENSTAT: Would it not tax the
 20 area that already may have a problem for
 21 parking during certain business hours if you do
 22 that?
 23 MR. BEHAR: But if you have to provide
 24 parking, because the office will trigger
 25 providing parking --

1 CHAIRMAN AIZENSTAT: Correct. Correct.
 2 MR. BEHAR: -- you're taking space from
 3 somewhere to do that office.
 4 CHAIRMAN AIZENSTAT: Correct. But now, if
 5 you do allow the office, you're automatically
 6 taking space away from somewhere.
 7 MS. MENENDEZ: But office is less
 8 intense -- well, it depends on the type of
 9 office, but I see it less intense than a
 10 restaurant.
 11 MR. BEHAR: Than a restaurant.
 12 CHAIRMAN AIZENSTAT: Than a restaurant.
 13 You are right. You are right.
 14 MR. BEHAR: For sure. Office, I think, is
 15 one per 300 square feet and the restaurant is
 16 like --
 17 MR. TRIAS: However, in a Downtown
 18 situation, many people just walk to the
 19 restaurant. It's not that people are driving
 20 to the restaurant. So we need to keep that in
 21 mind. I mean, we're worrying --
 22 MS. MENENDEZ: Then the office will walk to
 23 the restaurant.
 24 MR. TRIAS: The office will park and then
 25 they will walk to the restaurant, yeah.

1 MS. MENENDEZ: Well --
 2 CHAIRMAN AIZENSTAT: And, Robert, what
 3 happens to the Mediterranean bonuses, also,
 4 past that point? How does that affect the way
 5 we're structuring it, four story, 50 feet?
 6 MR. KUPPERMAN: Now -- I can do it now.
 7 Give me the fourth, I'm above the 3.0 FAR. I
 8 can take my .5, if I do Mediterranean, and I've
 9 got the square footage to do it.
 10 MR. BEHAR: There are minimum size
 11 provisions in the Code for size of units and
 12 all of that.
 13 MR. TRIAS: Yes. Yes.
 14 MR. BEHAR: But even without going very
 15 deeply into the analogy, you would -- let's
 16 say, you would have the 3.5. It doesn't mean
 17 that you're going to be able to do that many
 18 more units, just maybe do larger units.
 19 MR. TRIAS: Most likely. And that's what
 20 happens in the past in many projects. The
 21 units are very large because the density caps
 22 don't match the FAR that is allowed. So, yeah.
 23 CHAIRMAN AIZENSTAT: So, Robert, you'll add
 24 offices on the second floor?
 25 MR. BEHAR: Yes.

1 CHAIRMAN AIZENSTAT: Okay. Is there a
 2 second to Robert's motion?
 3 MS. VELEZ: And that would be without a
 4 requirement of parking?
 5 MR. BEHAR: No, I think the requirement of
 6 parking will be mandatory to have.
 7 MS. MENENDEZ: But you can do it remotely?
 8 MR. TRIAS: Yes. You can do that --
 9 MS. MENENDEZ: We could require the remote
 10 -- maybe a parking permit on the garage.
 11 MR. TRIAS: You can do that today and you
 12 can do it in the garage or in a private garage,
 13 also.
 14 MS. MENENDEZ: Right.
 15 MR. BEHAR: And, Maria, and the reason for
 16 that, I think, because if you did the analysis
 17 quickly and you have a 10,000 square foot lot
 18 property, and you take away 10 feet in the
 19 front, so you basically get a 9,000 square foot
 20 floor plate, that's a big office.
 21 MS. BALIDO-HART: Right.
 22 CHAIRMAN AIZENSTAT: Yeah.
 23 MR. BEHAR: That, you could have, you know,
 24 40, 50 employees in that size office. So, I
 25 think, not to require parking will not -- in my

1 opinion, is not the correct thing to do.
 2 CHAIRMAN AIZENSTAT: So required parking.
 3 Is there a second?
 4 MR. GRABIEL: I second.
 5 CHAIRMAN AIZENSTAT: Julio second.
 6 MR. TRIAS: So you're saying require
 7 parking for office use.
 8 MR. BEHAR: Yes.
 9 MR. TRIAS: It could be done remotely.
 10 MR. BEHAR: Either/or, yes.
 11 CHAIRMAN AIZENSTAT: We have a first. We
 12 have a second. Any further discussion? No?
 13 Call the roll, please.
 14 THE SECRETARY: Marshall Bellin?
 15 MR. BELLIN: Yes.
 16 THE SECRETARY: Julio Grabiell?
 17 MR. TRIAS: Just to clarify it, I'm sorry,
 18 10 feet setback on the first floor, five feet
 19 on the fourth floor.
 20 MR. BEHAR: Correct.
 21 MS. VELEZ: How about the third floor?
 22 MR. TRIAS: No, no third floor.
 23 MR. BEHAR: Second and third is 10 feet.
 24 The fourth floor is five feet --
 25 MS. VELEZ: 10, 10 and 5.

1 CHAIRMAN AIZENSTAT: Correct.
 2 MR. BEHAR: But you could potential cover
 3 that, you know.
 4 MR. BELLIN: Wait. Wait. Wait. The
 5 fourth floor is a five foot setback?
 6 MR. BEHAR: That's what -- he asked for --
 7 MR. GRABIEL: Yes.
 8 MR. BEHAR: -- for the five foot additional
 9 setback on the fourth floor.
 10 MR. BELLIN: Additional.
 11 MR. BEHAR: Additional.
 12 MR. BELLIN: So it goes to 15. It's not
 13 five. It's 15.
 14 MR. BEHAR: No. No. No. It's 15.
 15 MR. TRIAS: Right. Right. Right.
 16 MR. BEHAR: No, it's 15, 10 plus five.
 17 CHAIRMAN AIZENSTAT: 10 plus five.
 18 MR. TRIAS: Right. Right. Right. Right.
 19 Right. Correct. Sorry about that.
 20 CHAIRMAN AIZENSTAT: Can you start over
 21 with the roll call, please?
 22 THE SECRETARY: Marshall Bellin?
 23 MR. BELLIN: Yes.
 24 THE SECRETARY: Julio Grabiell?
 25 MR. GRABIEL: Yes.

1 THE SECRETARY: Maria Menendez?
 2 MS. MENENDEZ: Yes.
 3 THE SECRETARY: Maria Velez?
 4 MS. VELEZ: Yes.
 5 THE SECRETARY: Jolie Balido-Hart?
 6 MS. BALIDO-HART: Yes.
 7 THE SECRETARY: Robert Behar?
 8 MR. BEHAR: Yes.
 9 THE SECRETARY: Eibi Aizenstat?
 10 CHAIRMAN AIZENSTAT: Yes.
 11 Thank you so much.
 12 MR. KUPPERMAN: Thank you so much. Please
 13 come over to have lunch and you'll see what's
 14 going on in that street.
 15 MS. MENENDEZ: We have.
 16 MR. KUPPERMAN: It's incredible. Giralda
 17 Under the Stars was 3,000 people. Robert
 18 probably knows one person every 10 square feet.
 19 That's about an acre. Opening night was over
 20 5,000. This is just --
 21 CHAIRMAN AIZENSTAT: Good.
 22 MR. KUPPERMAN: It's going to be like
 23 Lincoln Road --
 24 MR. BEHAR: You know what you need to do
 25 there, the other day, it was sunny, maybe add

1 sails or something --
 2 MS. MENENDEZ: Oh, nice idea.
 3 MR. BEHAR: Because let me tell you --
 4 MR. KUPPERMAN: The sun.
 5 MR. BEHAR: The sun.
 6 MR. KUPPERMAN: I know.
 7 MR. BEHAR: It will make it a total --
 8 MR. KUPPERMAN: It's South Florida.
 9 MR. BEHAR: Yeah, but if we provide some
 10 shading devices --
 11 MS. MENENDEZ: Yeah.
 12 MS. VELEZ: That's a good idea.
 13 MR. BEHAR: -- it could work very well.
 14 MR. KUPPERMAN: Thank you so much.
 15 CHAIRMAN AIZENSTAT: Thank you.
 16 MS. BALIDO-HART: Thank you.
 17 MS. VELEZ: Thank you.
 18 CHAIRMAN AIZENSTAT: Craig, will you read
 19 Item Number 6, the next item?
 20 MR. COLLER: Yes.
 21 Public Hearing Item Number 6, an Ordinance
 22 of the City Commission of Coral Gables, Florida
 23 providing for text amendments to the City of
 24 Coral Gables, Official Zoning Code, by amending
 25 Article 4, "Zoning Districts," Section 4-201,