

City of Coral Gables
Planning and Zoning Board Meeting
Wednesday, May 11, 2016
Coral Gables City Commission Chambers
405 Biltmore Way, Coral Gables, Florida

| MEMBERS | J13 | F10 | M9 | A13 | M11 | M17 | J8 | J13 | A10 | S14 | O12 | N9 | APPOINTMENT |
|-------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------------------------------|
| | '16 | '16 | '16 | '16 | '16 | '16 | '16 | '16 | '16 | '16 | '16 | '16 | |
| Robert Behar | P | E | P | P | P | | | | | | | | Board-As-A-Whole |
| Marshall Bellin | P | P | P | P | P | | | | | | | | Commissioner Vince Lago |
| Jeffrey Flanagan - Chair | E | P | P | P | P | | | | | | | | Commissioner Pat Keon |
| Julio Grabiell | P | P | E | E | P | | | | | | | | Mayor Jim Cason |
| Maria A. Menendez Vice Chair | P | P | P | P | P | | | | | | | | City Manager Swanson-Rivenbark |
| Alberto Perez | P | E | P | P | P | | | | | | | | Commissioner Frank C. Quesada |
| Frank Rodriguez | E | P | P | P | P | | | | | | | | Commissioner Jeannett Slesnick |

P = Present
E = Excused
C = Meeting Cancelled

City Staff and Consultants:

Charles Wu, Asst. Asst. Development Services Director
Ramon Trias, Planning & Zoning Director
Craig E. Leen, City Attorney
Scot Bolyard, Principal Planner
Jill Menendez, Administrative Assistant
Leonard Roberts, Economic Development Asst. Director
Kevin Kinney, Parking Director
Yamilet Senespleda, Public Works City Engineer

Court Reporter:
Nieves Sanchez

Craig H. Coller, Esq., Special Counsel

Attachments:

- 05 11 16 Planning and Zoning Board Verbatim Minutes
- 05 11 16 Attendance/Speaker Sign In Sheet
- Petition for Continuance entered into the record by Paul Savage re: Villa Valencia
- PowerPoint presentation by City Staff re: North Ponce Discussion

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, MAY 11, 2016, COMMENCING AT 6:03 P.M.

9 Board Members Present:
 10 Jeffrey Flanagan, Chairman
 11 Maria Alberro Menendez
 12 Marshall Bellin
 13 Frank Rodriguez
 14 Robert Behar
 15 Alberto Perez

16 City Staff and Consultant:
 17 Ramon Trias, Planning Director
 18 Craig E. Leen, City Attorney
 19 Scot Bolyard, Principal Planner
 20 Jill Menendez, Administrative Assistant
 21 Leonard Roberts, Economic Development Assistant Director
 22 Keving Kinney, Parking Director
 23 Yamilet Senespleda, Public Works City Engineer
 24 Also Participating:
 25 Mario Garcia-Serra, Esq., on behalf of Items 5-7
 Paul Savage, Esq., on behalf of Valencia Grande
 Hamed Rodriguez, Project Architect, on behalf of Items 5-7
 Sarat Dayal, on behalf of Item Number 8
 Marisa Plucino, on behalf of Item Number 8

1 THEREUPON:
 2 (The following proceedings were held.)
 3 CHAIRMAN FLANAGAN: Everybody's here.
 4 Jill, if you could call the roll, please.
 5 THE SECRETARY: Robert Behar?
 6 MR. BEHAR: Here.
 7 THE SECRETARY: Marshall Bellin?
 8 MR. BELLIN: Here.
 9 THE SECRETARY: Julio Grabiell?
 10 MR. GRABIEL: Here.
 11 THE SECRETARY: Maria Menendez?
 12 MS. MENENDEZ: Here.
 13 THE SECRETARY: Alberto Perez?
 14 MR. PEREZ: Here.
 15 THE SECRETARY: Frank Rodriguez?
 16 MR. RODRIGUEZ: Here.
 17 THE SECRETARY: Jeff Flanagan?
 18 CHAIRMAN FLANAGAN: Here.
 19 Okay. The second item on the agenda is the
 20 approval of the Minutes.
 21 MR. BEHAR: Make a motion for approval.
 22 CHAIRMAN FLANAGAN: Motion and a second.
 23 MR. RODRIGUEZ: Second.
 24 CHAIRMAN FLANAGAN: Motion is second. Anybody
 25 have comments or changes to the Minutes from the last

1 Public Speakers:
 2 Magda Granda
 3 Ana Hernandez-Bravo
 4 Rita Gross
 5 J. Rip Holmes
 6 Kenneth Garcia
 7 Jose Gelabert-Navia
 8 Rolando Iglesias
 9 Sonia Blair
 10 Juan Castro Lopez
 11 Robert Parseley
 12 Rhonda Anderson
 13 Jackson Rip Holmes

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1 meeting?
 2 All right. Hearing none, Jill, if you could call
 3 the roll, please?
 4 THE SECRETARY: Marshall Bellin?
 5 For the Minutes.
 6 MR. BELLIN: The Minutes?
 7 THE SECRETARY: The Minutes.
 8 CHAIRMAN FLANAGAN: Marshall, we're on the
 9 Minutes.
 10 MR. BELLIN: Okay.
 11 THE SECRETARY: Julio Grabiell?
 12 MR. GRABIEL: Yes.
 13 THE SECRETARY: Maria Menendez?
 14 MS. MENENDEZ: Yes.
 15 THE SECRETARY: Alberto Perez?
 16 MR. PEREZ: Yes.
 17 THE SECRETARY: Frank Rodriguez?
 18 MR. RODRIGUEZ: Yes.
 19 THE SECRETARY: Robert Behar?
 20 MR. BEHAR: Yes.
 21 THE SECRETARY: Jeff Flanagan?
 22 CHAIRMAN FLANAGAN: Yes.
 23 The next item is, any changes to the agenda. I
 24 don't know of any.
 25 Okay. I don't have my sheet in front of me.

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1 CHAIRMAN FLANAGAN: Thank you.
 2 MR. WU: Mr. Chairman, we have some opening
 3 statements.
 4 CHAIRMAN FLANAGAN: Yes, if you could, Charles.
 5 Thank you.
 6 MR. WU: Good evening. The Board is composed of
 7 seven Members. Four Members of the Board shall
 8 constitute a quorum, and the affirmative vote of four
 9 Members of the Board present shall be necessary for the
 10 adoption of any motion.
 11 Lobbyist Registration and Disclosure, any person
 12 who acts as a lobbyist pursuant to the City of Coral
 13 Gables Ordinance 2006-11 must register with the City
 14 Clerk prior to engaging in lobbying activities or
 15 presentations before City Staff, Boards, Committees,
 16 and/or the City Commission. A copy of the ordinance is
 17 available in the Office of the City Clerk. Failure to
 18 register and provide proof of registration shall
 19 prohibit your ability to present to the Board.
 20 I now officially call the City of Coral Gables
 21 Planning and Zoning Board of May 11, 2016 to order. The
 22 time is 6:17.
 23 Roll call.
 24 Notice regarding ex parte communication, please be
 25 advised that this Board is a quasi-judicial Board and

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1 the items on the agenda are quasi-judicial in nature,
 2 which requires the Board Members to disclose all ex
 3 parte communication and site visits. The Board Member
 4 should also state that his or her decision will be based
 5 on substantial, competent evidence, and testimony
 6 presented on the record today.
 7 Do any of the Members of the Board have such a
 8 communication or site visit to disclose at this time?
 9 Let the record show there's been none.
 10 Swearing in, anyone who speaks today must complete
 11 a roster on the podium. We ask you to print clearly so
 12 the official records of your name and address will be
 13 correct.
 14 Now, with the exception of attorneys, all persons
 15 who wish to speak on agenda items this evening, please
 16 rise to be sworn in.
 17 Anyone who wants to speak tonight, please rise and
 18 be sworn in.
 19 (Thereupon, all participants were sworn.)
 20 MR. WU: We ask that you silence all cell phones,
 21 pagers, all electronic devices at this time.
 22 Thank you.
 23 MR. TRIAS: Mr. Chairman, thank you very much.
 24 CHAIRMAN FLANAGAN: I'm sorry, we're going to go
 25 with Item Number 13 first, right, Mr. Trias?

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1 MR. TRIAS: Yes.
 2 CHAIRMAN FLANAGAN: Okay.
 3 MR. BELLIN: Excuse me.
 4 CHAIRMAN FLANAGAN: Yes, Marshall.
 5 MR. BELLIN: I'd like to have a little further
 6 discussion on the order in which we hear things. My
 7 feeling is that the overlay district issue is going to
 8 take quite a bit of time, because there's a lot of
 9 things to cover, and if the Villa Valencia will be a
 10 short presentation, we may be better off doing that
 11 first.
 12 CHAIRMAN FLANAGAN: Okay. We've already set the
 13 agenda, and the Applicant has already agreed that
 14 they're okay with taking North Ponce first.
 15 MR. BELLIN: Okay.
 16 MR. TRIAS: So if you don't mind, I'll begin the
 17 North Ponce discussion, and I want to thank everybody
 18 for joining us today.
 19 We had an informal meeting in the neighborhood a
 20 few days ago, and this appears to be a very formal
 21 setting, but it's also a continuation of that meeting,
 22 from the point of view that no decisions are going to be
 23 made, and the reason for this or the idea behind this
 24 presentation is to get some direction, some priority,
 25 some idea of what's important for the City.

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1 I'll go very fast to the PowerPoint. I already
 2 gave it to our wonderful neighbors and some other people
 3 at different times. But the important thing is we have
 4 George Merrick, his portrait is right here, and his work
 5 is all over the City, and this was one of the very first
 6 renderings that he prepared.
 7 Douglas entrance, which was built pretty much--
 8 you know, the center area of that drawing is exactly the
 9 way it was implemented. It was a great vision of
 10 quality and beauty and elegance, and so on, and that
 11 neighborhood is one of the best areas of the City, and
 12 it's unique. Unique in many ways, because it does have
 13 some very, very different, very specific issues that we
 14 are trying to address.
 15 Now, we've had a very extensive public outreach
 16 effort. We began with some public meetings last summer.
 17 We are continuing through those conversations, but when
 18 I say that, I also want to remind everyone that this has
 19 been a conversation that has been going on for over 20
 20 years-- actually, about 30 years or so, in different
 21 planning efforts, and planning plans, which have not
 22 really resulted in too many changes, and I think now we
 23 can make some strategic modifications to some of our
 24 regulations and some changes to the vision to be able to
 25 reflect more clearly what the community-- what the

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1 community wants.

2 We included some of the feedback that we got from

3 the neighbors in your packet. It's all there. You can

4 read through it. It's very valuable ideas about the

5 community's vision, which generally deals with

6 protecting the character of the place; the small scale;

7 the fact that there's a lot of uses; the fact that Ponce

8 De Leon is a very interesting active area, and some of

9 the features that I think got lost through the years

10 perhaps. For example, one of the things I learned some

11 time ago is that this area was originally named the

12 Garden District, and the fact that all of this small

13 apartment buildings have these front yards really,

14 really creates a very valuable visual impact in the

15 community, and that, in fact, now we are looking at very

16 different projects being proposed; projects that may

17 change the existing character if not done properly or

18 may actually enhance it, depending on the quality of the

19 scale, the change of scale from the relatively small

20 garden apartments, the real garden apartment of the

21 historic city to much larger projects that are

22 different, that are different because of the fact that

23 now we have parking requirements.

24 For example-- I mean, I'll show you a map later on

25 that shows the buildings before the parking requirements

Page 22

1 were implemented, and the fact that parking is hard to

2 deal with at this scale. The fact that there's an

3 inherent contradiction between a very high density

4 corridor in the center, and how do you keep some of the

5 smaller scale buildings around, and ultimately the

6 discussion about architecture, how to do high quality

7 buildings as we always aspire to do in this City.

8 If we look at the area, it's very compact, very

9 built out, very few gaps, a few here and there, some

10 significant vacant properties, but I think everything is

11 fairly identifiable, and some very nice historic

12 buildings.

13 Now, my diagram that I'd like to point out is this

14 one. In peach, we have the buildings prior to 1964.

15 1964 is the year in which parking-- minimum parking

16 requirements are introduced to the Coral Gables Zoning

17 Codes. There was zoning, but zoning was not attached to

18 parking. So, interestingly, if you look at the peach,

19 they tend to be the smaller buildings. You know, very

20 nice fabric throughout. And then the red are the

21 buildings that are done afterward, the ones that

22 actually have the parking. So you can see there's a big

23 difference in terms of the scale, much larger buildings,

24 and a real change in terms of the character of the

25 place. So that's one of the big issues, one of the big

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1 ideas that I think we've discovered as we analyze this

2 area.

3 Now, the goal is to make North Ponce better, and

4 that means many things. And we gave you a list of-- an

5 outline of multiple ideas that was reviewed by the

6 Commission recently, and the Commission thought it was

7 very interesting and very good, and they specifically

8 said that they wanted you, as the Planning and Zoning

9 Board, to look at it and come up with some strategies.

10 Those recommendations can be organized into four

11 basic points. One, in terms of zoning, we think or we

12 recommend that you look at two overlays; one for Ponce,

13 which is a mixed-use overlay, and then two conservation

14 district overlays for the areas around Ponce De Leon on

15 either side.

16 Then there's some planning and preservation

17 studies that would be very helpful.

18 Then some capital improvement projects, and some

19 very strategic street projects and landscape

20 improvements.

21 And then, finally, some community amenities that I

22 think would enhance the quality of life.

23 So the zoning overlays, as I said, Ponce De Leon

24 Boulevard is already a road that is becoming fairly

25 mixed-used and so on. So we were trying to see if we

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1 could up with a way to organize those changes that are

2 taking place, and that one deals with mapping and deals

3 with some design guidelines.

4 In addition, on either side, on the east and the

5 west of Ponce De Leon, there's the MF-2 Zoning. As you

6 know, it deals with multi-family. We believe that some

7 of the existing buildings, some of the older buildings

8 have difficulty fitting in with the certain

9 requirements, so a conservation district that allows for

10 some specific and targeted regulations, we think, would

11 be very helpful.

12 Basically, we believe that there should be some

13 benefits toward historic buildings, some understanding--

14 that buildings before 1964 didn't have parking, so,

15 therefore, parking requirements should be looked at more

16 carefully.

17 Some enhancement of the opportunity to do small

18 infill as opposed to the larger projects only. Right

19 now the Code truly encourages larger buildings with

20 assemblance of land and so on.

21 And, finally, some better landscape standards.

22 These are the buildings, very nice, good scale, good

23 architecture in general, and currently not allowed by

24 the Code. Right now, you cannot build these buildings,

25 and basically the reason is that the parking

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1 requirements make it very difficult to do such a
 2 building. So some of the additional benefits would be
 3 to allow bed and breakfast, home office, live-work,
 4 pre-school.
 5 Right now we already have the TDR sending site,
 6 which you reviewed some meetings ago, and it was
 7 approved by the Commission, and some signage and some
 8 development, encouragements and fine tuning of the Code.
 9 The idea is to try to preserve what we like and
 10 encourage compatible development in the future. Some of
 11 the details on that will be prepared later on, but that
 12 generally maybe deals with some setbacks and some
 13 parking requirements.
 14 The mixed-use overlay is a little bit more
 15 complicated, in the sense that it deals with the
 16 fundamental issue in the Code. It's relatively
 17 straight-forward to do a large building. It's very
 18 difficult to do a smaller building in the commercial
 19 areas. So we're trying to see if it becomes simpler to
 20 do that.
 21 Now, currently the regulations are illustrated by
 22 the top image. As you can see, you have a very large
 23 building-- and there's not too much of a design
 24 requirement in the Code. We are thinking more in terms
 25 of having something similar to what you see in the

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1 bottom and for your review, in which the building's form
 2 is shaped a little bit more clearly, and with more
 3 detail, and where parking is hidden within the building.
 4 There's a requirement for a liner building. For
 5 example, along Ponce De Leon. Right now what I hear is
 6 a lot of objection to the larger buildings as the big
 7 podium of parking right smack in the front of the
 8 building. That doesn't quite lead to a very high
 9 quality pedestrian environment.
 10 So those are just some of the ideas-- just ideas
 11 that we are proposing to you. This is one example of
 12 the buildings that are allowed right now by the Code.
 13 So if we are able to shape them better, perhaps we could
 14 have a nicer environment.
 15 This is what happens now. You have all of that
 16 parking, and regardless of the architecture and the
 17 effort, it's still parking, and it's not exactly the
 18 most attractive building.
 19 Now, there are some planning and preservation
 20 studies that I think need to be done. The historic
 21 building inventory needs to be reviewed and improved,
 22 and I think that's ongoing.
 23 There's also some opportunity for some bicycle and
 24 pedestrian through routes that could connect to the City
 25 of Miami, linkages and so on, and even toward the west.

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1 And, then, in terms of capital improvements, which
 2 means projects, to cancel things the City's typically
 3 build, we have some ideas for parks acquisition, tree
 4 succession. Even some-- maybe some right of ways could
 5 be redesigned so they have bike lanes, and they don't
 6 have as much asphalt for automobiles.
 7 And, finally we are trying also to take a close
 8 look at public parking, which is necessary, given the
 9 fact that, as we saw before, many of the buildings were
 10 built prior to having minimum parking requirements.
 11 So I'll conclude with this image, which gives you
 12 a sense of what's there now. This is Ponce De Leon, and
 13 East Ponce, and a wonderful park in between. And if you
 14 fill those gaps, and you enhance the sidewalks, and you
 15 have more landscape, and you enlarge public spaces, we
 16 have an opportunity to really, really transform the area
 17 into an even more beautiful place.
 18 So I'll stop my presentation here. I think we
 19 want to hear from the citizens who are here. And,
 20 again, my goal today is to have some discussion and to
 21 have some direction, in terms of what you think is most
 22 important, and the kind of things you would like to see
 23 soon before you, so that you can take action. So thank
 24 you very much.
 25 CHAIRMAN FLANAGAN: Thank you.

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1 Anybody from the Board have any comment?
 2 MR. BEHAR: Should we wait to hear from the public
 3 before?
 4 CHAIRMAN FLANAGAN: We can do that.
 5 Let me ask, as a discussion item, it does not make
 6 it a public hearing item, but we are going to take
 7 public comment, so how many--
 8 Jill, do we have speaker cards?
 9 THE SECRETARY: We have about five speakers on
 10 this item.
 11 CHAIRMAN FLANAGAN: Okay. So we'll ask the
 12 speakers to limit it to keeping their comments pertinent
 13 and three minutes, if we have five speakers, I think
 14 that's appropriate. So we'll take public comment, if
 15 anybody has anything they'd like to add to the
 16 presentation or comments to the Board.
 17 We will open the podium or the hearing up. Jill,
 18 if you have names, do you want to read the first name?
 19 THE SECRETARY: Magda Granda.
 20 MS. GRANDA: Good afternoon, ladies and gentlemen.
 21 I'm not a speaker, I'm a concerned citizen. I am a
 22 property owner and resident of Coral Gables since 1980.
 23 I live at 49 Majorca Avenue, since 1991.
 24 We, in my building, my condo, we are all concerned
 25 about changes in the neighborhood. I'm all for changes,

1 okay. I'm not against progress, but I believe the
2 entrance on Douglas to Alhambra Circle, it's an original
3 Merrick entrance.

4 That small area east of Ponce to Alhambra should
5 be-- should keep the character that it has right now. I
6 don't oppose building around us, but what I don't want
7 to see is, number one, retail space, commercial space in
8 a residential neighborhood.

9 We already have a situation with very heavy
10 traffic Monday through Friday, which I call it the
11 "working week," okay. On the weekends, we don't have a
12 situation. We don't have off-street parking that we can
13 use Monday through Friday. Why? Because people that
14 work in Coral Gables park on our streets, because we
15 have no meters. It's not that I want meters, okay. Let
16 me make it very simple.

17 Then we have the school-- the elementary school,
18 the traffic from the parents picking up the kids doesn't
19 bother me at all. What bothers me is when I see people
20 speeding on a school zone, okay. Myself, when I'm going
21 to get out of my parking garage, I have to be very
22 careful, because the people that are coming in from
23 Alhambra driving-- you know, the street curves when it
24 comes out-- Majorca curves when it comes out to
25 Alhambra. You can't see the traffic coming, and they

1 are speeding on that little street.

2 We have one stop sign. I have been asking for
3 four stop signs-- four-way stop signs for years right on
4 the corner of the school, Galiano and Majorca. They put
5 one on the other school, but-- you know, by Phillips
6 Park, but not over there.

7 Do any of you live in the area that I'm talking
8 about?

9 MR. WU: Mr. Chair, I believe it's three minutes.

10 MR. FLANAGAN: Thank you, Charles.

11 MS. GRANDA: Any of the Board Members live over
12 there? Are you familiar at all with the area?

13 MS. MENENDEZ: I am.

14 CHAIRMAN FLANAGAN: I think we're all-- well, I'm
15 familiar with it.

16 MS. GRANDA: So we have a situation--

17 MR. FLANAGAN: I think what we can do is-- or
18 maybe we can ask Staff to direct your concerns about
19 speeding and stop signs to-- maybe that should go to the
20 police department, and then to--

21 MS. GRANDA: I even want speed bumps behind the
22 school, if it's up to me, okay.

23 Now, building is fine, as long as they adhere to
24 the present Code. Density is very important. If you
25 put a building in our neighborhood that is over 100

1 units, what's going to happen to us? We're going to be
2 swallowed up, and that's just the beginning, because
3 there is another block there that only has one small
4 condo on the corner. The rest is all rental. All of
5 that is going to come down and another humongous
6 building is going to be built there, so I'm looking at
7 the future, okay.

8 Also, you can check with Code Enforcement, and
9 Patty, the supervisor, knows me. I'm always calling
10 her.

11 By the way, you look so familiar. Did I see you
12 yesterday?

13 CHAIRMAN FLANAGAN: Okay, ma'am, if we could keep
14 it pertinent to--

15 MS. GRANDA: I'm not looking at my watch, I'm
16 sorry.

17 CHAIRMAN FLANAGAN: You're well beyond your three
18 minutes, so if we could wrap up.

19 MS. GRANDA: Okay. When you're representing the
20 City--

21 CHAIRMAN FLANAGAN: If we can ask you to wrap up
22 your thoughts, we'd appreciate that.

23 MS. GRANDA: I'd just ask of you to please be
24 concerned about the citizens. We pay taxes, okay. We
25 vote, also, all right. So don't change our

1 neighborhood. Keep the character that it was intended
2 to.

3 CHAIRMAN FLANAGAN: Thank you very much.

4 MS. GRANDA: Thank you.

5 THE SECRETARY: Ana Hernandez.

6 MS. HERNANDEZ: Hello. I don't think I can reach
7 the microphone.

8 CHAIRMAN FLANAGAN: Well, it's adjustable. You
9 can--

10 MS. HERNANDEZ: I can speak loud, too. I live in
11 the North Ponce area, on Alhambra, and I heard Mr. Trias
12 state his presentation. I just want to say that it's
13 very nice, and I'm all for it, except there are some
14 things that I want to bring to your attention today
15 about this.

16 Magda has spoken about traffic. My concerns-- and
17 I come representing 75 persons from four buildings where
18 I live. They couldn't all come here.

19 Okay. Thank you. Before we decorate the house,
20 you know, we should fix the plumbing. That's the only
21 way I can give you an example of how I feel, because
22 right now in the North Ponce area-- in the North Gables
23 area, Code Enforcement seems to be having a problem
24 where we don't have enough Code Enforcement.

25 Mr. Trias talks about all sorts of beautiful

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1 things, but we have people parking in the swales,
 2 parking by the fire hydrants. We have construction
 3 where they don't have the green covering on the fence.
 4 We have garbage all over the place. I call all of the
 5 time about people with motorcycles.
 6 I have never seen any studies done so far yet
 7 about water and sewer. We live in a no-flood area, and
 8 right now if there's a little summer storm, the water
 9 from 16th Street to Navarro, on Douglas Road, goes right
 10 up to the top of the tires on the cars, and I've lived
 11 there all of my life, and I've never seen that happen
 12 before. My water bill went up from \$1,400 to \$2,200,
 13 and without increasing the water usage, so I know. If
 14 you change the density, there's more people. There's
 15 more clogged sewers.
 16 You spoke about Mr. Merrick and his Mediterranean
 17 vision, but there's a building next to me that looks
 18 like a Japanese Pagoda. That doesn't look Mediterranean
 19 at all. These are some issues, that I think, when you
 20 start making decisions about what to do about the area,
 21 you should take into account.
 22 There's an illegal bed and breakfast. I know it's
 23 allowed in the North Gables area, but there that's
 24 illegal. I called Code Enforcement. Nothing's been
 25 done. So, I think, first, we should get Code

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1 Enforcement to start looking at all of those little
 2 things, fix the place up, clean it up, before you start
 3 changing zoning areas from residential to commercial.
 4 Before building all of these beautiful things, and all
 5 of these bicycles paths, and all of this other beautiful
 6 stuff, we should first fix the house up. And I think
 7 that's about all I have to say. Thank you.
 8 CHAIRMAN FLANAGAN: Thank you.
 9 THE SECRETARY: Rita Gross.
 10 MS. GROSS: Hi. Good evening. My name is Rita
 11 Gross. I live at the Minorca, 2030 South Douglas Road.
 12 I have been a resident of Coral Gables for about six
 13 years now, and I attended the workshops that Mr. Trias
 14 was talking about, and I appreciate the opportunity that
 15 it's given us, as residents, to provide the input. So I
 16 salute the City for, you know, providing the workshops.
 17 But, as a citizen, I do have concerns.
 18 My concerns are not about the progress of the
 19 City, because I'd like to see newer things, and I'd like
 20 to see better buildings, right, but my concern is about
 21 the highrises and the high density of the buildings that
 22 are coming up, especially in certain areas.
 23 I live at the entryway of Alhambra, as you know,
 24 where the Minorca building is, and there are several
 25 buildings that residents are against one particular

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1 project, which I won't mention, but there's a particular
 2 project that's going right at the entryway of Alhambra,
 3 okay, the entrance. So we talk about the Douglas
 4 entrance as being Mr. Merrick's entry point, but
 5 Alhambra is also an important point. And as we know,
 6 that's a historic driveway or road, so it's important to
 7 the city.
 8 Right across from the elementary school is a
 9 building that's going up. The Developer is asking for a
 10 Code change, right, from today. So what we attended
 11 yesterday was a meeting where they informed us that
 12 there's going to be approximately 189 Units. They're
 13 asking for mixed-use of that for use, and my concern is,
 14 it's right across the street from an elementary school.
 15 The safety of the children, okay. We're compromising
 16 that for our children.
 17 I live there. I've lived there for over six
 18 years, as I mentioned, and I can see the growth of the
 19 traffic. The parking is horrendous. We have cars on
 20 Minorca, Navarre. We also have Galiano, which if you
 21 measure the street, once you put to cars that parallel
 22 park, you basically have about 19 feet, okay. You add
 23 200 cars on Alhambra, you add another 300 cars that's
 24 going right next to La Palma, you have about 500 cars
 25 that are going to that area.

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1 Now, I think we all know, especially the Planning
 2 and Zoning, that the streets are not designed for this
 3 growth, okay. These streets cannot be expanded, unless
 4 somebody comes up with an idea, which we as residents
 5 are more than welcome to listen to, okay.
 6 Again, we're not-- we're not against it. We would
 7 like to understand what these developers can come in
 8 now, without the zoning change, and what they can do, so
 9 that we can also represent ourselves well when these
 10 items come up to the Planning and Zoning for change,
 11 because we-- we're against the Code changes, because of
 12 the reasons that I mentioned.
 13 I apologize for not having more of my neighbors
 14 come, but, unfortunately, because of time, but I am
 15 representing four buildings; Minorca, Villa Alhambra,
 16 One Alhambra, and also I have a colleague here from
 17 Colonial Villas. So thank you very much for your time.
 18 MS. MENENDEZ: Could I ask her a question?
 19 CHAIRMAN FLANAGAN: Yes. Your microphone.
 20 MS. MENENDEZ: The building that you mentioned, is
 21 that along Ponce?
 22 MS. GROSS: No, it's right on Alhambra. I'm not
 23 sure if--
 24 MS. MENENDEZ: On Alhambra toward Douglas, the
 25 East?

1 MS. GROSS: No, it's right in the Alhambra
 2 entryway, right on Alhambra.
 3 MS. MENENDEZ: Oh, off of Douglas-- off of the
 4 MS. GROSS: Off--
 5 MS. MENENDEZ: Off 37th Avenue?
 6 MS. GROSS: Douglas, yeah. When you come through
 7 the Alhambra entrance, it's right there.
 8 MS. MENENDEZ: All right. Thank you.
 9 MS. GROSS: Yeah, thank you.
 10 MR. TRIAS: It's 33 Alhambra.
 11 MS. MENENDEZ: 33 Alhambra, thank you.
 12 THE SECRETARY: Rip Holmes.
 13 MR. HOLMES: Thank you. I'm going to speak on a
 14 different item, not this one.
 15 THE SECRETARY: Kenneth Garcia.
 16 MR. GARCIA: Hello. My name is Kenneth Garcia.
 17 I'm a resident and property owner at 20 Alhambra Circle,
 18 Number 8. I attended the meetings that they had
 19 regarding the North Ponce Community Visioning, and I
 20 appreciate the City holding these meetings and listening
 21 to residents.
 22 The major concerns that came up had to do with
 23 development and the scale of development. One of the
 24 best things about this neighborhood is that there's a
 25 lot of small historic apartment buildings. It's very

1 walkable, very bikeable, and it's at a scale that you
 2 really don't have anywhere else in the City.
 3 So I applaud the efforts to try to find ways to
 4 keep that scale the way it is, and encourage new
 5 development at a small scale instead of at a large
 6 scale.
 7 Right now, the Code encourages very large
 8 buildings that are not in keeping with what the
 9 neighborhood currently is at. So regulations that, both
 10 within the neighborhood, supports small scale
 11 development, and then on the corridors, find ways to
 12 transition appropriately down to the neighborhood, are
 13 very important.
 14 Thank you for your time.
 15 CHAIRMAN FLANAGAN: Thank you.
 16 THE SECRETARY: No more speakers.
 17 CHAIRMAN FLANAGAN: Okay. Thank you, Jill.
 18 MR. WU: Mr. Chair, I would caution the Board when
 19 they talk about specific projects that may come before
 20 you, some of these projects are quasi-judicial in
 21 nature, so you can talk about generalities about North
 22 Ponce, but I would caution you not to talk about
 23 specific projects that might be coming before you.
 24 CHAIRMAN FLANAGAN: Right. And I agree.
 25 MS. MENENDEZ: I'm going to focus on the study.

1 MR. WU: Thank you.
 2 MS. MENENDEZ: But thank you for the reminder.
 3 Ramon, on Page 13, you have that top slide that's
 4 called, North Ponce Conservation Overlay. In my
 5 interpretation of looking at this, the hash black line--
 6 within the hash black line, is that what you're looking
 7 to conserve-- you know, to keep? It's Page 13 of your
 8 slides.
 9 In other words, is that the conservation area?
 10 MR. TRIAS: Of this-- Unfortunately I have several
 11 sets.
 12 MS. MENENDEZ: Right here. The one that you gave
 13 us tonight.
 14 MR. TRIAS: Yeah.
 15 MS. MENENDEZ: Is that the conservation area?
 16 MR. TRIAS: The conservation area are the areas
 17 that are not on Ponce De Leon.
 18 MS. MENENDEZ: Right. Is this, in fact-- does
 19 this delineate the conservation areas?
 20 MR. TRIAS: Yes.
 21 MS. MENENDEZ: Okay. And then when you go to the
 22 next slide, on Page 17, which is entitled North Ponce
 23 mixed-use.
 24 MR. TRIAS: Yes.
 25 MS. MENENDEZ: Is it-- one of the things you're

1 exploring, is that specific area being perhaps
 2 considered for mixed-use overlay?
 3 MR. TRIAS: Yes.
 4 MS. MENENDEZ: Okay. But nothing has been drawn
 5 up related to that, you're just exploring it right now?
 6 MR. TRIAS: Yes.
 7 MS. MENENDEZ: So really we're just looking at
 8 conceptual ideas. There's really nothing for us to vote
 9 on, we're just discussing it?
 10 MR. TRIAS: Absolutely. Yeah. And, actually what
 11 I would like is priorities, what kind of things are
 12 important to you, and then we can develop them further,
 13 and then bring them back to you.
 14 And the same thing with the neighbors. That's the
 15 kind of input that we've been looking for.
 16 MS. MENENDEZ: Do you think it makes sense to
 17 create a buffer between this conservation area and this
 18 mixed-use area by virtue of, I don't know, some
 19 easements, you know, where it becomes like a-- kind of
 20 like a barrier or kind of like a buffer?
 21 MR. TRIAS: Yeah. And that's what I showed you in
 22 that section that showed the outline of the buildings.
 23 If you looked at the back, there was a mandatory paseo
 24 and there was also lower scale buildings, as opposed to
 25 the current regulations, which don't have that.

1 And let me see if I find it.
 2 MS. MENENDEZ: You're referring to Number 15 in
 3 this sheet here?
 4 This sheet here?
 5 MR. TRIAS: Unfortunately, my sheet is different.
 6 No, it's not 15.
 7 MS. MENENDEZ: Do you want my sheet?
 8 MR. TRIAS: It's not that one.
 9 MS. MENENDEZ: It's not that one.
 10 MR. TRIAS: It's this one. This one.
 11 MS. MENENDEZ: Oh, okay.
 12 MS. TRIAS: Okay. So this one-- if you look at
 13 this--
 14 MS. MENENDEZ: There's no way to put that up
 15 there?
 16 MR. TRIAS: Yeah, if we can have the PowerPoint
 17 again. Yeah, that's pretty close. Let's see if we can
 18 get to that point.
 19 Yeah, there you go. Thank you very much.
 20 If we look at the lower image, as you can see in
 21 the back, on either end, there's a smaller building,
 22 that the building comes down, then there's a mandatory
 23 paseo. There's some requirements that's-- for example,
 24 a liner of the parking, so it's not-- parking garages
 25 are not facing smaller buildings.

1 Those are the kinds of design features that we
 2 could incorporate into the Code to make it better as a
 3 transition. So that was one topic; how to transition
 4 from the large buildings on Ponce De Leon to the
 5 Conservation District behind.
 6 So our thought was some kind of regulation that
 7 shape the massing of the building, that created a
 8 reasonable scale in the front, which is one to one.
 9 One, meaning the width of Ponce De Leon, and one before
 10 you step back in the front. And then toward the back,
 11 there's a more substantial step back and then there's a
 12 mandatory paseo.
 13 Again, ideas for you to consider.
 14 MS. MENENDEZ: When you look at that same slide,
 15 and you look-- the bottom portion of it does not
 16 indicate how high you're going. Am I to assume that
 17 it's the same height as the one above?
 18 MR. TRIAS: Yes.
 19 MS. MENENDEZ? So the maximum height you're
 20 looking at is 150? That's what--
 21 MR. TRIAS: Plus a bonus when you have a highrise.
 22 We're not changing the Land Use or the Zoning, okay.
 23 Those are existing. And sometimes-- I realize now, that
 24 when we show drawings like this, sometimes they're a
 25 little shocking, and they seem large, but that's what

1 the Code already allows.
 2 MS. MENENDEZ: But it would be helpful, though,
 3 perhaps in your next presentation, that you indicate
 4 that the proposed regulation does not change what
 5 they're allowed to do today.
 6 MR. TRIAS: Right. That's-- yes, you're right. We
 7 could have those numbers right there.
 8 MS. MENENDEZ: Okay. That's it for me.
 9 MR. TRIAS: Now, if you believe we should change
 10 it, feel free to make any recommendations. But our
 11 advice, and from our professional point of view, we are
 12 not recommending any significant changes in terms of the
 13 land use regulations or Zoning. However, we are
 14 recommending some specific changes on the development
 15 standards. Meaning, the shaping of the buildings.
 16 MS. MENENDEZ: The shaping of the building and, I
 17 think, you're also trying to create additional buffers--
 18 MR. TRIAS: Yes.
 19 MS. MENENDEZ: --To the neighborhoods. You know,
 20 the lower scale neighborhoods that are adjacent to it.
 21 MR. BEHAR: And a transition between the higher
 22 density along the corridor, to the lower scale on the
 23 residential adjacent to it.
 24 MR. TRIAS: Precisely, yes.
 25 MR. RODRIGUEZ: Are you recommending a change with

1 the parking requirements?
 2 MR. TRIAS: Well, we-- actually, you have already
 3 reviewed, and the Commission has approved the shared
 4 parking component that applies to mixed-use buildings.
 5 We have also changed some of the requirements for
 6 apartments. Meaning, one bedroom apartments require one
 7 bedroom-- I mean, one parking space, I'm sorry.
 8 Beyond that, what we're also saying is, that in
 9 the Conservation District, there should be a parking
 10 management process for the residents, because they do
 11 have an issue with other people using the parking on the
 12 streets. And, frankly, the traffic and the parking
 13 issues that have been raised are incredibly important.
 14 MS. MENENDEZ: How about residential parking? Has
 15 that been explored?
 16 MR. TRIAS: Yes. That was one idea that came up.
 17 And, in fact, it's already-- I already sent an email to
 18 Kevin, our Parking Director, to explore that, because
 19 one of the neighborhood groups requested that, but I
 20 think that's applicable to all of them.
 21 MS. MENENDEZ: Right.
 22 MR. TRIAS: And that, in itself, is one simple
 23 tool that enhances the quality of life versus the
 24 parking and traffic issues, which is incredibly
 25 difficult to deal with, but we do have some tools.

1 Now, the other thing is, what I would like to say
2 to people is that traffic is really generated by
3 parking. Large buildings by themselves don't
4 necessarily generate a lot of single vehicle--
5 single-occupant vehicle traffic. However, when you have
6 a lot of parking attached to those buildings, then you
7 have more traffic. So that's why it's so important to
8 find the right balance. Obviously you want to have
9 parking, you need it, but excessive parking is not
10 necessarily a good thing, because it may generate more
11 traffic than you would like.

12 So those are the issues that we're trying to
13 balance, and at the same time, we have a very-- we have
14 a set of streets we're not changing. They're not going
15 to change. So the kind of improvements that we need to
16 focus on are also the trolley, for example, and bicycle
17 and pedestrian improvements, which I think allow for a
18 much higher quality of the pedestrian experience.

19 So those are the things that, with the input from
20 the neighbors, and what we've heard so far, I believe we
21 can make some changes incrementally in the Zoning Code,
22 and then eventually get to the place we want to get.

23 CHAIRMAN FLANAGAN: Anybody else?

24 MR. BEHAR: I-- I'm looking at the diagram that
25 Maria pointed to, the proposed-- the proposed existing

1 regulation proposed. I'm not in favor of seeing the
2 liner go up the whole frontage of the building in this
3 particular case, and taking that pedestal height to
4 eight stories. I think that's going to create a more
5 massive pedestal. I would be in favor of, you know,
6 maybe the first three levels, the ground floor and two
7 above, to have liner unit, because at a pedestrian
8 level, that's what you really appreciate and see. When
9 it's, you know, on the 3rd or 4th, 5th Floor, you know,
10 you really don't. And I think that maybe what you do
11 is, you keep the pedestal to be similar to the Mixed-use
12 District, where you could go up to, I think it's 45

13 MR. TRIAS: 45 feet.

14 MR. BEHAR: 45 feet. Maybe by the different
15 heights, it goes up a little bit more, and then you step
16 it back.

17 MS. MENENDEZ: Yeah, I like that.

18 MR. TRIAS: Mr. Behar, if I could slightly
19 disagree. And the idea is that the proportion here is
20 one to one, which is the proportion of, let's say, the
21 boulevards of Paris, the great streets of Barcelona.
22 They tend to be one to one, and if we have high quality
23 activity along that whole frontage, you end up with that
24 high quality boulevard. I mean, that was the thinking.

25 Now, there may be better ways to actually

1 implement it, but I would not discount that idea. The
2 idea is that the proportion, as long as it doesn't sit
3 one to one, it's not bad. It's not bad.

4 MR. BEHAR: From the development perspective--
5 MR. TRIAS: Yes. Yes.

6 MR. BEHAR: Something like this makes it a little
7 bit more difficult, and what it does, Mr. Trias, by
8 putting the liner in the front and the liner in the
9 back, now you're forcing the parking to go up higher.

10 MR. TRIAS: Yes.

11 MR. BEHAR: Okay. And I think that, in return, we
12 get a more massive pedestal. The whole idea of trying
13 to do a mixed-use shared parking is to keep that
14 pedestal to be lower. I think for the maybe two, three
15 levels, I think it's-- that's correct. But I think that
16 the whole frontage eight stories-- I think it may be too
17 much. I think, again, as a habitable space where there
18 is ground floor retail, second floor liner units,
19 residential units, which would provide good eyes on the
20 streets, and it's typical to the European cities where
21 you have people living right off, it's good, but I don't
22 know if I would be in favor of supporting eight stories,
23 because then my pedestal grows that much.

24 MR. TRIAS: That's a very good point, because if
25 you look at the section, the pedestal has actually

1 grown, and you're right, that's one of the issues.
2 We'll look at it more closely.

3 I think that with the additional component of the
4 shared parking, maybe-- maybe we can find a better
5 solution.

6 MR. BEHAR: I like the transition in the back, and
7 maybe, you know, when you're abutting the conservation
8 area, you know, you have a transition and you have
9 habitable space, residential units, so you're not
10 looking into the parking garage at all of the levels.

11 MR. TRIAS: Right.

12 MR. BEHAR: But I think you need to do-- I would
13 hate to see an eight-story all of the way through on
14 Ponce, and-- because of it dictating that this is
15 forcing them.

16 MR. TRIAS: Very good point. Very good point.

17 MR. BEHAR: That's all. That's all of my
18 comments.

19 MR. FLANAGAN: And I would just add, I think the
20 liner in the back is good. I just wonder if it's not
21 going too far into each block. It looks like the
22 mixed-use overlay would end up seemingly taking, again,
23 some of the shorter-- on the shorter blocks, almost half
24 of the block, not quite half the block. I mean, I
25 understand the concept of why. It's in order to provide

1 for that liner, but I guess I would just put out there
2 that--

3 MR. TRIAS: And that's one of the big policy
4 decisions, how deep should that overlay be. And I think
5 we'll look at it more closely, in terms of architecture,
6 and see if we can have some examples that illustrate it
7 better, but I think the two issues, how deep it goes
8 into the block, and how high that pedestal goes into the
9 sky.

10 MR. GRABIEL: If I may, I love that neighborhood.
11 I-- actually, going back, when I first moved to Coral
12 Gables, we lived in the corner of Galiano and Mendoza,
13 so my first view--

14 MS. MENENDEZ: Experience.

15 MR. GRABIEL: --Experience of the United States in
16 Coral Gables was Galiano and Mendoza. And then for over
17 40 years, I worked at the Douglas entrance, so I would
18 traverse that neighborhood day, after day, after day,
19 and I love it. I think it's one of the jewels of the
20 City, and we should do everything to maintain the
21 character and the fabric of that neighborhood, and I
22 don't think there's a single solution. And I think the
23 right approach, we've been talking about it, is
24 landscaping, it's controlled parking, it's looking at
25 the scale, it's looking at newer regulations, maybe even

1 as we did closer to Downtown, where certain buildings
2 may not require parking. I think that's something we
3 might want to investigate. As long as the City provides
4 public parking, we could do that. And I think that
5 might be part of a solution.

6 It's also one of the few areas of the City that
7 still has affordable housing. I know a lot of people
8 who live there, who if they had to move, they could not
9 afford to live in Coral Gables anymore. And I think we
10 should do everything that's possible to preserve the
11 existing buildings, the historic buildings, which are
12 there, which are part of the character of the
13 neighborhood, and at the same time try to provide
14 additional benefits to the older buildings, so that they
15 can still maintain the residential character.

16 I don't think we are talking about-- some of the
17 residents talked about converting residential areas into
18 commercial. I don't think anybody is talking about
19 that. I think we are all looking at maintaining the
20 residential still purely residential. It's just trying
21 to maintain-- and I think it's multiple venues. I think
22 you need to look at parking. You need to look at the
23 scale. You need to maybe look at the situation with the
24 existing buildings that have no parking. How do we
25 solve that area, open space, and just one thing at a

1 time.

2 You know, it's a great neighborhood. The trolley
3 is tremendous. I think it attracts people who can live
4 anywhere in the City, who don't need to have two cars or
5 even a car, because they can take the trolley to
6 Downtown Coral Gables, and then to the Metrorail, and
7 work anywhere in the City. So we should look at it, not
8 solely as the neighborhood, as really part of a City
9 that can really add to the quality of living of the
10 City.

11 MR. TRIAS: Very good.

12 MR. GRABIEL: I'm sorry, I forgot one more thing.
13 I respectfully disagree with your statement. I think
14 when you drive on Ponce, and you look at those buildings
15 with those parking garages that go from the 2nd Floor
16 all of the way to the 8th Floor, they are atrocious, and
17 I think the idea-- I don't think we need the liner in
18 the back, you know, if that's not acquired, but if we
19 can create a street on Ponce, where we have pedestrian--
20 people activity, looking at all of the floors that look
21 on Ponce, the quality of that street will improve
22 tremendously.

23 MR. BEHAR: You much rather have an eight-story
24 building fronting Ponce than a five-story building where
25 the first three floors is habitable, the last two floors

1 is not, and give you like a five-story volume on the
2 street versus an eight-story?

3 MR. GRABIEL: I love the idea of the liner going
4 all of the way to the top. I don't know if it's
5 feasible. I don't know if we can work it into a
6 commercial development, but if we could do that, I think
7 that the quality of the street would improve
8 tremendously.

9 MR. FLANAGAN: All right.

10 MR. TRIAS: As long as Robert designs the
11 building, it's okay.

12 MR. BEHAR: Thank you.

13 CHAIRMAN FLANAGAN: Anybody else? Are we good for
14 now?

15 MR. BELLIN: Yeah. No, I've got some
16 clarifications and questions. Let's start with the
17 Locally Designated Historic Buildings.

18 MR. TRIAS: Yes.

19 MR. BELLIS: All of these conditions apply only to
20 Designated Historic Buildings. If it's not designated,
21 Historic, these don't apply?

22 MR. TRIAS: Yes.

23 MR. BELLIN: Okay. The Pre-1964 Buildings, Staff
24 Review of Modifications, I'd like it spelled out who the
25 Staff is going to be, what department, so we know who we

1 really have to deal with.
 2 Okay. Small Building Modifications, Building
 3 Site-- Maximum Building Site 20,000 Square Feet.
 4 Then the next line is: Building Square Footage,
 5 Maximum Building Square Footage, 7,500 Square Feet.
 6 What does that mean? You got a 20,000 square foot
 7 lot, you can only put--
 8 MR. TRIAS: Well-- yeah, that's to be consistent
 9 with the Code that over 20,000 square feet is the larger
 10 buildings. So we're trying to see if we can do
 11 something for the less than 20,000 square foot parcels.
 12 MR. BELLIN: But what this says is that the
 13 maximum building square footage can be 7,500 square
 14 feet.
 15 MR. TRIAS: For the benefit of the small
 16 buildings. If you don't want to take advantage of that,
 17 certainly you can follow whatever is allowed by the Code
 18 right now. So those are the two options.
 19 MR. BELLIN: Okay. The building heights for small
 20 buildings in that area now is six stories or 70 feet.
 21 What you're proposing is 45 feet and three stories.
 22 MR. TRIAS: For the small buildings.
 23 MR. BELLIN: Yeah, but it's-- it doesn't really
 24 matter, the Zoning is what it is.
 25 MR. TRIAS: Right, but the Zoning is what it is,

1 in this particular area, an issue of dispute in some
 2 cases, because it has specific inconsistencies with the
 3 current plan, so we need to make sure we clarify all of
 4 that, so we mean what we say in the Zoning Code very
 5 clearly, and it's consistent with the Comp Plan. So
 6 those are the things that we need to work on.
 7 I think that the more use-- the best use of our
 8 time right now probably is to make suggestions about
 9 what should be done and how to do it better.
 10 MR. BELLIN: I'm just really asking questions,
 11 so--
 12 MR. TRIAS: Yeah. And the thing is that this
 13 outline is not meant to be a proposal. It's just an
 14 outline for discussion.
 15 MR. BELLIN: The Parking Relief Program.
 16 MR. TRIAS: Yes.
 17 MR. BELLIN: If you can pay into a fund?
 18 MR. TRIAS: Yes.
 19 MR. BELLIN: So that means you do a building, and
 20 you pay into the fund, then you don't have to provide
 21 parking at all?
 22 MR. TRIAS: Not necessarily, at all. It could be
 23 some of the parking. Some of the parking could be
 24 paid--
 25 MR. BELLIN: So, there would be a cap on the

1 percentage that would be allowed?
 2 MR. TRIAS: Yes. I mean, we could come up with a
 3 percentage if you want to.
 4 Mr. BELLIN: Okay. Driveways, maximum one
 5 driveway shall be permitted for every 100 street
 6 frontage.
 7 What if we have two 50-foot lots, different
 8 owners, they both need to provide parking for their
 9 buildings.
 10 MR. TRIAS: Well, they could share a driveway.
 11 MR. BELLIN: I think that's a little complicated.
 12 MR. TRIAS: Yeah, I know.
 13 The main issue is that one of the things that is
 14 being encouraged is to preserve the green in the front.
 15 So, clearly, if you have parking or if you
 16 have--which is not allowed-- but if you had driveways--
 17 and in some of the older buildings, we do have parking
 18 that interferes with the aesthetic of the green, of the
 19 street. So we're trying to figure out a way to do it
 20 right. But that's a good point. We may need some
 21 flexibility on that.
 22 MR. BELLIN: Okay. All parking areas shall be
 23 buffered from the street behind a minimum of 20-foot
 24 depth of habitable living space on all levels.
 25 MR. TRIAS: Right.

1 MR. BELLIN: What do you put in a 20-foot
 2 habitable space?
 3 MR. TRIAS: Well, that's a minimum. Clearly, you,
 4 as an Architect, can design something that makes sense
 5 to you, but it would probably be residential, I would
 6 think, as an MF-2.
 7 MR. BELLIN: Well, it's a depth of 20 feet, so it
 8 it's a little difficult. But, I mean, what kind of
 9 uses--
 10 MR. TRIAS: It could be more. I mean, the depth
 11 is the minimum.
 12 MR. BELLIN: Yeah, but on a 100-foot lot, you
 13 start to get to the point where you can't provide the
 14 parking anymore.
 15 But residential uses, lobbies, count toward that;
 16 mail rooms. I mean, those kind of things can be used.
 17 MR. TRIAS: I think they should. I think they
 18 should.
 19 MR. BELLIN: Okay. As far as the boundaries, the
 20 way the boundaries are selected, what happens if you
 21 have a piece of property, one owner, and his property
 22 extends from one use to the next? Meaning, if-- let's
 23 say it's on Ponce, and you have a C-Zone, and then an
 24 MF-2 contiguous to it, and it's owned by one person?
 25 What really happens when you've developed the property?

1 MR. TRIAS: Well, keep in mind that the process of
2 amending the Zoning Code and the Maps still exists. If
3 there's a case in which there has to be an amendment
4 because of a particular design or configuration, there's
5 a process for that.

6 So what we're proposing here is a reasonable
7 boundary. We need to test it further, but in the
8 future, I believe that the Commission would have the
9 authority to make amendments.

10 MR. BELLIN: Okay. I think it'd be helpful if we
11 really understood who owned the properties, and-- you
12 know, we're working on a property, and it's that exact
13 situation, where you've got a C-Zone, and it falls in
14 the Overlay District, and also part of it would fall in
15 the Conservation District, so what happens?

16 MR. TRIAS: At that point, you're welcome to
17 propose a change of language or change of Zoning or
18 change the Overlay Boundary, if that were the case, and
19 then it would be reviewed by the Planning and Zoning and
20 the Commission.

21 MR. BELLIN: All right. So you'd have to go back
22 and get a Land-use change for the piece that's in the
23 MF2 or--

24 MR. TRIAS: I mean, certainly we haven't adopted
25 anything, so we're still in the discussion stage. If

1 there's some idea that could make it better, certainly
2 you can propose it.

3 MR. BELLIN: Okay. Well, again, with respect to
4 the liners--

5 MR. FLANAGAN: Marshall, on the microphone,
6 please.

7 MR. BELLIN: With respect to the liners, figuring
8 out the parking calculations, what you're suggesting is
9 a uniform parking measure of one space per 300 square
10 feet?

11 MR. TRIAS: For the Ground Level, yeah.

12 MR. BELLIN: For the Ground Level, for any use?

13 MR. TRIAS: Yes.

14 MR. BELLIN: So if I have a 1,000 square foot, two
15 bedroom apartment, I've got to provide four parking
16 spaces?

17 MR. TRIAS: For the mixed-use, when you have
18 commercial uses downstairs.

19 MR. BELLIN: But it says, for all uses. So if
20 it's a residential use--

21 MR. TRIAS: No, but it doesn't apply-- it would
22 apply to the Overlay-- to the Mixed-use Overlay.

23 MR. BELLIN: Okay.

24 MR. TRIAS: I mean, that uniform parking, that's
25 designed for Mixed-use buildings.

1 Mr. BELLIN: Okay. You don't have to provide
2 parking for the square footage that comprises the
3 residential or the commercial, the liner, that's what
4 you're suggesting, that you don't have to provide
5 parking for the liner?

6 MR. TRIAS: Well, that's just one idea to
7 encourage that liner. It's a choice. Obviously, the
8 minimum parking requirements, and then a developer may
9 provide additional parking if they believe that's
10 necessary.

11 MR. BELLIN: Well, what I'm saying is that if you
12 provide liners on all eight stories, and you don't have
13 to provide parking for that use, I mean, it could
14 comprise 20 percent of the building.

15 MR. TRIAS: Yeah. And then the parking garage is
16 not as tall as Mr. Behar thought it would be.

17 MR. BELLIN: But then it gets higher.

18 MR. TRIAS: And that has to be balanced with the
19 fact, is it marketable, is it something that makes
20 sense, and so, and so?

21 Those are the opportunities that we have to
22 incentivise the type of form, the type of building that
23 is best for the City.

24 MR. BELLIN: Okay. And basically it was just
25 questions and verifications.

1 MR. TRIAS: Very good ones.

2 CHAIRMAN FLANAGAN: All right. Thank you. I look
3 forward to seeing some more of that in the future.

4 Thank you, Ramon.

5 MR. TRIAS: All right. We'll be back with some
6 specific amendments.

7 Thank you very much.

8 CHAIRMAN FLANAGAN: Okay. We'll move on to the
9 agenda. In order, Items 5, 6 and 7 are related. It's
10 the Villa Valencia Project. Let me ask Charles or to
11 Craig Collier, do we need-- are we reading in all five
12 of these? I don't think-- if my understanding-- based
13 on the packet I received, we're not hearing anything
14 substantive on this. I believe it's more of a
15 discussion item. So, procedurally, I'm not sure how we
16 should best proceed.

17 MR. COLLIER: I think we should read them in.

18 CHAIRMAN FLANAGAN: Okay.

19 MR. COLLIER: Because we're going to have part of
20 this as a public hearing, so I would read them in.

21 CHAIRMAN FLANAGAN: Okay. So I'll read them--I'll
22 read all three of them in, and then we'll dispose of
23 them individually once we get to that point.

24 Item Number 5 is an Ordinance of the City
25 Commission of the City of Coral Gables, Florida