

**City of Coral Gables  
 Planning and Zoning Board Meeting  
 Wednesday, February 10, 2016  
 Coral Gables City Commission Chambers  
 405 Biltmore Way, Coral Gables, Florida**

MEMBERS	J13	F10	M9	A13	M11	J8	J13	A10	S14	O12	N9	D14	APPOINTMENT
	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	
<b>Robert Behar</b>	P	E											Board-As-A-Whole
<b>Marshall Bellin</b>	P	P											Commissioner Vince Lago
<b>Jeffrey Flanagan - Chair</b>	E	P											Commissioner Pat Keon
<b>Julio Grabiell</b>	P	P											Mayor Jim Cason
<b>Maria A. Menendez Vice Chair</b>	P	P											City Manager Swanson-Rivenbark
<b>Alberto Perez</b>	P	E											Commissioner Frank C. Quesada
<b>Frank Rodriguez</b>	E	P											Commissioner Jeannett Slesnick

DRAFT

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

**City Staff and Consultants:**

Charles Wu, Asst. Development Services Director  
 Ramon Trias, Planning & Zoning Director  
 Craig Leen, City Attorney  
 Megan McLaughlin, City Planner  
 Scot Bolyard, Principal Planner  
 Kevin Kinney, Parking Director  
 William Miner, Building Director

**Court Reporter:**  
 Nieves Sanchez

Craig H. Coller, Esq., Special Counsel

**Attachments:**

- 02 10 16 Planning and Zoning Board Verbatim Minutes
- 02 10 16 Attendance/Speaker Sign In Sheet
- Documents entered into the record: Villa Valencia email and Updated Staff Report re: Green Building Standards.

1 the end of the Agenda? Can we do that?  
 2 MR. LEEN: Just one thought. You know,  
 3 it's possible the Commission may take different  
 4 actions, though, on these. So I would  
 5 recommend that you view each of them  
 6 separately. And we'll reconcile them when they  
 7 come before the Commission. You could note  
 8 your concern, and that will be in the minutes.  
 9 MR. BELLIN: Okay.  
 10 MR. LEEN: And I've heard your concern, and  
 11 I know Craig's heard your concern.  
 12 MR. BELLIN: Okay.  
 13 CHAIRMAN FLANAGAN: You're good with that,  
 14 then, Marshall?  
 15 MR. BELLIN: Yes. So I've stated my  
 16 concern --  
 17 MR. TRIAS: Mr. Chairman --  
 18 MS. MENENDEZ: So you second it still? You  
 19 second it?  
 20 MR. BELLIN: Yes, I second it.  
 21 MR. TRIAS: Mr. Chairman, if you don't  
 22 mind --  
 23 CHAIRMAN FLANAGAN: Yes, sir.  
 24 MR. TRIAS: We could also add language on  
 25 the intent and the public benefit, if that's

1 okay.  
 2 MR. GRABIEL: Oh, yes.  
 3 MS. MENENDEZ: No, and a lot more. I think  
 4 Craig is going to work on that.  
 5 CHAIRMAN FLANAGAN: On a purpose statement.  
 6 MS. MENENDEZ: On a purpose statement.  
 7 MR. TRIAS: Yeah, and let's make it part of  
 8 the motion also.  
 9 MR. GRABIEL: Adding the purpose and intent  
 10 to the ordinance.  
 11 MS. MENENDEZ: Thank you, sir.  
 12 CHAIRMAN FLANAGAN: Okay. Marshall, you're  
 13 good with that, adding the purpose and the  
 14 intent, as was discussed?  
 15 MR. BELLIN: Yes.  
 16 CHAIRMAN FLANAGAN: All right. A motion  
 17 and a second. Could we call the roll, please?  
 18 THE SECRETARY: Marshall Bellin?  
 19 MR. BELLIN: Yes.  
 20 THE SECRETARY: Julio Grabiell?  
 21 MR. GRABIEL: Yes.  
 22 THE SECRETARY: Frank Rodriguez?  
 23 MR. RODRIGUEZ: Yes.  
 24 THE SECRETARY: Maria Menendez?  
 25 MS. MENENDEZ: Yes.

1 THE SECRETARY: And Jeffrey Flanagan?  
 2 CHAIRMAN FLANAGAN: Yes.  
 3 All right. Next item on the Agenda is  
 4 Number 9. Reading it in, it's an Ordinance of  
 5 the City Commission of Coral Gables, Florida  
 6 providing for text amendments to the City of  
 7 Coral Gables Official Zoning Code, by amending  
 8 Article 4, "Zoning Districts," adding Section  
 9 4-206, called Giralda Restaurant Row Overlay,  
 10 to allow for modified requirements with  
 11 development standards that modify and  
 12 supplement the existing Commercial District  
 13 standards and criteria for the 100 block of  
 14 Giralda Avenue, legally described as Lots  
 15 21-37, Block 29, and Lots 3-24, Block 33,  
 16 Section L, to allow appropriate infill and  
 17 redevelopment that enhances the character of  
 18 Restaurant Row; providing for a repealer  
 19 provision, providing for a severability clause,  
 20 providing for codification, and providing for  
 21 an effective date.  
 22 MR. WU: Mr. Chair, to clarify -- Craig,  
 23 can you clarify, this is a quasi-judicial item?  
 24 I believe Craig Leen made an interpretation  
 25 that this case is quasi-judicial.

1 MR. COLLER: Yes. This is for a specific  
 2 parcel of property. This relates to a specific  
 3 parcel of property, so that it would be a  
 4 quasi-judicial hearing.  
 5 Let me explain, this is the --  
 6 CHAIRMAN FLANAGAN: It relates to an entire  
 7 block in the City.  
 8 MR. COLLER: This is with a specific block  
 9 of -- well, maybe you disagree. This is a  
 10 specific block of Giralda, where they're  
 11 changing the Zoning requirements.  
 12 MR. LEEN: This is for the overlay?  
 13 MR. TRIAS: Yes.  
 14 MR. LEEN: This is for the overlay?  
 15 MR. WU: Yes.  
 16 MR. LEEN: Well, can I ask, is anyone here  
 17 to comment on this?  
 18 We do have one person?  
 19 You know, we'll talk about -- this is  
 20 actually an interesting issue, and we've  
 21 discussed it before. Coral Gables has a lot of  
 22 Site Specifics, and we do have these Overlays.  
 23 We've treated them as legislative in the past.  
 24 I've been discussing with Craig, you know,  
 25 based on some case law, you know, maybe the

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1 City would take another look, particularly  
2 where it only relates to one property or maybe  
3 a block or half a block.  
4 And so what I would suggest is that we  
5 treat it as quasi-judicial. We haven't made  
6 that determination as of this time, though, but  
7 treat it as quasi-judicial, so swear in the  
8 person.  
9 CHAIRMAN FLANAGAN: Right. Yeah, we didn't  
10 do any swearing in. I didn't think we had any  
11 quasi.  
12 So if we can swear in anybody who wishes to  
13 testify.  
14 Hold on a second.  
15 How specific is too specific?  
16 MS. MENENDEZ: This is going in the Zoning  
17 Code.  
18 CHAIRMAN FLANAGAN: Yeah, and we've changed  
19 -- but anyway.  
20 MR. COLLER: Part of the confusion, when  
21 you have three lawyers together, you get four  
22 opinions.  
23 MS. MENENDEZ: We're changing the Zoning, I  
24 think.  
25 MR. LEEN: We're changing the Zoning. You

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1 know, we typically view it as legislative. The  
2 concern is, there is some case, though, that  
3 says, when you're dealing with one specific  
4 parcel, for example, like one lot, that can be  
5 quasi-judicial, because it affects their  
6 substantive rights. This is more than one lot,  
7 and then it becomes more of a judgment call,  
8 depending on how large it is.  
9 So, you know, Craig has expressed a concern  
10 about it. So all I would say is, we'll treat  
11 it as quasi-judicial. It won't make any --  
12 MS. MENENDEZ: Okay. Good choice.  
13 MR. LEEN: Either way, you would hear from  
14 the person, and either way, this is an Advisory  
15 Board, and when we get before the Commission,  
16 we'll issue an opinion on that. That's what I  
17 would recommend.  
18 CHAIRMAN FLANAGAN: We're going to swear in  
19 the witnesses. I just think this opens up a  
20 possible Pandora's Box, so if we can try and  
21 come up with -- I know we're not going to find  
22 a Bright Line Rule, but if we can find one,  
23 because we do this a lot with properties that  
24 are much smaller in size.  
25 MR. LEEN: Yeah, my present opinion is that

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1 this is legislative.  
2 CHAIRMAN FLANAGAN: Thank you.  
3 MR. LEEN: But we are -- we haven't changed  
4 that, but just for purposes of this, you have  
5 one person, it's an Advisory, I would swear  
6 them in, and just treat it as quasi-judicial,  
7 until we come to a final interpretation.  
8 CHAIRMAN FLANAGAN: Okay. Let me ask the  
9 Board, does anybody have any disclosure they  
10 need to make, based on the forgoing  
11 conversation, about conversations on this item?  
12 Seeing none, if we swear in the witnesses,  
13 please.  
14 (Thereupon, the participants were sworn.)  
15 CHAIRMAN FLANAGAN: All right. Mr. Trias.  
16 MR. TRIAS: Thank you. May I have the  
17 PowerPoint please?  
18 Thank you.  
19 Sometime ago, we talked about this Overlay,  
20 and don't quote me on the actual meeting, but  
21 what I would like to do is show some of the new  
22 ideas that relate to this single block, the 100  
23 Block of Giralda, which, as you know, there's a  
24 streetscape project going on between those  
25 buildings.

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1 The current conditions, generally it's  
2 small parcel development, typically  
3 construction from the 1930s through the '70s,  
4 and there hasn't been any development -- any  
5 current or new developer projects proposed.  
6 We've had multiple public notifications of  
7 this process. This began as a Zoning in  
8 Progress resolution by the City Commission back  
9 in December. Then the item was posted on the  
10 web. There was a courtesy notice sent to  
11 property owners, by mail, within 1,000 feet.  
12 The property was posted. There was legal  
13 advertisement. There was an invitation to  
14 property owners to a meeting that we had at  
15 City Hall, and we also posted the Staff Report  
16 on the City web page on February 5th.  
17 The new information that I will provide to  
18 you is that we've had a chance to discuss the  
19 item with multiple people since we last had  
20 this meeting here at the Planning and Zoning,  
21 and so far we've had seven stakeholder  
22 meetings, seven public meetings, the City  
23 Commission meeting for the Zoning in Progress  
24 Resolution, the Planning and Zoning meeting,  
25 where we looked at the amendment. We had a

1 meeting with property owners. We had a review  
2 with the Business Improvement District. We had  
3 another meeting with the property owners. I  
4 also made a presentation to the Economic  
5 Advisory Board on February 3rd, and today we're  
6 looking at a revised amendment.

7 And I think the revisions are significant.  
8 One of the things that we are adding is that,  
9 among the uses, we're proposing that  
10 residential uses shall be permitted above the  
11 ground floor. And this is significant, because  
12 in the Downtown, we may think that a mixed-use  
13 development is typical and normal and by right,  
14 but actually it's not. What happens is that  
15 Downtown is zoned commercial, and in order to  
16 do residential, one has to do a mixed-use  
17 project, and that will require a 20,000 square  
18 foot parcel.

19 So the reality is that the small infill  
20 projects that we all would like to associate  
21 with a lively Downtown are not contemplated in  
22 the Code. So this is one of the ideas that we  
23 are proposing for your consideration, to allow  
24 residential uses in the upper stories in this  
25 block.

1 The way to do it is with some very specific  
2 regulations about the location and the step  
3 backs of development at different points  
4 throughout the building.

5 In terms of the lot requirements, nothing  
6 is changing, in terms of, for example, the  
7 allowed FARs or the frontage, except that we  
8 are requiring, for example, that, at the ground  
9 level, there should be shopfront frontage,  
10 which means a little transparency. That's an  
11 issue that has been also for review at  
12 different points, and it will come back to you  
13 again, I anticipate, as part of that Downtown  
14 Overlay, that will be a larger area, and may  
15 actually -- at the end of the day, when all is  
16 said and done, may actually include this  
17 Overlay as part of that appendix to the Zoning  
18 Code.

19 The main idea --

20 MR. BELLIN: Ramon, let me ask you a  
21 question. Can you go back to the slide before?

22 MR. TRIAS: Yes. Yes, sir.

23 MR. BELLIN: Open space. What I'm reading  
24 there says 20 percent minimum rooftop terraces  
25 and balconies. So I would say, that says, 20

1 percent of whatever it is has to be rooftop  
2 terraces or balconies. I don't think that's  
3 the intent, is it?

4 MR. TRIAS: It counts. And the intent is  
5 that because this is very urban, it's very  
6 unlikely that you're going to be able to  
7 provide for the parking -- I mean, I'm sorry,  
8 for the open space at the ground level,  
9 therefore, we are saying that terraces would  
10 count up toward that 20 percent. And that's a  
11 policy choice. You may agree or disagree or  
12 you may want to refine it.

13 MR. BELLIN: I understand that, but is it  
14 that the open space requirement is 20 percent  
15 of the area of the lot?

16 MR. TRIAS: Yes.

17 MR. BELLIN: If you have 10,000 square  
18 feet, 2,000 square feet has to be open space.

19 MR. TRIAS: Yes.

20 MR. BELLIN: The balconies and the terraces  
21 count towards it.

22 MR. TRIAS: Yes.

23 MR. BELLIN: A minimum of 20 percent.  
24 Could they count for 50 or 60 percent?

25 MR. TRIAS: Certainly, yeah. The minimum

1 is a minimum. And then any additional open  
2 space, any additional landscape that you may  
3 want to do on a terrace, for example, is fine.

4 MR. BELLIN: Okay.

5 MR. TRIAS: Now, there's no density  
6 requirements. That's what we're saying.  
7 Basically it doesn't make sense to talk in  
8 terms of density, since these are very small  
9 projects. And what we are proposing is to  
10 regulate fairly precisely the shape of the  
11 buildings and that is done through a required  
12 step back at the third level or 45 feet.

13 So, as you can see, there are three stories  
14 at 45 feet, which means there are going to be  
15 high ceilings, appropriate dimensions for  
16 retail and restaurants at the ground floor and  
17 so on. And, then, at that point, there's a  
18 required step back of 20 feet.

19 The reason for that is that at that point,  
20 that 45-foot dimension, provides a very  
21 reasonable enclosure. It's not overwhelming.  
22 It's not a very tall building that creates a  
23 canyon on Giralda. So we were trying to come  
24 up with an ideal section, that would encourage  
25 the type of -- the scale or type of activities

1 that would be appropriate.  
 2 So then the upper stories would go to 77  
 3 feet, which is what's allowed now. Okay. The  
 4 dimensions and the bigger ideas are not  
 5 changing, so nothing is being taken out. And,  
 6 on the other hand, we are proposing certain  
 7 things that allow for more development. And  
 8 one of those things is that we believe that  
 9 there should be no parking -- no minimum  
 10 parking requirements for this small infill.  
 11 Now, why do I say that? As we discussed  
 12 last time, the real difficulty with doing small  
 13 projects is the parking that is required, and  
 14 parking is 50 percent of your building. You  
 15 have four stories, two stories are going to be  
 16 parking, which means that it's very unlikely  
 17 that anyone is going to do a four-story  
 18 building. It's just not feasible. It's  
 19 probably very difficult to deal with ramping,  
 20 unless you have a larger parcel, and so on.  
 21 So what has happened is that the Code, at  
 22 this point, as we know it today, is very good  
 23 and has excellent content, but it doesn't have  
 24 effective incentives for small scale infill in  
 25 the Downtown.

1 So what we're saying is that there are two  
 2 streets that require some additional care, in  
 3 terms of the smaller projects. One of them is  
 4 Giralda, which is what we're talking about  
 5 today, and next week we may talk about Miracle  
 6 Mile. So those are the two that, in our  
 7 opinion, are special places, that are very  
 8 closely tied to major significant public space  
 9 improvements, that are going to change for the  
 10 better the quality of the experience, and that  
 11 in those cases, maybe we should consider some  
 12 more targeted Zoning regulations.  
 13 MR. BELLIN: I have another question.  
 14 MR. TRIAS: Yes. Go ahead.  
 15 MR. BELLIN: The building height Med Bonus  
 16 L-2, I'm not sure what that means. What is  
 17 L-2?  
 18 MR. TRIAS: Level 2. That's what L-2  
 19 means.  
 20 MR. BELLIN: Oh, the table, Level 2.  
 21 MR. TRIAS: Yeah, that's the table. Yeah.  
 22 MR. BELLIN: Okay. The height allowed in  
 23 this District is 45 feet now?  
 24 MR. TRIAS: Yeah. For the small projects,  
 25 yes. For the small projects, yes.

1 MR. BELLIN: So it's 45 feet.  
 2 MR. TRIAS: Yes.  
 3 MR. BELLIN: The Med Bonus gives you 27  
 4 feet.  
 5 MR. TRIAS: Right.  
 6 MR. BELLIN: So how do you get to 77 and  
 7 six stories? I thought the Med Bonus gives you  
 8 two stories and 27 feet.  
 9 MR. TRIAS: No, it's 50.  
 10 MR. BELLIN: Does it start at 50? I don't  
 11 know.  
 12 MR. TRIAS: Yeah, it starts at 50, because  
 13 it's the Low Rise.  
 14 MR. BELLIN: It's Low Rise.  
 15 MR. TRIAS: Yeah.  
 16 MR. BELLIN: So then that should be -- the  
 17 building height, I guess, three stories or 50  
 18 feet. When you get to 20 --  
 19 MR. TRIAS: Well, yes, that could be done.  
 20 It's just that our choice, our recommendation,  
 21 is that it should be 45 feet. And that has to  
 22 do with being consistent with some of the  
 23 dimensions of the City.  
 24 For example, we studied this building, and  
 25 it turns out that the 45 feet that is so

1 prevalent in the Zoning Code is actually the  
 2 dimension at the height of the cornice of this  
 3 building. And, as you know, this building is  
 4 three stories, mostly. It's four stories in  
 5 some areas within the project. But this  
 6 building, City Hall, where we are, gives you a  
 7 sense of the dimensions, of the higher  
 8 ceilings, and so on, that three-story and 45  
 9 feet would mean.  
 10 MR. RODRIGUEZ: Is upper level -- how is  
 11 upper level defined? Is that anything above  
 12 the first floor?  
 13 MR. TRIAS: Yes. For the purposes of  
 14 residential, yes.  
 15 MR. RODRIGUEZ: So where would these people  
 16 park?  
 17 MR. TRIAS: They can provide parking. All  
 18 I'm saying is that -- let me give you an  
 19 example, and this was an example that I  
 20 discussed with a member of the BID, who was  
 21 interested.  
 22 Let's say you do a building that has a  
 23 restaurant downstairs and then eight units  
 24 above. You can provide eight parking spaces  
 25 for the eight units within that property that

1 we were looking at, with access from the alley,  
2 and it looked fine. If you had to, in  
3 addition, provide parking for the restaurant,  
4 then it would be impossible.

5 So, you see, you're able to have more  
6 flexibility, and, in my opinion, if anyone is  
7 doing a residential project on the upper  
8 stories, it would be a very good idea, from  
9 many points of view, to provide parking for  
10 those units.

11 So what we're saying is, we're leaving the  
12 options open and encouraging that infill  
13 development.

14 Now, we could have more regulations.  
15 Clearly, these are all policy choices. This is  
16 the most flexible. If you don't feel  
17 comfortable with that, we could certainly come  
18 up with some other alternatives, but, in our  
19 view, the reserve parking, for lack of a better  
20 word, the parking that is within the project,  
21 that truly matters, generally is tied to the  
22 residential development.

23 The rest of the developments, which tend to  
24 be restaurants and retail, can be serviced very  
25 easily with the parking garages in the overall.

1 is that it's a very small area of the City,  
2 very targeted. It's just one block. And it  
3 has to do with the fact that the street is  
4 going to change dramatically, in terms of  
5 design, and similar ideas may be also  
6 applicable to Miracle Mile, for the same  
7 reasons.

8 And, again, if we just look at those areas,  
9 and the fact that there are public parking  
10 garages in the vicinity, I mean, right next to  
11 them, and so on, and the fact that parking is  
12 one of the resources that we really have in  
13 abundance at this point in the City, we thought  
14 that that could be an incentive.

15 MR. BELLIN: Ramon, why is this tied to  
16 only one block on Giralda? What is the  
17 reasoning behind that?

18 MR. TRIAS: Because that is the scope of  
19 the streetscape project at this point, one  
20 block. So it goes -- the idea is to enhance  
21 the development regulations in the areas where  
22 the City is also enhancing the quality of the  
23 public space. So the two go together.

24 MR. BELLIN: So the people who are in the  
25 200 Block don't benefit at all?

1 So that's the opinion.

2 MS. MENENDEZ: What's the magic of 77 feet?  
3 Last month we saw 60 feet. Now we're seeing 77  
4 feet.

5 MR. TRIAS: Yes. Very good point. The  
6 magic is, it's one of those magical numbers  
7 that exist in the Code once you do the Med  
8 Bonus. So, right now, if you had 20,000 square  
9 feet, a large parcel, you could go all of the  
10 way to 77 feet. So we're not changing that  
11 dimension.

12 MR. RODRIGUEZ: I just want to go back to  
13 this, the minimum parking requirements. Are  
14 you saying, Ramon, that essentially the  
15 marketplace takes care of it, that you could  
16 conceivably have a building with no parking,  
17 but nobody should realistically want to do  
18 that, because you can't get people to buy into  
19 the building or rent? Is that what you're  
20 saying, that the market takes care of that?

21 MR. TRIAS: Yes.

22 MR. RODRIGUEZ: And there's no minimum?

23 MR. TRIAS: Yes.

24 MR. RODRIGUEZ: Okay.

25 MR. TRIAS: And the reason I'm saying that

1 MR. TRIAS: Not from this Overlay, but in  
2 the overall -- the Downtown Overlay that we may  
3 discuss next week, we may want to talk about  
4 that in a more general sense.

5 For example, I would not recommend getting  
6 rid of parking requirements everywhere. I  
7 mean, that would be a real challenge. So what  
8 happens is that -- we're saying, in a very  
9 targeted way, for very specific reasons, this  
10 may encourage the type and scale of development  
11 that is desirable for the City.

12 MR. LEEN: Can I add one point? There's  
13 also a Zoning in Progress Resolution related to  
14 this Overlay, which does not relate to the  
15 Downtown Overlay, which gives a certain amount  
16 of time to present this. What Zoning in  
17 Progress does is, it basically -- it's not a  
18 moratorium, because it's temporary, but it  
19 basically stays any action, pending the Zoning  
20 in Progress.

21 So there is a time sensitivity to this  
22 particular one.

23 MR. TRIAS: Since we were talking about  
24 parking, I can probably go to the slide. And  
25 the additional idea is also that if parking is

1 provided, it should not be provided at the  
 2 front of the building, at the ground level.  
 3 So there are some setbacks that are  
 4 required for the provision of parking, 25 feet  
 5 on all floors, and there's a mandatory alley  
 6 entrance, so there's no curb cuts. There's a  
 7 variety of planning and design features that  
 8 encourage -- you know, a continuous facade, the  
 9 right scale of development, and a functional  
 10 district, which is only a block long.  
 11 Yes.  
 12 MR. GRABIEL: With the size of lots, which  
 13 are very small, on this street, is it even  
 14 possible to put a ramp in there? Because I'm  
 15 assuming that if you're expecting any parking  
 16 to occur, it would be not on the ground floor,  
 17 but on the upper levels.  
 18 MR. TRIAS: It won't be on the ground  
 19 floor, in front, but it may be on the ground  
 20 floor, in the back, through the alley, access  
 21 from the alley.  
 22 MR. GRABIEL: Okay. So you're thinking  
 23 that the parking that will occur will be  
 24 through the back, from the alley, not that we  
 25 have parking on an upper level?

1 MR. TRIAS: In a larger project, there may  
 2 be some parking on the upper levels, okay. In  
 3 a project that has multiple parcels, and is,  
 4 let's say, 20,000 square feet, you may be able  
 5 to do that. But in the small projects,  
 6 impossible.  
 7 MR. GRABIEL: Which is 90 percent of the  
 8 lots.  
 9 MR. TRIAS: Yes. Yes.  
 10 MR. GRABIEL: So, in reality, we're looking  
 11 at either no parking at all or just parking  
 12 coming in from the alley on the rear?  
 13 MR. TRIAS: That's a realistic analysis,  
 14 yes.  
 15 MR. BELLIN: Ramon, the configuration of  
 16 the area that's dedicated to parking seems not  
 17 to make a whole lot of sense, because you've  
 18 got a 40-foot deep from the alley to where the  
 19 parking is allowed, and a 25-foot wide. And  
 20 so, really, you can park three cars in that  
 21 spot.  
 22 MR. TRIAS: That's the sense that it makes  
 23 at that point. Now, you could go to upper  
 24 stories and combine multiple parcels, but the  
 25 idea here is really to minimize parking.

1 MR. BELLIN: But I would rather see it 25  
 2 feet deep, instead of 40, and make it wider, so  
 3 that you can get more than -- maybe you can get  
 4 five cars, six cars.  
 5 MR. TRIAS: Okay. We certainly can look at  
 6 that, sure.  
 7 MR. BELLIN: Okay.  
 8 MR. RODRIGUEZ: Ramon --  
 9 MR. TRIAS: Yes.  
 10 MR. RODRIGUEZ: -- how is it that this  
 11 particular block is unique and different than  
 12 other similar blocks? I mean, look, Miracle  
 13 Mile is very, you know, self-evident, or to me  
 14 it would seem like it is, but what is it about  
 15 this block that gives it its unique  
 16 characteristics that would make you recommend  
 17 something like this for this block only?  
 18 MR. TRIAS: The main reason, as I said, is  
 19 because of the streetscape project that is one  
 20 block only on Giralda. The larger reasoning is  
 21 that the area has been trying to develop a  
 22 restaurant focus, and, therefore, the scale  
 23 development, with outdoor seating, for example  
 24 -- eventually, in fact, the intent is to have  
 25 no traffic at many, many points during the week

1 at that block. It actually becomes a plaza. I  
 2 mean, that's the vision.  
 3 MR. WU: Mr. Chair, the concern was, with  
 4 the streetscape that's going to commence very  
 5 soon, it will have some redevelopment  
 6 opportunities, and we want to be proactive, to  
 7 have regulations that has the vision, what we  
 8 desire for this block of Giralda.  
 9 Miracle Mile has a streetscape, and the  
 10 only extension beyond that is the one block of  
 11 Giralda. So you want to be proactive, to come  
 12 up with a vision we believe is a benefit for  
 13 the Downtown, and hence became the Zoning in  
 14 Progress, by the City Commission, directing  
 15 Staff to look at this block specifically.  
 16 So it's a combination of the streetscape  
 17 that is going to happen, Giralda is going to  
 18 be, for the most part, a pedestrian plaza, and  
 19 because we have these small parcels, that we do  
 20 want to be proactive and come up with a vision  
 21 that we hope you will share, and the Commission  
 22 will adopt in the very near future.  
 23 So when development comes to redevelop, we  
 24 have a roadmap for that.  
 25 MR. RODRIGUEZ: Forgive me. I'm just not

1 up to speed. Is Giralda going to be a  
 2 streetscape, as well?  
 3 MR. TRIAS: Yes. Maybe I was not clear.  
 4 That's part of the project and that's the main  
 5 reason behind this.  
 6 MR. LEEN: Can I add something? It's going  
 7 to be -- Craig helped with this, and we worked  
 8 on this, too, my office, and it's going to be a  
 9 square. That's the idea. A curbless square.  
 10 It's sort of unique in Dade County, and the  
 11 concern that has been expressed by the  
 12 Manager's Office to me, and one of the reasons  
 13 why this came through was, we didn't want to  
 14 create the square, with all of these  
 15 restaurants, and then have the restaurants  
 16 disappear and have, you know, taller buildings  
 17 and then the square outside that sort of would  
 18 be an anomaly then, to have the square with  
 19 these buildings.  
 20 The whole purpose of the square was to have  
 21 them attached to the restaurants. That's how  
 22 it was expressed to me. And, you know, it's  
 23 ultimately up to you to what you recommend, but  
 24 I just wanted you to - that was how it was  
 25 expressed to me.

1 MR. TRIAS: The rendering shows the idea,  
 2 and that was the rendering prepared by the  
 3 consultant. And what happens is, that is a  
 4 very intricate design for the floor, and  
 5 traffic is actually removed often, and there's  
 6 a street, eating, and so on.  
 7 Yes.  
 8 MS. MENENDEZ: If you're trying to create  
 9 this look, where does this 200-foot, you know,  
 10 building come into play? Because we're  
 11 allowing here a 200-foot frontage. How does  
 12 that really contribute to this beautiful  
 13 Restaurant Row, you know, concept?  
 14 You see what I'm saying? It kind of like  
 15 doesn't make sense to me.  
 16 MR. TRIAS: That's the current Code. The  
 17 current Codes allows the bigger building at 200  
 18 feet. So what we're saying is, we're not  
 19 changing that. We're not taking development  
 20 rights. However, if you do a building like  
 21 that, you do have to step back, at the third  
 22 floor, 20 feet, and follow certain design  
 23 standards, such as parking access from the  
 24 alley, transparency at the ground level for the  
 25 storefronts.

1 So those are the additional requirements  
 2 that I think are able to make it better.  
 3 MR. BELLIN: Ramon, let me ask you another  
 4 question. And I don't know if anybody has  
 5 thought of this, but we've come up against it  
 6 in a number of different cases. When you  
 7 provide terraces up on the roof, generally  
 8 those terraces are going to be used for maybe  
 9 an extension of the restaurant, where you have  
 10 seating and people being able to, you know,  
 11 be -- the Building Official doesn't allow  
 12 those, because of the fire issue. So how do we  
 13 get around that situation?  
 14 MR. TRIAS: I had a discussion recently  
 15 with the Building Official on that very topic,  
 16 and his concern has to do with the means of  
 17 egress in case of fire. He says, well, at the  
 18 ground level, you're already out. So you can  
 19 have all kinds of activity next to each other.  
 20 At the upper level, you have to get out of the  
 21 building. So neighboring buildings, if there's  
 22 a fire and so on, it creates an issue, and that  
 23 is a very valid concern that he has, and we're  
 24 trying to work through the different  
 25 interpretations of the Building Code that would

1 resolve that issue.  
 2 Now, there are some design issues. I mean,  
 3 you can certainly have a wall -- right, a wall  
 4 that separates -- a fire wall --  
 5 MR. BELLIN: Because you have a fire  
 6 separation.  
 7 MR. TRIAS: I mean, there are multiple ways  
 8 to deal with this, from a design point of view,  
 9 but I would prefer to see if we can find a  
 10 better interpretation of the Code. But you're  
 11 correct. I mean, at this point, it's an issue,  
 12 if you want to have, let's say, a restaurant,  
 13 at the second floor, at a terrace, in a  
 14 building that is attached to another building.  
 15 MR. BELLIN: Yeah.  
 16 CHAIRMAN FLANAGAN: Ramon, is that the end  
 17 of your presentation?  
 18 MR. TRIAS: Yes, I'm done. And I think  
 19 there's one speaker.  
 20 CHAIRMAN FLANAGAN: I think we have two.  
 21 MR. TRIAS: And Staff recommends approval.  
 22 Thank you.  
 23 CHAIRMAN FLANAGAN: Okay. We'll open the  
 24 public hearing. Your name and address, for the  
 25 record, please?



1 MR. KUPERMAN: Yes, sir.  
 2 Good evening. Jorge Kuperman, property  
 3 owner of 137 Giralda Avenue. I'm coming here  
 4 to speak on my own. I'm an architect. That's  
 5 where I have my architectural practice. I'm a  
 6 member of the BID, of the Board of Directors,  
 7 and as such, I am a member of the Streetscape  
 8 Steering Committee.  
 9 We've been working really hard to get this  
 10 streetscape for the City, and I'm going to use  
 11 the argument for Giralda Avenue, when it was  
 12 designed -- not speaking on behalf of anybody,  
 13 but on my own, and try to convey why these uses  
 14 are necessary to make a successful streetscape.  
 15 This block of Giralda Avenue is basically  
 16 going to be 90 percent of the time pedestrian.  
 17 I'm inviting you guys to have a vision of  
 18 Lincoln Road or many other pedestrian streets  
 19 in Europe. It's going to be a lot of urban  
 20 activity, and the way to sustain that, almost  
 21 24 hours a day, is to create liveable people --  
 22 I mean, apartment units upstairs. So that  
 23 would support the fact that the need of  
 24 permanent people living there is needed.  
 25 Now, during the day, everybody goes to

1 work. It's happening right now, at peak time,  
 2 noontime, you don't have anywhere to walk in  
 3 there, because everybody else has lunch, that  
 4 work in the area. The garage is fully  
 5 occupied. I have no idea what's the occupancy  
 6 of the garage in the corner of Galiano and  
 7 Giralda, but probably it's six or seven hundred  
 8 cars, I think.  
 9 That building becomes empty overnight,  
 10 completely empty.  
 11 MS. MENENDEZ: I'm sorry, which building?  
 12 MR. KUPERMAN: Galiano, above the  
 13 Argentinean restaurant. Galiano and Giralda.  
 14 MS. MENENDEZ: Oh, you're talking about the  
 15 parking garage?  
 16 MR. KUPERMAN: The parking garage, yes.  
 17 MS. MENENDEZ: Okay.  
 18 MR. KUPERMAN: I think it's Garage Number  
 19 3. So that would support the fact that there  
 20 is no need for dedicated parking on each  
 21 parcel. That garage is empty overnight. And,  
 22 really, it's a good break for these small  
 23 parcels. Actually, my own, which is 25 by 100,  
 24 have an opportunity to create downstairs retail  
 25 restaurants and upstairs have their commercial

1 uses, as well as residential.  
 2 I think that the level of intensity of  
 3 Giralda is different than Miracle Mile, yes,  
 4 but yet it's this little block -- actually, the  
 5 City already -- is about to change the name.  
 6 It's not going to be anymore Giralda Avenue.  
 7 It's going to be called Giralda Plaza. That  
 8 was the only way that Miami-Dade County Transit  
 9 Authority cede the right to the City to  
 10 regulate the speed, as not a street anymore.  
 11 It's not a Miami-Dade county, affected by  
 12 regulation, but it's a plaza, and there are  
 13 going to be bollards on each end.  
 14 I believe it's going to be a great  
 15 initiative, and part of the successfulness of  
 16 this initiative is this Overlay. So I really  
 17 encourage you to think of it, not necessarily  
 18 as a totally isolated initiative, but a  
 19 completely engaged initiative, with the  
 20 streetscape.  
 21 Thank you.  
 22 CHAIRMAN FLANAGAN: Thank you.  
 23 MS. MENENDEZ: I'm sorry, before you come  
 24 up, a question to our attorneys.  
 25 How do we -- does this set a precedence?

1 Like can a block, in the future, come  
 2 in and say, "Hey, we want to have Almeria  
 3 Plaza?" How do you handle that? I mean, how  
 4 are we going to -- I was curious.  
 5 MR. COLLER: Well, it's not unusual to have  
 6 Overlays for blocks or multiple blocks.  
 7 MS. MENENDEZ: Does this set a precedence,  
 8 though? Can someone say to us, you did it  
 9 there, why wouldn't you do it here?  
 10 MR. COLLER: When anybody asks me, does  
 11 something set a precedent, I always say, it  
 12 sets a precedent only if you allow it to be a  
 13 precedent.  
 14 I think that under the unique circumstances  
 15 here, where you're trying to develop this  
 16 Restaurant Row, it's different from the next  
 17 block over. So there's reasons why you would  
 18 want to allow for an Overlay in this particular  
 19 circumstance, where you might not in another  
 20 circumstance.  
 21 So I think there are unique facts  
 22 associated with this particular Overlay.  
 23 MR. LEEN: And I agree with Craig Coller.  
 24 And he's done a lot of work with Overlays. The  
 25 issue I see is that our Zoning Code does allow

1 applicants to come and apply for basically a  
2 Zoning Code change like this, and you would  
3 have to consider it.

4 You know, and I think that's part of the  
5 reason why we were discussing whether this is  
6 legislative or quasi-judicial. You know, I  
7 view a substantial -- there's a substantial  
8 legislative component to this to me, because  
9 it's really a policy decision, and, in fact, it  
10 was mentioned several times as to whether  
11 you're going to place an Overlay like this in  
12 Downtown Coral Gables. And this is very  
13 essential to our City, what it is, as a planned  
14 City.

15 So I do think it's unique. Whether it's  
16 quasi-judicial or legislative --

17 MS. MENENDEZ: No, I think it's the other  
18 microphone that's next it to.

19 MR. LEEN: I think this is very unique,  
20 because of the streetscape, combined with  
21 Restaurant Row. I don't think it sets any  
22 precedent.

23 MS. MENENDEZ: Well, I was getting to that,  
24 and so what I would suggest, maybe to consider  
25 is, is writing that into this legislation that

1 you all want us to adopt is -- define why it's  
2 unique.

3 So, therefore, it would be a little bit  
4 more of a challenge for anyone to come and say  
5 we want to do the same on Almeria Road or  
6 whatever road.

7 MR. GRABIEL: What do you have against  
8 Almeria? It's a very nice street.

9 MS. MENENDEZ: Is it?

10 So that would be my suggestion.

11 MR. TRIAS: What I would recommend is, just  
12 like last time, I would like to work with the  
13 City Attorney to describe the intent, the  
14 public benefit.

15 MS. MENENDEZ: Because it is different. It  
16 is unique. The location is unique, what's  
17 there. But I think there's a need to describe  
18 that uniqueness.

19 MR. LEEN: I think it's a great suggestion.  
20 What we can do is, we'll put a purpose clause,  
21 again, and talk about the unique factors of  
22 this square and Restaurant Row, and the purpose  
23 of this is to protect that.

24 MR. RODRIGUEZ: And, again, I'm sorry to be  
25 a little bit behind, define Overlay for me.

1 MR. LEEN: Well, I mean, either of us  
2 can --

3 CHAIRMAN FLANAGAN: Craig.

4 MR. COLLER: Well, typically an Overlay is,  
5 you have existing zoning, and then you drop on  
6 top of it a new proposal that lays on top of  
7 what the existing zoning is. That's typically  
8 what an Overlay is.

9 Now, the Overlay can be exclusive. In  
10 other words, you have to utilize the Overlay or  
11 you may be able to utilize the underlying  
12 Zoning and the Overlay. Typically they're  
13 limited to the Overlay, because that's the  
14 purpose for it.

15 MR. RODRIGUEZ: I understand.

16 MR. LEEN: And we have a good example in  
17 Coral Gables, which I know Ramon can talk  
18 about, which is -- you're all familiar with,  
19 but it's the Merrick Park area, which is  
20 industrial. It's largely an industrial area,  
21 and it was an industrial area, and there's a  
22 Mixed-Use Overlay placed on top of it, which  
23 provides additional regulations and rights.

24 MR. RODRIGUEZ: I'd like just a little more  
25 clarity or understanding as to the necessity of

1 the -- you know, the residential component,  
2 and, you know, why it has to go up six stories,  
3 and how -- has anybody looked at how that  
4 would, you know, potentially adversely impact  
5 the area?

6 MR. TRIAS: There's one --

7 MR. RODRIGUEZ: And I'm sorry. And one  
8 other related issue is, I'd like to, again,  
9 following up on something I asked earlier, and  
10 Maria just asked, about why this particular  
11 street -- by the way, this looks very nice. I  
12 mean, it looks like it would be something that  
13 would be very nice, and I certainly can  
14 recognize that. But, you know, I'm concerned  
15 about other property owners in the area maybe  
16 looking at this and saying, "Why did these  
17 folks over there win the lottery," so to speak,  
18 "Get this benefit that we don't have?"

19 I think there should be a logical basis for  
20 that.

21 MR. TRIAS: Yes. I think you're correct.  
22 Basically, to make it simple, the current right  
23 to develop doesn't change in any significant  
24 way. It doesn't change. I mean, simply you  
25 have more form regulations. You have to do

1 some step backs and so on. But in terms of  
2 FAR, in terms of height, in terms of any of  
3 those issues, it stays the same.

4 Now, what could happen, if we don't have  
5 the Overlay, if we don't have this required  
6 step back at 45 feet, is that if a parcel is  
7 assembled that is 20,000 square feet, according  
8 to our current Code, then a building that is 77  
9 feet could go all of the way up, an office  
10 building, for example, without any retail or  
11 any restaurant downstairs or any transparency.

12 MR. RODRIGUEZ: So, in Giralda now, you can  
13 go up seven stories?

14 MR. TRIAS: If you have a parcel that is  
15 20,000 square feet and 200 feet wide. And  
16 that's generally what the Code has. The Code  
17 has small parcels and large parcels,  
18 oversimplifying the Coral Gables Code.

19 So when you get to the large parcel, then,  
20 all of a sudden, you can do much more.

21 MR. RODRIGUEZ: So in term of the height  
22 that will be allowed, that doesn't change?

23 MR. TRIAS: No, that doesn't change. But  
24 what changes is that the step back is required,  
25 so the appearance is less massive and less

1 Once we've made that investment in the  
2 treatment of the street and the curbless nature  
3 of the street, and the ability to close it down  
4 and continue to activate it in a much more  
5 regular manner than it's currently being  
6 cultivated now, such as Giralda Under the  
7 Stars, it is important to continue to enhance  
8 that.

9 And I think, by allowing property owners to  
10 take a smaller parcel and bring additional  
11 residential units to the parcels or even just  
12 bring a commercial use on the second floor, it  
13 keeps the neighborhood nature of that street,  
14 and returns to its root as Restaurant Row.

15 And as we've seen in the City of Coral  
16 Gables, many of the buildings had residential  
17 uses on the second floor, where you lived  
18 upstairs from where you worked.

19 So I think the fact that there's no minimum  
20 parking requirement, while somewhat daunting  
21 when you read it on paper, I think there are  
22 existing solutions for parking that are within  
23 our City, but I also think that there is the  
24 opportunity, should somebody decide to do and  
25 max out on a 25 by a hundred foot lot, build

1 bulky. So the scale of the street maintains  
2 the kind of intimate scale that is desired.

3 CHAIRMAN FLANAGAN: Ramon, let's continue  
4 with the public hearing, and we -- can we do  
5 that?

6 MR. BELLIN: Wait. I have a question.

7 CHAIRMAN FLANAGAN: We have one more  
8 speaker, Barbara Tria.

9 MS. TRIA: Hi, Barbara Tria. I'm a  
10 property owner at 2309, 2315 Ponce, at 2610  
11 Ponce. I'm also a commercial real estate  
12 broker here in Coral Gables, exclusively, I  
13 guess, over the past 20 years, representing the  
14 landlord. For example, putting together the  
15 Seasons 52 deal, bringing them to the Mile,  
16 Swine, Red Koi, et cetera, and I'm also an  
17 active member of the BID, most recently being  
18 appointed vice-president with the BID, but I'm  
19 here today, with regard to the Giralda Overlay,  
20 as a property owner.

21 I find it extremely exciting that the City  
22 is being proactive about finding a solution to  
23 maximize and build on the investment, that  
24 both, the City and the property owners are  
25 making to change the physical streetscape.

1 those extra floors, as a practical matter, I  
2 think there would be a solution for finding the  
3 parking there.

4 So I think it's -- it continues -- this  
5 Overlay, in my estimation, would continue to  
6 enhance the activation of that street and the  
7 special nature that it has in our history.  
8 Many of us remember Restaurant Row, and this  
9 will preserve the diversity there.

10 I've got two questions -- I don't know if  
11 it's appropriate now -- on the reference -- I  
12 think, Marshall, you had the question on the  
13 Mediterranean L-2. And when I see  
14 Mediterranean Bonus, because I'm not as  
15 articulate as many of the people in the room,  
16 I'm not sure whether that is a requirement to  
17 provide colonnades or anything like that? Or  
18 is that --

19 MR. TRIAS: No. No, it's not. There are  
20 many options that you can choose from, and  
21 certainly I would not recommend arcades  
22 internally.

23 MS. TRIA: Okay. No, that's what I mean.  
24 To me, that would be counter to what we're  
25 talking about doing here.

1 MR. TRIAS: Absolutely. I agree.  
 2 MS. TRIA: Okay. And then the other  
 3 thought, I wanted to clarify, on the building  
 4 height, where you have "rooftop architectural  
 5 elements," that's an additional 15 foot on top  
 6 of the 77 or is that --  
 7 MR. TRIAS: Yes, and that's typical, for  
 8 example, to hide mechanical equipment and those  
 9 kinds of issues.  
 10 MS. TRIA: Okay. Thank you for your time.  
 11 CHAIRMAN FLANAGAN: Thank you.  
 12 MR. BELLIN: All right. I have a question.  
 13 MR. TRIAS: Yes, sir.  
 14 MR. BELLIN: Do you think there ought to be  
 15 some kind of minimum sized lot? The gentleman  
 16 says he's got a lot that's a hundred by 25.  
 17 MR. TRIAS: The minimum we have is 2,500  
 18 square feet in the Code.  
 19 MR. BELLIN: Then how do you access the  
 20 units that are above the restaurant? You've  
 21 got to go through the restaurant, to an  
 22 elevator. You need two means of egress from  
 23 the apartments. I don't see how you can do it  
 24 in a 25-foot wide --  
 25 MR. TRIAS: But that is why you're such a

1 talented architect.  
 2 MR. BELLIN: Well, as a practical matter, I  
 3 just don't see how you can do it with --  
 4 MR. TRIAS: No, I think it is likely that  
 5 the very -- like one lot is not likely to  
 6 develop six stories. I think that that's  
 7 good --  
 8 MR. BELLIN: I think maybe he has a  
 9 different opinion.  
 10 MR. KUPERMAN: I didn't invent the wheel,  
 11 but basically, in my case, if we were not going  
 12 to take the whole 25 feet for the front, that  
 13 restaurant, and you now take five feet away for  
 14 an access to a lobby, and then you reach your  
 15 first means of egress, and then an elevator.  
 16 And the other means of egress is at the end of  
 17 this lobby, which will connect the front with  
 18 the back, that's your solution.  
 19 I mean, 25 is a nice size. To take away  
 20 five feet and now you have a 20 feet frontage  
 21 of a restaurant, that's it. Now you go into  
 22 the building.  
 23 MR. BELLIN: Okay.  
 24 MS. MENENDEZ: Are these restaurants going  
 25 to be able to put tables out in the plaza and

1 things like that?  
 2 MR. TRIAS: Yes.  
 3 MS. MENENDEZ: Yeah, it will work. You can  
 4 make it work.  
 5 MR. TRIAS: There you go.  
 6 MR. KUPERMAN: I've got one comment with  
 7 the step back of the building. On the previous  
 8 version, you requested 30 feet along Giralda.  
 9 MR. TRIAS: Yes.  
 10 MR. KUPERMAN: Now you're splitting the 20  
 11 feet and 10 feet on the alleyway. We're  
 12 talking about the east and the west alleyway,  
 13 and I don't know if you guys sometimes look up,  
 14 on a red traffic light in streets like Flagler,  
 15 and you look, and these balconies are being  
 16 used as outside storages. No one is enjoying  
 17 sitting, having coffee, and looking into  
 18 Flagler Street.  
 19 Now I'm transferring that idea to the  
 20 alleyway, those 10 feet, and those balconies  
 21 facing the alleyway -- what I'm suggesting is  
 22 to create an alternate. Either the 30 feet  
 23 along Giralda or the 20 and the 10, as opposed  
 24 to requiring only the 20 and the 10.  
 25 So, as a designer, if I decide to do an

1 even facade along the alleyway and keep the 30  
 2 feet on Giralda, I think it's much nicer to see  
 3 Giralda, with everything that's going to  
 4 happen.  
 5 MR. TRIAS: That's a very good critique.  
 6 Certainly we can include that for a study.  
 7 MS. MENENDEZ: Unless there's a thought  
 8 process in trying to provide something going on  
 9 in the alley, you know, which is something that  
 10 the City has always talked about, in  
 11 particular, in the Mile. To be able to connect  
 12 the garages, to be able to create some --  
 13 MR. KUPERMAN: We had a conversation last  
 14 week when the neighbors met with the Director,  
 15 and one neighbor expressed the problem on how  
 16 these alleyways create a disconnect in the  
 17 block.  
 18 MS. MENENDEZ: Right.  
 19 MR. KUPERMAN: When you're a pedestrian and  
 20 you walk -- I drive out of my alleyway, and I  
 21 brake, because I know that there's going to be  
 22 pedestrians.  
 23 When you are a pedestrian, you feel a  
 24 street in the middle of the block -- so I  
 25 suggested to create some sort of Zoning that

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1 people will need to create a continuance of the  
 2 facade, almost like an element that is virtual,  
 3 that will join the front, above the height of a  
 4 truck. So now you have a continuance of the  
 5 facade. Not only will it enhance it from a  
 6 human perspective, but now you're a pedestrian,  
 7 and you feel you have a continuance, as opposed  
 8 to stop.  
 9 And to add -- you create a continuous  
 10 walkway, as opposed to the pavement that cuts,  
 11 the experience is completely different now.  
 12 MS. MENENDEZ: I guess my point is, that if  
 13 you start looking at the rear, you have to also  
 14 take into account perhaps some other amenities  
 15 that can be provided in the back, not  
 16 necessarily just the asphalt, but maybe some  
 17 interconnections.  
 18 MR. KUPERMAN: That would be great.  
 19 MS. MENENDEZ: Doesn't Giralda have some  
 20 connections? Okay. It's Giralda. Then it's  
 21 Aragon. And I know there's some parking lots  
 22 on Aragon, so there's some connections.  
 23 MR. KUPERMAN: The whole corner could be an  
 24 incredible initiative. That parking is going  
 25 away, I understand.

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1 MS. MENENDEZ: Oh, really? Okay.  
 2 MR. KUPERMAN: I understand, with the  
 3 Giralda streetscape. So now you've got this  
 4 whole corner, with Pittman Park, the former  
 5 parking, that could be just an incredible  
 6 initiative.  
 7 MR. TRIAS: What I would advise is that  
 8 Zoning is just one tool. Clearly there's the  
 9 Board of Architects review. There's site  
 10 planning. There's many things. Zoning is a  
 11 very basic tool. I mean, don't think that the  
 12 buildings are just this. This is just the  
 13 beginning.  
 14 In addition, we have all of this other  
 15 design process that takes place, and so on. So  
 16 my idea is that if we allow some more  
 17 flexibility, the creativity of our very good  
 18 professionals, the architects and others that  
 19 work in our community will make this a very  
 20 beautiful place.  
 21 CHAIRMAN FLANAGAN: Ramon, can you just  
 22 help me clarify it? What does this Overlay  
 23 change from the current requirements?  
 24 So if I understand, nothing with height  
 25 will change. I understand the stepping back,

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1 on a bigger building, may change. We're going  
 2 to delete some parking requirements. That may  
 3 change. Can you just really bullet point it?  
 4 MR. TRIAS: Yeah, what changes is, no  
 5 parking requirement, which is a big change,  
 6 okay, and then it requires a step back at 45  
 7 feet for everybody, small, big, whatever  
 8 project. So those are the biggest changes.  
 9 And, in addition to that, the possibility of  
 10 having residential as a use. Right now, that's  
 11 not allowed, unless you do a mixed-use project,  
 12 which requires 20,000 square feet.  
 13 Those are the big picture changes.  
 14 CHAIRMAN FLANAGAN: No parking, step  
 15 back --  
 16 MR. TRIAS: The required step back --  
 17 CHAIRMAN FLANAGAN: And residential above  
 18 the shop?  
 19 MR. TRIAS: Yeah.  
 20 CHAIRMAN FLANAGAN: Okay.  
 21 MR. TRIAS: Also transparency at the ground  
 22 level for storefronts required.  
 23 CHAIRMAN FLANAGAN: Right.  
 24 MR. GRABIEL: Most cities have a place, a  
 25 civic place, where -- a celebratory space, a

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1 place where, on New Years, when the Dolphins  
 2 win the Super Bowl again, everybody can get  
 3 together. You're laughing very hard.  
 4 But most municipalities, most cities, have  
 5 a place where people naturally go and gather  
 6 when they want to get together. I think,  
 7 again, the commitment from the City and the  
 8 owners is to be lauded, because we are  
 9 basically creating that kind of a space.  
 10 So anything that we can do to help that  
 11 space become more and more successful, I think  
 12 it's something that we should go for.  
 13 CHAIRMAN FLANAGAN: Anybody have anything  
 14 additional?  
 15 MR. GRABIEL: So I move to be --  
 16 CHAIRMAN FLANAGAN: You move the item?  
 17 MR. GRABIEL: Yes.  
 18 MS. MENENDEZ: I'll second.  
 19 CHAIRMAN FLANAGAN: A motion and a second.  
 20 Nobody had any other comments? If we can call  
 21 the roll, please.  
 22 THE SECRETARY: Frank Rodriguez?  
 23 MR. RODRIGUEZ: Yes.  
 24 THE SECRETARY: Maria Menendez?  
 25 MS. MENENDEZ: Yes.

1 THE SECRETARY: Marshall Bellin?  
 2 MR. BELLIN: Yes.  
 3 THE SECRETARY: Julio Grabiel?  
 4 MR. GRABIEL: Yes.  
 5 THE SECRETARY: Jeffrey Flanagan?  
 6 CHAIRMAN FLANAGAN: Yes.  
 7 Okay. Next item on the Agenda is Number  
 8 10. It's an Ordinance of the City Commission  
 9 of Coral Gables, Florida providing for a text  
 10 amendment to the City of Coral Gables Official  
 11 Zoning Code by amending Article 3, "Development  
 12 Review," Division 2, "General Development  
 13 Review Procedures," Section 3-206, "Building  
 14 site determination"; and Article 8,  
 15 "Definitions," amending the requirements for  
 16 applications for a building site separation and  
 17 creating a definition for voluntary demolition;  
 18 providing for a repealer provision,  
 19 severability clause, codification, and for an  
 20 effective date.  
 21 Charles.  
 22 MR. WU: Thank you, Mr. Chair. For the  
 23 record, Charles Wu. I'll be presenting this  
 24 item.  
 25 As you may have seen, past building site

1 waterfront lot and a cul-de-sac come through as  
 2 consideration, that the existing criteria was  
 3 not the best method of doing that analysis. So  
 4 for that consideration, where you have a  
 5 waterfront, the City Commission, in the Granada  
 6 case, asked us to look at the waterfront as a  
 7 frontage, when you evaluate how they're  
 8 compatible.  
 9 Likewise for a cul-de-sac situation, where  
 10 the frontage may be a disadvantage for  
 11 evaluation, so we put in there the criteria.  
 12 For the cul-de-sac lot, it has to be a like for  
 13 like analysis, for a similar cul-de-sac, within  
 14 a 1,000 feet. So that clarified the situation  
 15 where we have frontage.  
 16 Also included, since we have not had it in  
 17 a while, but we thought it might be applicable  
 18 in this case, is a golf course frontage. Golf  
 19 course frontage, it's very similar to a water  
 20 frontage. It's that they do have a wider  
 21 frontage at the golf course area. So that's  
 22 (B.)  
 23 (C) The only thing we added was that -- the  
 24 voluntary demolition within the past ten years.  
 25 In the past, you cannot demolish any portion of

1 determinations and lot splits, we've had some  
 2 challenges, based on the current criteria, how  
 3 to evaluate certain projects.  
 4 And the City Commission challenged us,  
 5 based on some of those subdivisions, to come up  
 6 with better and clearer criteria as a result of  
 7 that, and we have shared this with them early  
 8 in October of last year, and they were quite  
 9 pleased with the direction we're heading.  
 10 So I'd like to summarize the changes. For  
 11 clarity, we decided to delete all of the  
 12 current standards, and we just reformatted and  
 13 retooled everything in the underlying format  
 14 starting on Page 3.  
 15 To start off with, we would like to require  
 16 at least four of the following six criteria.  
 17 In the past, applicants had requested  
 18 considerations for some of the criteria. Here  
 19 we clarified, at least four of the following  
 20 six have to be met.  
 21 The first one is the same. (A) there's no  
 22 change.  
 23 (B) is the result of a number of cases  
 24 where we've had waterfront lots that come for  
 25 consideration. We've had a situation where a

1 the property that we would consider part of the  
 2 criteria. Here, we thought that was overly  
 3 restrictive, so we put a time line. If you  
 4 demolish something longer than 10 years, we  
 5 will not consider that a problem of meeting  
 6 this criteria.  
 7 (D) is similar to, 10-year caveat.  
 8 (E) is a response to the City Commission's  
 9 concern about protecting specimen trees. And  
 10 the remaining of (E) remains.  
 11 And (F) is something unique that we had  
 12 extensive consultation with the City Attorney.  
 13 The original had a deadline, that you have to  
 14 own the property prior to September 17th, 1977.  
 15 We thought that might be suspect, from a legal  
 16 perspective. We thought we'll consider 10  
 17 years -- to reduce that to 10 years. In the  
 18 past, applicants had requested a waiver  
 19 consideration for that.  
 20 So, again, out of the six criteria, you  
 21 have to meet at least four.  
 22 Moving on, in practice, recently, we also  
 23 had some conditions when we approved these site  
 24 determinations and subdivisions as following,  
 25 so we are making it a standard requirement as

# Attendance/Speaker Sign In Sheet – February 10, 2016

## Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Barbara Trig property owner 2309-2315 Ponce	2631 Ponce de Leon Blvd	305-790-5055	<input type="checkbox"/> Shared Parking Standards (Item 8) <input checked="" type="checkbox"/> Giralda Overlay (Item 9) <input type="checkbox"/> Building Site Determination (Item 10) <input type="checkbox"/> Various Text Amendments (Item 11) <input type="checkbox"/> Green Building Standards (Item 12)
2.	JORGE KUPERMAN PROPERTY OWNER 137 GIRALDA AV.	137 GIRALDA AV	309 448-1989	<input type="checkbox"/> Shared Parking Standards (Item 8) <input checked="" type="checkbox"/> Giralda Overlay (Item 9) <input type="checkbox"/> Building Site Determination (Item 10) <input type="checkbox"/> Various Text Amendments (Item 11) <input type="checkbox"/> Green Building Standards (Item 12)
3.	LAURA RUSO	2655 LeJeune Rd DH1-F	305 476- 8300	<input type="checkbox"/> Shared Parking Standards (Item 8) <input type="checkbox"/> Giralda Overlay (Item 9) <input type="checkbox"/> Building Site Determination (Item 10) <input type="checkbox"/> Various Text Amendments (Item 11) <input type="checkbox"/> Green Building Standards (Item 12)
4.				<input type="checkbox"/> Shared Parking Standards (Item 8) <input type="checkbox"/> Giralda Overlay (Item 9) <input type="checkbox"/> Building Site Determination (Item 10) <input type="checkbox"/> Various Text Amendments (Item 11) <input type="checkbox"/> Green Building Standards (Item 12)
5.				<input type="checkbox"/> Shared Parking Standards (Item 8) <input type="checkbox"/> Giralda Overlay (Item 9) <input type="checkbox"/> Building Site Determination (Item 10) <input type="checkbox"/> Various Text Amendments (Item 11) <input type="checkbox"/> Green Building Standards (Item 12)