

City of Coral Gables
Planning and Zoning Board Meeting
Wednesday, January 13, 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	
Robert Behar	P												Board-As-A-Whole
Marshall Bellin	P												Commissioner Vince Lago
Jeffrey Flanagan - Chair	E												Commissioner Pat Keon
Julio Grabiell	P												Mayor Jim Cason
Maria A. Menendez Vice Chair	P												City Manager Swanson-Rivenbark
Alberto Perez	P												Commissioner Frank C. Quesada
Frank Rodriguez	E												Commissioner Jeannett Slesnick

P = Present
E = Excused
C = Meeting Cancelled

City Staff and Consultants:

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

Court Reporter:
Nieves Sanchez

Craig H. Coller, Esq., Special Counsel

Attachments:

- 01 13 16 Planning and Zoning Board Verbatim Minutes
- 01 13 16 Attendance/Speaker Sign In Sheet
- Letters entered into the record by Michael E. Treacy in opposition to Villa Valencia project.

1 people.
2 MR. TRIAS: It's up to you. All I'm saying
3 is that since we have some neighbors here, it
4 would be good to deal with that.

5 MR. BELLIN: We can deal with that, and
6 then we can decide if we want to extend the
7 meeting.

8 CHAIRPERSON MENENDEZ: Charles, can you be
9 so kind as to read the item into the record,
10 please, the one we're going to hear now?

11 MR. WU: This is regarding Giralda Overlay.
12 An Ordinance of the City Commission of Coral
13 Gables, Florida providing for text amendments
14 to the City of Coral Gables Official Zoning
15 Code, by amending Article 4, "Zoning
16 Districts," adding Section 4-206, "Giralda
17 Restaurant Row Overlay" to allow for modified
18 requirements with form-based development
19 standards that modify and supplement the
20 existing Commercial District standards and
21 criteria for the 100 Block of Giralda, legally
22 described as Lots 21-37, Block 29, Lots 3-24,
23 Block 33, Section L, to allow appropriate
24 infill and redevelopment that enhances the
25 character of Restaurant Row; providing for a

1 MR. BELLIN: Aye.
2 MR. PEREZ: Aye.
3 MR. GRABIEL: Aye.
4 CHAIRPERSON MENENDEZ: No nays?
5 Okay. Unanimous.

6 MR. TRIAS: Okay. Thank you, Madam Chair.
7 You have received the memo to the
8 Commission that was passed recently, which is
9 the Zoning in progress resolution for one block
10 of Giralda Avenue, and that is the block that
11 is east of Ponce de Leon Boulevard.

12 May I have the PowerPoint, please?

13 Thank you very much.

14 As you are aware, Giralda is a street that
15 is undergoing some redesign. It's part of the
16 streetscape project of the Downtown, and that's
17 why there's an interest in trying to fine-tune
18 the Zoning requirements of what's allowed along
19 this block.

20 Currently, the existing conditions are that
21 there are small buildings, small parcels,
22 mostly constructed in the '30s, '40s, up to the
23 '70s, and typically the FAR -- well, one or
24 two-story buildings, so we're talking about an
25 FAR of one, perhaps one-and-a-half or so.

1 repealer provision, providing for a
2 severability clause, providing for codification
3 and providing for an effective date.

4 MR. COLLER: May I suggest, in an abundance
5 of caution, given that it's five minutes to
6 9:00 and there are people here that want to
7 speak, maybe it would be appropriate now to do
8 a motion to extend the time.

9 CHAIRPERSON MENENDEZ: Do I have a motion
10 to extend the time?

11 MR. BELLIN: I'll motion to extend the
12 time.

13 CHAIRPERSON MENENDEZ: By how much?

14 MR. BELLIN: Let's say -- how many people
15 are here to speak?

16 CHAIRPERSON MENENDEZ: Two.

17 MR. BELLIN: Two? Let's extend it until
18 9:15.

19 CHAIRPERSON MENENDEZ: Okay. There was a
20 motion and a second. Do we have to take a roll
21 call or can we just take a straw vote?

22 MR. WU: Unanimous --

23 MR. COLLER: You can take --

24 CHAIRPERSON MENENDEZ: All in favor, say
25 aye.

1 If you look at the Zoning Map, the Zoning
2 is Commercial, which is really not telling you
3 much, until you look at the Land Use. And what
4 happens with the Land Use is, as you can see,
5 that single block between Ponce de Leon and
6 Galiano is the only block where both sides of
7 the street are in the light pink. The light
8 pink is Commercial Low Rise Intensity. Every
9 other block has different things going on. But
10 that one is consistent.

11 So what happens is that, because of that,
12 that area has retained that small scale feel,
13 that makes it so attractive to many people.

14 Currently, the typical re-development
15 scenario that is likely is a one-and-a-half
16 story building, which is 1.45 FAR, which
17 doesn't require parking. I mean, that's a
18 reasonable way to develop the small parcels, an
19 unlikely way to continue the process.

20 Basically there's no minimum parcel size
21 for that. It applies to all of the Land Uses.
22 In the CBD, there's no parking requirement.
23 So, you know, it's a very beneficial part of
24 the Code. The Code has many, many good things
25 and this is one of those.

1 Another scenario for re-development would
2 be a small parcel, less than the 20,000 square
3 feet, the famous threshold that is throughout
4 the Code, that could go to 45 feet.

5 Now, at that point, parking kicks in. So,
6 at that point, in the light color, you would
7 see what the parking area would be. And, in
8 the darker, is the development area. So about
9 half of any building, typically, is parking.
10 So that's another scenario.

11 I mean, that scenario basically would lead
12 to a maximum practical FAR of two. I mean,
13 legally you could do more, because of the
14 Commercial Land Use and so on, but it's very
15 unlikely that it could be possible.

16 Now, the third scenario, which is the one
17 that is most difficult to reconcile with the
18 vision of Giralda, is the large parcels. If
19 you were to assemble 20,000 square feet, and
20 then you can over 45 feet, then you end up with
21 a building that is 70 feet high, is basically a
22 box. I mean, the Code doesn't really give you
23 the kind of massing detail and so on that we
24 were discussing with the previous applicant.

25 So what happens is that that may be out of

1 we are proposing some ways to encourage a
2 harmonious streetscape design, with consistent
3 height and FAR for all parcels.

4 Now, this is the actual Overlay, and the
5 Overlay, if you look at it in some detail, it
6 has some regulations, in terms of, for example,
7 the frontage, the floor area ratio, which is
8 what's allowed now. It speaks of having shop
9 front frontage on Giralda and prohibiting
10 vehicular areas, such as driveways and so on,
11 on Giralda. It speaks of open space, but it
12 allows it as rooftop terraces and balconies.
13 And should you do an MXD Overlay, you could do
14 residential.

15 We are suggesting that there should be step
16 backs. We are suggesting that Giralda Avenue
17 should be three stories, and then there should
18 be a step back of 30 feet at the four-story,
19 and then another step back at 60 feet at the
20 top story. We are suggesting that, because we
21 believe that the scale of the three stories,
22 with the ratio, with the width of the street,
23 will be ideal for the types of restaurants and
24 the types of activities that are recommended.

25 That's illustrated in this Site Plan.

1 scale with the vision of Giralda. At that
2 point, you could go to the 3.0 FAR. At that
3 point, you would have to provide significant
4 parking. At that point, you end up with a
5 building that is much bulkier than the existing
6 conditions.

7 Now, we have looked at some of the
8 precedence and the history, and, generally,
9 Merrick used to recommend a proportion of one
10 to one, in terms of the quality of the space.
11 So Giralda is 60 feet, so about, you know, six
12 stories would be a maximum logical development,
13 with Merrick's plan. However, that, by itself,
14 wouldn't be the best scenario, in terms of
15 design.

16 The famous 45 feet, we have a theory. We
17 think it comes from City Hall, which happens to
18 be 45 feet at the corners. I would like to
19 think that that's where it comes from. And,
20 certainly, I will tell that story to anybody
21 who will listen.

22 So what happens is, I think that has a lot
23 of value. That has a lot of value. And what
24 has happened is that we are concerned about the
25 regulation of the height of the buildings, and

1 In addition to that, to make it into a
2 benefit, we're saying that there will be no
3 minimum parking requirements. You could
4 provide parking, but for this block, there
5 would be no minimum, which allows much better
6 buildings. Given the fact that half of the
7 building tends to be parking, and these are
8 relatively small buildings, and we checked with
9 the Parking Director, Mr. Kinney, and he was
10 fine with the idea. There are parking garages
11 in close proximity that can provide parking for
12 the area.

13 Anyway, so those are the ideas that we are
14 suggesting, and we would love to hear your
15 feedback. And, like I said, I think we have at
16 least two people who want to speak on this
17 issue.

18 CHAIRPERSON MENENDEZ: Okay. Why don't we
19 go ahead and allow the public to speak, please.
20 If you can say your name and your address.

21 MR. KUPERMAN: Absolutely.

22 Good evening, Madam Chair, Members of the
23 Board. My name is Jorge Kuperman. I own the
24 building at 137 Giralda Avenue. That's where I
25 run my architectural practice. I'm an

1 architect.

2 And for disclose purposes, I am a Member of

3 the Board of Directors of the Business

4 Improvement District, and as such, I also serve

5 in the Streetscape Steering Committee.

6 So I take this, to my very heart, this

7 project, along with Miracle Mile, of course,

8 and I think that this is a great Ordinance. I

9 want to commend on the Staff, for having made

10 the research, the historical research, of the

11 precedence of the 1930 Code, and the idea of

12 the one to one ratio for the height.

13 I believe that this Ordinance, along with

14 the streetscape, will go hand-in-hand, will

15 enhance walkability and pedestrian traffic. It

16 will reactive the evenings. Right now, that

17 block of Giralda Avenue basically goes down at

18 about 7:30. It's very active during the day.

19 You can't find any room to walk in the narrow

20 walkways. Everybody that works goes to

21 Restaurant Row to read menus for everybody,

22 every pocket, and my vision is that with this

23 initiative, this life, along with opportunity

24 to incentivize development for residential

25 units, will bring to this block, in particular,

1 asked to pay for the streetscape. My

2 assessments alone will amount to about

3 \$250,000. I anticipate that I will be taking

4 out a mortgage to pay for those assessments.

5 At the same time, we're considering

6 reducing the property value of those

7 properties.

8 The timing is terrible, and you already

9 possess the ability to approve or reject a

10 re-development project by project. We do not

11 need these limitations, and I think these

12 limitations are grossly unfair, when not

13 applied to any other area in the streetscape or

14 Business Improvement District.

15 Thank you.

16 CHAIRPERSON MENENDEZ: Thank you.

17 Ramon, are these limitations or are they

18 upgrading the ability to build on Giralda Row?

19 MR. TRIAS: They're upgrading the ability

20 to build on Giralda Row, except if you assemble

21 20,000 square feet. So it's actually making it

22 easier to develop.

23 Even in that case, because of the break in

24 parking requirements, I think it's a benefit.

25 So what happens is that we are proposing

1 and to the Downtown area, in general, the life

2 that right now Coral Gables is facing during

3 the evening.

4 Just to wrap up my idea, I do encourage you

5 to approve this Overlay. I think it's the

6 right thing to do, along with other

7 initiatives, that hopefully will come back very

8 soon before you for the rest of the Downtown

9 area. Thank you.

10 CHAIRPERSON MENENDEZ: Thank you.

11 THE SECRETARY: Gail Ackermann.

12 MS. ACKERMANN: Good evening. My name is

13 Gail Ackermann and I own four folios in the 100

14 Block of Giralda, which I purchased relying on

15 the original height allowances.

16 Now we are discussing carving out a single

17 block in the entire City and placing

18 limitations on that block. One of the most

19 vibrant restaurant rows in this entire country

20 is in San Antonio. It's restaurant, after

21 restaurant, after -- exciting happening, all

22 lined with 30-story hotels. There is nothing

23 saying that the same conviviality can't be

24 achieved with something more than 45 feet.

25 We, as landowners, are currently being

1 that you can do 65 feet, which is more, and

2 whatever parking you want to do, which is very

3 beneficial, in the sense, you know, the

4 business person can choose whatever they

5 believe is right.

6 And the only requirement is that there is a

7 step back at the third story, the fourth story

8 setback, and then the next story is also set

9 back.

10 So, you know, from that point of view,

11 unless you owned 20,000 square feet, you cannot

12 do those things at this point. So that's a

13 benefit.

14 MR. GRABIEL: If you do have a 20,000

15 square foot site, with the existing Zoning,

16 what could you build?

17 MR. TRIAS: No, that would be --

18 CHAIRPERSON MENENDEZ: That's what it says

19 here, though. It's not 20,000 square feet. It

20 says, 2,500 square feet.

21 MR. TRIAS: Right. Right. Exactly.

22 What I'm saying is, currently there's a

23 20,000 square foot requirement to go beyond 45

24 feet.

25 MR. GRABIEL: Oh, okay. Got it.

1 CHAIRPERSON MENENDEZ: Right. But what
2 this is proposing, which I just can't envision
3 the 25-foot minimum frontage, and then going up
4 65 feet.

5 MR. TRIAS: Yeah, that's probably not going
6 to happen, yeah, but it's just that it's
7 platted at 25-foot lots, so that's why we have
8 that dimension there.

9 CHAIRPERSON MENENDEZ: But the way it's
10 written, though, they could do it.

11 MR. TRIAS: Yes.

12 CHAIRPERSON MENENDEZ: I mean, it's not
13 practical, but they could go up 65 feet, on a
14 25-foot frontage.

15 MR. TRIAS: Yeah. And what I'm saying is
16 that what you're describing is already more
17 than can be done today. So the previous
18 speaker is mistaken.

19 CHAIRPERSON MENENDEZ: No, I know that. I
20 think we're past that point. But now I'm
21 talking about the proposal, as it's written,
22 and the fact that it only requires 2,500 square
23 foot, but the issue is that it only requires
24 25-foot minimum frontage, and -- I mean, and
25 then you can go up 60 feet.

1 MR. TRIAS: True. That may be, yeah.

2 CHAIRPERSON MENENDEZ: That's a little -- I
3 mean, I don't know how that would work. You're
4 the architect.

5 MR. GRABIEL: It's a five-story townhouse.

6 MR. TRIAS: There are some really nice ones
7 in Boston that I know, yeah. They're actually
8 less than 25 feet wide.

9 MR. BELLIN: Ramon --

10 MR. TRIAS: Yes.

11 MR. BELLIN: -- we've got three stories.
12 Then we step back 40 feet or 30 feet, and,
13 then, at the fifth story, we step back 60 feet.

14 MR. TRIAS: Yes.

15 MR. BELLIN: So if you've got a 25-foot
16 lot, the fifth floor is roughly a thousand
17 square feet.

18 MR. TRIAS: The depth of the parcel is more
19 than 25 feet.

20 MR. BELLIN: No. No. I'm saying, it's a
21 hundred -- a hundred by 25.

22 MR. TRIAS: Oh, okay. I see. I see.

23 MR. BELLIN: That's 2,500. But when you
24 get to the fifth floor, you've got a footprint
25 on the fifth floor of a thousand square feet.

1 MR. TRIAS: Right.

2 MR. BELLIN: You've got to provide an
3 elevator. You've got to provide two means of
4 egress, which is going to eat up a third of the
5 square footage that's there. I don't know what
6 you would put up there, to tell you the truth.

7 MR. TRIAS: Would you recommend a different
8 dimension?

9 MR. BELLIN: Well, I don't know. I'm just
10 thinking. And plus the fact that the elevator
11 has to go up, so, therefore, the elevator --
12 you can't get to the elevator unless you're 60
13 feet into the property.

14 MR. KUPERMAN: You've got a point, but
15 we're not restricting -- my property is 25
16 feet. If I was to design a thousand square
17 feet unit, it could be very easily a single
18 residential unit, just one unit, large enough,
19 even with the two means of egress and elevator.
20 Why not? It's great.

21 I would be looking into what's going on in
22 the open entertaining areas of the roof, which
23 is open 20 percent, I think, requirement of
24 open space.

25 CHAIRPERSON MENENDEZ: Where do you put the

1 equipment, like the AC units and things? Do
2 you then add that on top? And then you have to
3 screen that.

4 MR. KUPERMAN: Well, obviously. That's the
5 rest of the Ordinance already current in the
6 Code, yeah.

7 CHAIRPERSON MENENDEZ: How much higher,
8 then, would you be going, Ramon?

9 MR. TRIAS: Ten feet.

10 MR. KUPERMAN: Or even could give me the
11 opportunity not to go to the fifth, and reserve
12 that precisely for equipment.

13 CHAIRPERSON MENENDEZ: That's what I was
14 thinking.

15 MR. KUPERMAN: It's just a matter of
16 design. And, besides, I see excellent units on
17 a frontage of 25 feet, by the depth of the
18 property. It's great.

19 MR. PEREZ: Why such an aggressive setback
20 at 60? What's the rationale for that?

21 MR. TRIAS: Again, that's a design choice
22 and the design choice is to try to minimize the
23 impact at the street level with three stories.

24 Mr. COLLER: I hate to be the official
25 timekeeper, and I really apologize, but you

1 have about two minutes left.
 2 CHAIRPERSON MENENDEZ: Do I have a motion
 3 to extend?
 4 MR. BELLIN: I'll make a motion to extend
 5 15 minutes.
 6 CHAIRPERSON MENENDEZ: Until 9:30?
 7 MR. BELLIN: 9:30.
 8 MR. GRABIEL: I'll second.
 9 CHAIRPERSON MENENDEZ: We have a second.
 10 All in favor say, aye.
 11 Aye.
 12 MR. PEREZ: Aye.
 13 MR. BELLIN: Aye.
 14 MR. GRABIEL: Aye.
 15 MR. COLLER: That was easy.
 16 MR. KUPERMAN: If anything, on the five
 17 stories, you want to extend it all of the way
 18 to the frontage, that's another idea.
 19 MR. BELLIN: Yes, but that defeats the
 20 purpose. The purpose is to reduce the mass on
 21 the street. So you go three stories. You go
 22 back 30 feet. One more story. You go back 60
 23 feet. Then one more story.
 24 MR. TRIAS: Yeah.
 25 MR. KUPERMAN: Right. Right.

1 MR. BELLIN: When you get to the fifth
 2 level, you've got a footprint that can't be
 3 more than a thousand square feet.
 4 MR. KUPERMAN: Agree.
 5 MR. TRIAS: If you have only 25 feet. But
 6 if you have more than that, then it's going to
 7 be larger.
 8 MR. BELLIN: No, but even though -- I mean,
 9 I think it restricts it quite a bit, but the
 10 fact that you have to go from the storefront
 11 back 60 feet to get to the elevator, I don't
 12 know how that's going to --
 13 MR. KUPERMAN: It's up to the designer.
 14 Maybe it's not used, but why restricting it?
 15 Leave it in there.
 16 MR. BELLIN: And what would you do with the
 17 fifth space?
 18 MR. KUPERMAN: My own residential unit.
 19 MR. BELLIN: No, what would you do with the
 20 roof, that's -- say, at the fourth level,
 21 you've got back 30 feet, so you've got 30 feet
 22 of roof to do something with.
 23 MR. KUPERMAN: Right.
 24 MR. BELLIN: And what you're thinking about
 25 is using it for an outdoor deck?

1 MR. KUPERMAN: It's part of the Ordinance.
 2 MR. BELLIN: But the problem becomes, when
 3 you can't do that, because the Building
 4 Official won't allow it? We tried to do it on
 5 his building, and because of the fire issue,
 6 the fire separation and all of the other
 7 issues, you can't have outdoor decks.
 8 MR. KUPERMAN: You occupy up to the maximum
 9 allowance of an FPA (sic) and whatever -- you
 10 just --
 11 CHAIRPERSON MENENDEZ: You know --
 12 MR. BELLIN: On Giralda, you know, you have
 13 a neighbor right next to you.
 14 CHAIRPERSON MENENDEZ: Yeah. I've dealt
 15 with that issue. That's something you really
 16 need to run through the Building Official.
 17 MR. TRIAS: No, I'm familiar with this
 18 issue.
 19 CHAIRPERSON MENENDEZ: Yeah, because I've
 20 dealt with that issue.
 21 MR. KUPERMAN: May I just say something
 22 else? The open space doesn't mean that it's
 23 going to be a restaurant or entertainment area.
 24 CHAIRPERSON MENENDEZ: No, no, I know. But
 25 I think we need to address --

1 MR. KUPERMAN: I mean, you see, in Europe,
 2 terraces are being usable for the neighbors of
 3 the building. Open Space. A swimming pool, a
 4 garden.
 5 CHAIRPERSON MENENDEZ: No. No. No.
 6 Nobody is opposed to that, but there are some
 7 building requirements that before we start
 8 allowing uses, like open space, that we have to
 9 make sure that whatever language is necessary
 10 to make them legal, that we're able to do it,
 11 from the building perspective.
 12 MR. TRIAS: You're absolutely right. And
 13 as far as I know, Mr. Bellin is correct. If
 14 you want to do a restaurant at the top level,
 15 you can't. I mean, that's certainly an issue.
 16 CHAIRPERSON MENENDEZ: Just the fire exit
 17 requirements would kill your building.
 18 MR. KUPERMAN: On the previous addressed
 19 topic by the woman that I spoke, I'd like to
 20 say that property values are being upgraded by
 21 doing this. Not only that, I am saying to you,
 22 tax me, because I'm willing to pay for that
 23 improvement, and I'm really happy to do that.
 24 MR. TRIAS: Yes.
 25 MR. GRABIEL: We've had two speakers, one

1 who is extremely positive on this Zoning
2 change, and another one is completely negative.
3 Have you sat down with the neighbors? Have the
4 neighbors come together.

5 I mean, I would not even want to consider
6 this until I hear from the other property
7 owners on the street, and see what their
8 reaction is to this.

9 MR. TRIAS: Well, they were notified, but
10 certainly we can actively meet with them. At
11 this point, really, because of the fact that it
12 was a Zoning in progress and we had a real
13 deadline, I wanted to bring it to you as soon
14 as we could, to get your input, as Planning
15 experts. And if you think, generally, the
16 direction is okay, then we certainly can look
17 more into the Building Code issues and meet
18 with the neighbors.

19 MR. GRABIEL: In principle, I like it. I
20 love the idea that there's no parking
21 requirements. That, you know, would give a lot
22 more flexibility to the building, without
23 having to end up with parking sandwiches, you
24 know, and cars overlooking the street, but I
25 think we need more information.

1 over a certain amount.

2 MR. ACKERMANN: Again, you have the ability
3 to approve project by project. What I'm
4 objecting to is --

5 CHAIRPERSON MENENDEZ: No, that's not the
6 way it works. I don't think that's --

7 MR. BELLIN: If your FAR is greater than
8 1.45 you have to provide parking.

9 MS. ACKERMANN: Understood. But if that
10 person comes along and has the ability to
11 decide to do parking, along with a 60-foot
12 building, that option should be available. It
13 shouldn't be eliminated.

14 MR. TRIAS: That option is available. It's
15 just that it's not required. So you have that
16 option, yeah.

17 MR. BELLIN: I personally don't think
18 you're losing anything, because now you can
19 develop a whole lot more on that property than
20 you could before, because once you go over what
21 you have, you've got to provide parking.

22 MS. ACKERMANN: Until you get to 20,000
23 square feet.

24 MR. BELLIN: Yeah. Is your property more
25 than 20,000 square feet?

1 MR. TRIAS: Okay.

2 MR. BELLIN: I would like to hear what the
3 lady's objections are and what she thinks she's
4 losing. I don't think you're losing anything,
5 but maybe I'm not understanding --

6 MR. WU: Well, I think you need to manage
7 expectations. She talked about a 30-story
8 building elsewhere, and it's not going to
9 happen here. So I think we need to manage
10 expectations, what is right for the City and
11 our Downtown.

12 MR. BELLIN: No, I think that five stories
13 is reasonable.

14 But what do you feel that you would lose by
15 this --

16 MR. COLLER: I know you would like to talk
17 from there, but there's a court reporter here,
18 and so if you can come to the podium.

19 MR. ACKERMANN: I see a height restriction
20 of 60 feet, based on the 1930s Code, being
21 reduced to a maximum of 45 feet on the street.

22 MR. BELLIN: On the street.

23 MS. ACKERMANN: Uh-huh.

24 CHAIRPERSON MENENDEZ: But my understanding
25 is that parking would be required if you go

1 CHAIRPERSON MENENDEZ: We're just trying to
2 understand, so we can try --

3 MR. GRABIEL: Concerns.

4 MS. ACKERMANN: My concern is general, not
5 personal.

6 MR. BELLIN: I think, in general terms, you
7 come out much better, especially like there are
8 going to be new parking garages built, so there
9 will be the ability to provide parking to your
10 customers or whoever occupies the space.

11 Maybe you just don't like the feeling that
12 you're losing something, but I really don't see
13 what you're losing. But, you know, I'm not in
14 your shoes.

15 MS. ACKERMANN: I've stated my concerns.

16 MR. WU: Well, I think we should allow
17 Staff time to meet with the property owner and
18 try to --

19 MR. TRIAS: Yeah, we certainly think -- at
20 this point, we really want to get your input,
21 in terms of content, and certainly we can set
22 up meetings and further discuss this issue with
23 any concerned citizen and see where that goes.

24 MR. BELLIN: Okay. I mean, you'll have
25 your opportunity to convince him.

1 MS. ACKERMANN: Thank you.
 2 MR. TRIAS: Thank you.
 3 MR. PEREZ: Ramon, a question. Why
 4 Giralda, specifically?
 5 MR. TRIAS: Because Giralda, that block, is
 6 going to be rebuilt by the City and the
 7 contribution from the neighbors, and it is
 8 going to create a lot of value, that needs to
 9 be maximized, in terms of the right proportions
 10 of the space.
 11 So we believe that at this point, before we
 12 re-build that street and make it beautiful,
 13 there's a great opportunity to shape the
 14 outdoor room with properly proportioned
 15 buildings.
 16 MR. PEREZ: But couldn't the same be said
 17 for all of the CBD, with the improvements that
 18 will eventually happen on Miracle Mile? Why
 19 just specifically Giralda?
 20 MR. TRIAS: That's coming next.
 21 MR. PEREZ: Okay.
 22 MR. TRIAS: That's coming next.
 23 MR. PEREZ: Okay.
 24 MR. KUPERMAN: I know that it's late, but
 25 I'd only just like to say, do not forget about

1 in which environment this Ordinance is taking
 2 place. And, actually, this block is not going
 3 to be anymore Giralda Avenue. It's going to be
 4 called Giralda Plaza. The County has to give
 5 it up to the City, because traffic is going to
 6 be restricted, and I think that this is the
 7 right time for this Ordinance.
 8 This is coming up. It's breaking ground in
 9 90 days, I think. Construction documents are
 10 basically completed. So this is what is going
 11 to happen in this block. Nowhere else is
 12 happening this.
 13 CHAIRPERSON MENENDEZ: How wide are the
 14 sidewalks going to be?
 15 MR. KUPERMAN: There's no sidewalk, no curbs.
 16 MR. BELLIN: There's no traffic.
 17 MR. KUPERMAN: Exactly.
 18 CHAIRPERSON MENENDEZ: Oh, that's nice.
 19 MR. KUPERMAN: Exactly. From property line
 20 to property line.
 21 CHAIRPERSON MENENDEZ: But you're going to
 22 be able to drive through there, except when
 23 there's special events.
 24 MR. KUPERMAN: There's going to be bollards
 25 at each end, accessible for emergency Fire

1 Department --
 2 CHAIRPERSON MENENDEZ: Is it going to be a
 3 through street or --
 4 MR. KUPERMAN: Yes.
 5 MR. TRIAS: Well, not always. Not always.
 6 CHAIRPERSON MENENDEZ: Not always. Only
 7 when there's events, we close it down --
 8 MR. TRIAS: Yeah.
 9 CHAIRPERSON MENENDEZ: Right. Okay.
 10 MR. TRIAS: It's designed to be closed down
 11 as a plaza, so it doesn't have curbs.
 12 CHAIRPERSON MENENDEZ: Right. So there
 13 won't be any curbs?
 14 MR. TRIAS: Right.
 15 MR. KUPERMAN: No curbs.
 16 CHAIRPERSON MENENDEZ: And will there be
 17 parking?
 18 MR. KUPERMAN: No parking.
 19 CHAIRPERSON MENENDEZ: No parking.
 20 MR. TRIAS: Right.
 21 CHAIRPERSON MENENDEZ: So where are we
 22 looking for parking, the garage that's close
 23 by?
 24 MR. TRIAS: Yes.
 25 CHAIRPERSON MENENDEZ: Okay. And it has

1 the capacity?
 2 MR. TRIAS: Yes.
 3 CHAIRPERSON MENENDEZ: Okay.
 4 MR. GRABIEL: Okay.
 5 MR. TRIAS: So that's where we are. We'll
 6 come back to you with a more refined version of
 7 this.
 8 Thank you very much.
 9 And I would recommend that you postpone the
 10 discussion on the other items to the next
 11 meeting.
 12 MR. BELLIN: So do we have to sit here for
 13 another seven minutes?
 14 MR. GRABIEL: We've got five minutes. Can
 15 you do anything in five minutes?
 16 CHAIRPERSON MENENDEZ: Do we have a motion
 17 to end the meeting?
 18 MR. GRABIEL: I move to adjourn.
 19 MR. BELLIN: To adjourn, yeah.
 20 CHAIRPERSON MENENDEZ: Okay. Thank you.
 21 MR. GRABIEL: Do we hear a second?
 22 (Thereupon, the meeting was concluded at
 23 9:25 p.m.)
 24
 25

1 CERTIFICATE

2

3 STATE OF FLORIDA:

4 SS.

5 COUNTY OF MIAMI-DADE:

6

7

8

9 I, NIEVES SANCHEZ, Court Reporter, and a Notary

10 Public for the State of Florida at Large, do hereby

11 certify that I was authorized to and did

12 stenographically report the foregoing proceedings and

13 that the transcript is a true and complete record of my

14 stenographic notes.

15

16 DATED this 21st day of January, 2016.

17

18

19

20

21

22

SIGNATURE ON FILE

NIEVES SANCHEZ

23

24

25

Attendance/Speaker Sign In Sheet – January 13, 2016

Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	KITTY WINKLER	642 VALENCIA, #406 33134	786-536-2110	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (1)
2.	JOSE A. GELABERT AMELIA ROR MAGUIRE	600 BILTMORE WAY CORAL GABLES	305 446 7741	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (2)
3.	PAUL HENNERO	650 Valencia Ave Coral Gables #302	305 793 7272	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (3)
4.	SOPHIA P. LARAZ	440 Almeria Ave Coral Gables, FL	305 286 2012	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (4)
5.	MARLENE LAMBERTI	446 Almeria Ave Coral Gables	786-972-7032	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (5)
6.	PAUL SAVAGE	100 Almeria Ave #120 Coral Gables FL	305-444- 7188	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (6)
7.	MADELEINE CANDELARIO	650 VALENCIA AVE APT- 20/ CORAL GABLES FL	305-775- 7071	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (7)
8.	ADRIANA VEGA	600 BILTMORE WAY 816 CORAL GABLES, FL.	305-796-5164	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (8)
9.	Michael Treacy	642 Valencia Ave #508 Coral Gables, FL 33134	786-566-1069	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (9)

Attendance/Speaker Sign In Sheet – January 13, 2016

Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Joan Treacy	642 Valencia Ave #508 Coral Gables, FL 33134	305 974-2640	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (10)
2.	GAIL ACKERMANN	11098 MARIN ST 33134	305/667-7113	<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (20) <i>Giralda Overlay</i>
3.	Carol Lynch	642 Valencia Ave Apt 408	305 775 2406	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (11)
4.	Dennis Lynch	642 Valencia Ave Apt. 408	305-606-7236	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (12)
5.	Rhonda Anderson	2715 Hernando Str Coral Gables FL 33134	305-567 3004	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (13)
6.	GEORGE Lyall	700 BILTMORE WAY APT 1110, Coral Gables	305-742-5119	<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (14)
7.	Felisa Garcia	#604 700 Biltmore Way	305-987-3037	<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (15)
8.	JORGIE KUPERMAN	137 GIRALDA AV.	305-448-1986	<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input checked="" type="checkbox"/> Other <i>GIRALDA</i> (19)
9.	BIANCA FAMAÑAS	642 Valencia Ave APT. 306	305-774-5750	<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____ (16)

Attendance/Speaker Sign In Sheet – January 13, 2016

Planning & Zoning Board Meeting

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Sonia Blair			<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____
2.	Juan Castro			<input checked="" type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____
3.				<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____
4.				<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____
5.				<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____
6.				<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____
7.				<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____
8.				<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____
9.				<input type="checkbox"/> Villa Valencia (Items 5-7) <input type="checkbox"/> Beatrice Row <input type="checkbox"/> Other _____