

City of Coral Gables City Commission Meeting
Agenda Item F-3
June 12, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Frank Quesada
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Michael Mena

City Staff

City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Jackson Rip Holmes
Jorge Kuperman
Venny Torre

Agenda Item F-3 [5:16 p.m.]

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-209, "Giralda Plaza Overlay" to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, severability clause, codification, and providing for an effective date . (Changes the Zoning Code to allow small, 3-story mixed-use buildings on Giralda Plaza to be built up to 45 feet

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without providing minimum on-site parking. The Parking Advisory Board supports Staff's recommendation for three (3) stories on Giralda Plaza with no parking. The Planning and Zoning Board recommended four (4) stories or 50 feet, Vote 7-0. Staff incorporated all other modifications into the proposed text, however Staff stands by the maximum height for parking exemption to be three (3) stories and forty-five (45) feet.)

Mayor Valdes-Fauli: F-3, Giralda.

City Attorney Ramos: F-3 is an ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-209, "Giralda Plaza Overlay" to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, severability clause, codification, and providing for an effective date. This is a public hearing item on Second Reading.

Planning and Zoning Director Trias: It's a very similar request, the three stories and 45 feet. There's a few additional issues, such as allowing residential in the upper stories, et cetera. But, it's the same -- the same request that we had before. In the last few weeks, we did have a meeting with the BID and our zoning consultant to discuss the different options, but the staff recommendation is the same, as three stories and 45 feet, exempting parking from any building that is up to three stories and 45 feet.

City Manager Swanson-Rivenbark: And...

Vice Mayor Quesada: Remind me again, there was an example that you used with me -- I don't know if it was in our meeting or if it was in the public meeting. No, it was in the public meeting, Naples.

Commissioner Mena: Yeah.

Planning and Zoning Director Trias: Yes.

Vice Mayor Quesada: Alright, that's...

City Manager Swanson-Rivenbark: Fifth Avenue.

Vice Mayor Quesada: That's exactly what they have in that area?

Planning and Zoning Director Trias: Yeah. That's what they had...

Vice Mayor Quesada: That was the picture you showed us.

Planning and Zoning Director Trias: Yeah, yeah. Yeah, and what they did is they have public parking, and then they simply do not require any parking up to three stories.

Vice Mayor Quesada: Got it. Thank you.

Commissioner Lago: Again, I'm in favor of this legislation at three stories, not at four. I just want to make sure that we're aware that this is going to, obviously, have some sort of ramification on our parking restrictions and we're talking about that in regards to Andalusia and...

Planning and Zoning Director Trias: Yeah, and we...

Commissioner Lago: Other areas in downtown.

Vice Mayor Quesada: Can you be -- okay. I realize that, but...

Commissioner Mena: We are assuming that, no?

Vice Mayor Quesada: Can we talk about...

Commissioner Lago: And they're assuming. It's an assumption.

Commissioner Mena: Right. I just want to...

Commissioner Lago: We kind of always remember that...

Planning and Zoning Director Trias: We did go before the Parking Advisory Board and discuss the issue.

Vice Mayor Quesada: Oh, because you're saying that more people will park in the garages. Got it.

Planning and Zoning Director Trias: Yeah.

Vice Mayor Quesada: Okay, that makes sense.

Commissioner Mena: But that was -- when we discussed that recently, they had sort of baked it into their numbers...

Planning and Zoning Director Trias: Yeah.

Commissioner Mena: At some level.

Planning and Zoning Director Trias: And I think Kevin is here. He can explain further. But basically, we're talking about one block worth of development.

Commissioner Mena: Yeah. It's not...

Planning and Zoning Director Trias: So, it was a manageable size.

Vice Mayor Quesada: Got it. But that's a good...

Commissioner Lago: Yeah, but when you...

Vice Mayor Quesada: Point, though.

Commissioner Lago: When you say one block, though, I think -- and it goes back to Miracle Mile, because I know there's been discussions about potentially applying this zoning -- or this ordinance to Miracle Mile and having an increase in height. That's something that I'm not in favor of. You know, I think that -- I like the small-town look. I like the small-town feel of an area. I mean, again, I'm willing to do something that's, you know...

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: Going to complement the City and bring a different flavor, but I don't want to get too ahead of myself on this.

Planning and Zoning Director Trias: Keep in mind, no one is requesting additional height. It's simply less parking and that's the...

Commissioner Lago: Well, the P&Z, out of nowhere, said let's go to four stories.

Planning and Zoning Director Trias: Well, true.

Commissioner Lago: But that, to me, is a problem. So, staff's recommending three and we're starting -- now, P&Z's asking four. I mean, it's an issue. And, I have an appointment to make to the Planning and Zoning Board before the meeting ends.

Vice Mayor Quesada: Okay. I would assume it's a public hearing item.

City Attorney Ramos: It's a public hearing item.

Mayor Valdes-Fauli: It's a public hearing. We have Mr. Rip Holmes.

Jackson Rip Holmes: Is it working?

Commissioner Lago: Yes, sir.

Mr. Holmes: It is. My name is Jackson Rip Holmes. I have property on 256 Miracle Mile. I live at 35 Sedonia Avenue, here in Coral Gables. I'm very grateful for Commissioner Lago's comments about Miracle Mile. You know, when I worked out an estimate with some people on Giralda as to how much money was lost due to the prolonged construction delays of streetscape, just for the mistakes that were made -- because construction is construction, but we're only calculating how much money was lost due to mistakes, like the wrong master drain and so on, or not having 24/7 construction. It was \$5 million between my block, which was subject to ten and a half months of closure and Giralda, which was over a year. And so, this frightens me, this thing, because, you know, we have not -- listen, I use the expression that the people that were subject to the street closures were in the death zone that you think of with Mount Everest, where, you know, people -- if they stay at a certain height in that zone, they will die. And we were in that closure zone that is slow death. I appreciate your -- Mayor Valdes-Fauli, your mentioning Flagler Street, and your distrust, you know. And so, you know, fortunately, I'm not on Giralda. That's their problem. I did speak with someone. There was no notice to the merchants, right. She did not know about this -- you know the woman at La Dorada Restaurant. She opposes this

thing. She was not noticed. Please don't do it on Miracle Mile. We can't afford -- we're not even back to where we need to be financially after streetscape.

Mayor Valdes-Fauli: Thank you, sir.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Jorge Kuperman. Good morning. I mean, good afternoon.

Jorge Kuperman: Good afternoon, y'all. A long day.

Mayor Valdes-Fauli: Yeah.

Mr. Kuperman: Jorge Kuperman, JSK Architectural Group, 137 Giralda Avenue. I spoke before you during the first reading and I expressed my support as the Planning and Zoning Board had recommended it to you. And subsequent to that, as suggested by Commissioner Quesada, we conducted this workshop with the BID, some property owners and we also, the director of Planning. The Department invited Elizabeth Plater-Zyberk, from DPZ, which happens to be working on the zoning component of the whole City. And, there was consensus during that meeting/workshop that the best approach to this was exactly to follow what the Planning and Zoning Board recommended, which was 50 feet, FAR of 3.0, with a Med bonus of 3.5 and four-story height. We do see right now and respect that...

Vice Mayor Quesada: I'm sorry. Can you speak up a little bit? It's hard for me to hear you.

Mr. Kuperman: Yeah, sorry. We ended that workshop, basically, with a consensus of what the Planning and Zoning Board recommended. And now we respect the fact that staff goes back to the three-story 45 and -- 45 feet height and 3.0. The initial ordinance, the spirit was to incentivize redevelopment of small parcels. I own a parcel that has 2,500 square feet, 25 by 100.

And, I think it should be made a difference between incentivizing and permitting. Of course, if the ordinance passes, permits people, but that's -- (INAUDIBLE) incentivize. And let me present to you my approach, as a property owner and owner occupied on my own property. There are rules that the real estate market basically dictates. Everybody knows on this Commission what -- you know, what market value is of the property. So, for me, as a property owner, what is the incentive for me to demolish a property that has X market value today to start from scratch and build based on the proposed idea, 7,500 square feet, which is 2,500 times three, invest a substantial amount of money to go back and realizing that I will never ever recover my investment. So, I don't have any incentive -- obviously, I'm not talking about the benefits everybody understands from a urban perspective turning this block into more pedestrian friendly with permanent residents, the block, unfortunately, kind of dies during weekdays at 8 o'clock. Weekends are much better, but we are lacking the presence of permanent people that come downstairs to walk their dogs, to walk the kids, to buy, so on and so forth. That's why this follows basically the research that tells that permanent residents in a street downtown create these livable communities. I am really asking you to -- I am not -- we are not asking for increase of height. I'm still okay with the 45. We are not increasing the mass. But as it is proposed, I envision a box, completely rectangular box. The initial idea was with a step back on the second floor, five feet, if I'm not mistaken. A setback on the third of ten, and another setback on the fourth. That's why we needed the 0.5. So, this little takeaway from each floor, we can put it up there. So, 45 feet and 3.5, we can put four stories; 18 on the first and three times nine; nine, nine, nine, so I got my 45 feet. Once again, I'm not here to ask you for an increase of mass or an increase of height. I'm only asking for that 3.5 as an incentive and the 45 feet. Please revise it and go back to reading what the Planning and Zoning experts suggested to you guys. Thank you.

Vice Mayor Quesada: So, you're saying if we go with the staff recommendation, we're going to be building -- we're going to have boxes as a result.

Mr. Kuperman: Yes.

Vice Mayor Quesada: And if we went to four stories with three and a half FAR, then we'll have more articulation and we'll have more character.

Mr. Kuperman: Absolutely.

Mayor Valdes-Fauli: With four stories?

Mr. Kuperman: Yes.

Vice Mayor Quesada: Why can't we do the articulation with three stories?

Mr. Kuperman: Because...

Vice Mayor Quesada: My concern -- I'll tell you. First of all, I love Giralda. I mean, we fought to get Giralda...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Quesada: Where it's at today. It was incredibly difficult to get to this point, and Venny knows that. And you do too. I know you've been on -- I've been there for...

Mr. Kuperman: True.

Vice Mayor Quesada: I sit at the pizza place with my family, but I see you walking out of your office and walking -- I know exactly where your building is. My concern is I don't want to make a valley. We have such a good -- we've gotten to such a good place. And yeah, we can tweak it a little bit to get a little better. And, I look at the pictures that we have -- that's what I'm -- I'm peaking at Cathy's computer screen, because she's got an old picture of original mixed-use

buildings, and they're awesome. They're spectacular. They're beautiful. And then some of the buildings that Ramon showed from Naples are spectacular.

Mr. Kuperman: True.

Mayor Valdes-Fauli: Spectacular.

Vice Mayor Quesada: There's some nice articulation, nice design. And I know you're an architect, and so I'm -- that's why I'm having the longer conversation with you is my fear is getting to the fourth story, which I think Vince was alluding to, and then what if we -- I don't want to create that valley...

Mayor Valdes-Fauli: It would overpower the street.

Vice Mayor Quesada: That situation that you're swimming, you know...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Quesada: You know, you're walking underneath these towers of buildings.

Mayor Valdes-Fauli: It would really overpower the street.

Vice Mayor Quesada: So, I mean, can you tell me how -- why I shouldn't be concerned with that...

Mr. Kuperman: Okay.

Vice Mayor Quesada: Impact?

Mr. Kuperman: You mentioned before that -- you asked basically, yourself, I think, whether the 3.0 will create a box, and I will explain to you why. For me to do that and incentivize, I am not going to do it with three stories period. It's not an incentive for me. And my property value (INAUDIBLE) comparable is one million dollars. Why should I sink -- demolish, get rid of one million dollars to bring another three million dollars. I would never recover. If I did, why would I create a box? Because I want to maximize the 3.0. I'm not going to create any step backs, which is giving away square footage.

Vice Mayor Quesada: So, maybe it's a question for Ramon. Well, you should know it also. If it was three stories, does our current code force you to have step back or there's no step back...

Mr. Kuperman: No, it doesn't.

Vice Mayor Quesada: On the (INAUDIBLE)?

Mr. Kuperman: And if it does, then I can't take advantage of the 3.0. It's not.

Vice Mayor Quesada: Because it's an impossibility.

Mayor Valdes-Fauli: Okay.

Mr. Kuperman: Exactly.

Mayor Valdes-Fauli: Alright, Ramon, would you like to...

Vice Mayor Quesada: This is a great...

Planning and Zoning Director Trias: It's your...

Vice Mayor Quesada: I'm sorry. This is a great conversation, by the way.

Planning and Zoning Director Trias: No, no, and...

Mayor Valdes-Fauli: No, no.

Planning and Zoning Director Trias: The PowerPoint has many of those illustrations, and I -- in the interest of time, I did not give it to you.

Mayor Valdes-Fauli: No, no, no. Go ahead. We don't have any interests in time at this point.

Planning and Zoning Director Trias: Then I'll be happy to talk about this issue because, frankly, I'm very concerned when anybody says that a three-story building's going to be a box when the good examples that we have from the '20s, like this one, for example, are really not boxes. And let me give you an example. I mean, with this building...

Vice Mayor Quesada: You know, I'm looking at all the pictures from the PowerPoint from Naples and they all have a step back.

Planning and Zoning Director Trias: Yeah. And that...

Vice Mayor Quesada: And actually, your proposed standards, three-story, 45 -- ten-foot step back from Giralda above the ground floor...

Commissioner Mena: Right. I thought that's what we had.

Vice Mayor Quesada: Five feet additional step back -- so, it does have the step back in the proposed -- but you're just saying that you will not -- the average property owner would not be able to maximize -- but you still can't build a box, so that's incorrect.

Planning and Zoning Director Trias: Yes. What Mr. Kuperman is...

Mayor Valdes-Fauli: Go ahead, Ramon, please.

Planning and Zoning Director Trias: Suggesting is that within those 45 feet, the applicant should be able to build as many stories as they can fit, which is up to four. And you can fit four stories in 45 feet. I think that the idea of doing nine -- nine feet in the...

Mr. Kuperman: In the upper floors.

Planning and Zoning Director Trias: Is probably too tight, but still...

Commissioner Keon: That's (INAUDIBLE).

Planning and Zoning Director Trias: Yeah, right. I mean, it wouldn't be my choice, so that is why the recommendation is to do three stories because, that way, we are ensuring a high-quality...

Vice Mayor Quesada: This is from your presentation.

Planning and Zoning Director Trias: That was in the previous presentation. And what happens is that...

Vice Mayor Quesada: Is this still what we're voting on today?

Commissioner Keon: Yes.

Planning and Zoning Director Trias: I'm not making that mandatory and I'm not recommending that you should make it mandatory. It should be up to the applicant and up to each of the architects.

Commissioner Mena: Which means you can't...

Planning and Zoning Director Trias: And, I'll say this -- and I'm going to say this because I need to give you the best advice I can.

Mayor Valdes-Fauli: Mr. Kuperman...

Planning and Zoning Director Trias: When you go to Naples...

Mayor Valdes-Fauli: Do you want to sit down?

Mr. Kuperman: I'm just saying, whether it's mandatory or not, as a property owner...

Mayor Valdes-Fauli: Yeah.

Mr. Kuperman: Why would I step back and give up square footage if you're restricting me to 3.0?

Mayor Valdes-Fauli: Because we care for the street, and it is our job to make the street as nice as possible, as opposed to looking for the interest of the property owners.

Mr. Kuperman: And if you make it mandatory, then my...

Mayor Valdes-Fauli: (INAUDIBLE). Please sit down, and then I'll let you come back.

Mr. Kuperman: Sure.

Commissioner Lago: I want to hear what Maria -- excuse me.

Commissioner Keon: Ramon.

Commissioner Lago: Ramon was saying...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: Because he was getting to a good point.

Mayor Valdes-Fauli: Go ahead.

Planning and Zoning Director Trias: My advice to you is simple. Zoning is not a very refined way to do high-quality architecture. Zoning is very rough. So, what happens is that zoning gives you some basics. In addition, we have a very good Board of Architects and very good professionals and that's how you get the quality. Now, my critique of the mandatory step back in Naples, even though it's good, is that it's not as good as the quality of the architecture of Coral Gables that we use as models. If you want to look at models of good, quality architecture, we look around here.

Vice Mayor Quesada: My problem is I don't want it to become...

Commissioner Mena: A valley.

Vice Mayor Quesada: I'm sorry?

Commissioner Mena: A valley.

Vice Mayor Quesada: Yeah, no, no, no. Yeah, but I'm just talking about...

Planning and Zoning Director Trias: Yeah.

Vice Mayor Quesada: I don't want us to become sort of arbitrary whether you allow the step back or not because then the fight is it becomes -- architects are going to lobby...

Planning and Zoning Director Trias: Yeah.

Vice Mayor Quesada: You and our Board of Architects, well, hold on. We shouldn't have the step back because, in theory, what they're trying to do is maximize when really the nicest aesthetic is going to be the step back.

Planning and Zoning Director Trias: What I'm recommending to you is that the ground level -- at the ground level, it's mandatory. That is a build to line and you have to keep it. That is certainly mandatory.

Vice Mayor Quesada: Okay.

Planning and Zoning Director Trias: I'm also recommending that we should have the option of doing a balcony that could encroach up to six feet, which is very typical of the good examples of Coral Gables architecture that we all find good. And then, those are the zoning rules.

Commissioner Mena: A balcony, not a setback.

Planning and Zoning Director Trias: Yes, yes.

Commissioner Keon: No, balcony...

Planning and Zoning Director Trias: A balcony can encroach, and the step back is allowed. The step back is allowed, but it's not mandatory, and that is an opportunity to create more variety in the architecture. That is my recommendation, as in the text, and I think that allows to do a 3.0 FAR or less, depending on the choice of the applicant.

Vice Mayor Quesada: So...

Commissioner Keon: Does the...

Vice Mayor Quesada: I'm sorry. Go ahead.

Commissioner Keon: Does the balcony count to -- the balcony counts toward FAR?

Planning and Zoning Director Trias: No.

Commissioner Keon: The balcony doesn't count toward FAR?

Vice Mayor Quesada: Did you say...

Commissioner Keon: Is it a one-story balcony or can you build two stories on the balcony.

Planning and Zoning Director Trias: You could do balconies on two stories.

Commissioner Keon: You could do two-story balconies.

Planning and Zoning Director Trias: You could do that.

Vice Mayor Quesada: If you look at the PowerPoint that he presented last time, which is in our packet...

Commissioner Keon: Yeah.

Vice Mayor Quesada: It's got the pictures from Naples and they have the multiple balconies. It looks very, very nice.

Planning and Zoning Director Trias: Yes.

Vice Mayor Quesada: Yeah.

Planning and Zoning Director Trias: It's very nice.

Commissioner Keon: I just want to know those details.

Planning and Zoning Director Trias: Very nice.

Commissioner Keon: Yeah.

Vice Mayor Quesada: But are you saying -- I just want to be clear and I want to understand what you're saying. Is, in your recommendation, a balcony mandatory? It's either balcony or...

Planning and Zoning Director Trias: No.

Vice Mayor Quesada: Step back?

Planning and Zoning Director Trias: It's allowed. Both are allowed. They're not mandatory.

Vice Mayor Quesada: Got it.

Planning and Zoning Director Trias: And that's a choice that one can make...

Vice Mayor Quesada: So, they could still build a box?

Planning and Zoning Director Trias: They have to do...

Vice Mayor Quesada: The answer's either yes or no. It's yes, right?

Planning and Zoning Director Trias: The answer is no. The answer is no, and I'll tell you why. Because any building that is done that has three stories has to be articulated enough to be approved by the Board of Architects. So, to describe it as a box, in my view, it's incorrect.

Vice Mayor Quesada: I know, but if the Board of Architects approves it as a box, then it is a box. So, the answer to your question -- to my question is yes. They will be allowed to build a box, but it is the -- the Board of Architects is the goalkeeper to ensure that a box is not built.

Assistant City Manager Iglesias: And if I may just say, Commissioner, the fact that the balcony is allowed by Code means there's no encroachment agreement for all those balconies. So, you can incorporate it as part of the architecture without even having to get an encroachment agreement.

Planning and Zoning Director Trias: Now, you may disagree, and you may want to have mandatory step backs and so on. My recommendation is to let the architects and the designers do the best job they can.

Vice Mayor Quesada: I'm sorry. I was just showing Commissioner Mena the pictures from the presentation that you showed us last time and it's really nice. I just want to make sure that that happens.

Commissioner Keon: Will you require...

Vice Mayor Quesada: I guess for the benefit of the TV...

Commissioner Keon: You're requiring Mediterranean?

Commissioner Mena: Do you have that slide, Ramon?

Commissioner Keon: Oh, it gets blurred.

Commissioner Lago: That's what we're aspiring to.

Vice Mayor Quesada: Yeah, that's...

Commissioner Keon: No, no, wait.

Commissioner Mena: But that has a setback on the first floor.

Commissioner Keon: There you are.

Planning and Zoning Director Trias: Now, if you...

Commissioner Mena: And then straight the rest of the way.

Planning and Zoning Director Trias: If you prefer -- yeah, the mandatory step back, we could do that, certainly, but then there's an issue that there's less development potential in the site.

Commissioner Lago: You could have some beautiful -- like a second-floor commercial use, like a nice restaurant with...

Vice Mayor Quesada: Yeah, like -- it'd be great, with like outdoor seating or something.

Commissioner Lago: You could have something very nice, something very nice.

Vice Mayor Quesada: But we'd never...

Commissioner Lago: Maybe like an open door, like where you have those NanaWall systems that open up and you're overlooking Giralda with a nice outdoor eating space.

Vice Mayor Quesada: That'd be spectacular for that street. I just want to make sure that -- honestly, I feel like I'm fighting with you, but I'm not.

Planning and Zoning Director Trias: No, no.

Vice Mayor Quesada: I want to achieve the vision that you've shown us in these pictures.

Commissioner Lago: And Vice Mayor, that's why...

Vice Mayor Quesada: And I want to make it mandatory.

Commissioner Lago: That's why I mentioned -- and again -- the gentleman who came up, I have a lot of respect for him. He's a good architect. That's why I said, listen, at this moment in time

right now, I think three floors will give us sufficient height and we can maximize with the 45 feet and...

Mayor Valdes-Fauli: I agree with you.

Commissioner Lago: And do something which is quality. I don't want to sandwich...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: I don't want to push too much in the bag. You know, I understand they want the square footage...

Mayor Valdes-Fauli: Four stories is too much.

Commissioner Lago: But, the commitment that this Commission has made over the last three to four years to deliver on Giralda, now with this overlay, I mean, it's night and day. It's night and day. And Ramon -- and I know -- we give him a lot of credit, but I want to give Ramon credit because you've done an exceptional job. You've pushed hard. I know this hasn't been an easy process. I sat with you many, many times ago with things and you've had the patience to sit down and explain things. So, you deserve a lot of the credit for making this happen. And you've taught me things about Coral Gables architecture, the Biltmore, you know, different things about history in regards to Coral Gables that I didn't honestly know before.

Mayor Valdes-Fauli: You were taught things, yeah?

Commissioner Lago: Yeah. I sit next to you. I absorb them through osmosis, you know that, right?

Mayor Valdes-Fauli: When she lets you speak, right?

Commissioner Lago: When she lets me speak. But you know who we have here today...

Commissioner Mena: I know where you're going with this.

Commissioner Lago: We have today -- we have today -- the lady who lets me speak, she's right there, right there in (INAUDIBLE).

Mayor Valdes-Fauli: Venny.

Commissioner Lago: She's right there next to her boyfriend, Jorge.

Mayor Valdes-Fauli: Venny.

Commissioner Mena: I have a quick question, though, for you, Vince, or maybe -- I don't know if you'd know the answer to this. But obviously, in your field, you have a little more familiarity at this. You mentioned increased construction costs earlier...

Commissioner Lago: Yeah.

Commissioner Mena: I guess the question becomes can you do a 45-foot building, three stories, as you're describing, with the type of setback that Quesada's describing, and it be economically feasible for the owners of these properties to build that.

Commissioner Lago: The taller you go, the more costly it gets.

Commissioner Mena: No, forget taller.

Commissioner Lago: You can, you can. But again, what ends up happening -- and maybe Venny wants to step in because Venny is also...

Mayor Valdes-Fauli: Venny is...

Commissioner Lago: In the construction and design business. There -- the type of quality that we're looking for, it's going to be costly anyways. If you look at one of Venny's townhomes and you compare them to any other townhomes out there, you're going to see -- you can immediately know what is a Torre townhome.

Commissioner Mena: Right.

Commissioner Lago: I mean, even my wife says it. So, the reason why I'm bringing that up is because you can -- you know, you can see the difference. And, that's the type of quality that we're going to be trying to go with Giralda. The money we spend just on the finishes, the lighting, you know, it's not on par. It's beyond what I've seen in any streetscape in South Florida.

Commissioner Mena: You've think keeping it at three stories versus four stories at the same height is better or worse for that quality?

Commissioner Lago: I think it's more beneficial to be at three stories -- and Venny, I don't know if you can -- at 45 because your heights, your slab to slab...

Mayor Valdes-Fauli: More...

Commissioner Lago: Your slab to slab is going to be a lot more appealing.

Mayor Valdes-Fauli: More appealing, more elegant, yeah.

Commissioner Lago: Like if you're sitting in an apartment that has a...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: Ten-foot, you know...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: I'll give you an example. My wife and I, for four years, we lived at 100 Edgewater Drive. It's one of our first home -- I think it was our first home together, yes, before we bought and renovated our home. That -- those apartments are very, very, very tight. You know, when you can put your hand up and you can probably touch the ceiling. That's how tight it is. You're talk about probably about 8 feet, 7 and change if you did a drop ceiling to put some high hats. You know, that's not appealing. You don't want to be in that kind of situation. When you're having new construction, especially on Giralda, you want something nice, nine stories -- nine feet. Go to one of Venny's townhomes. You'll see his townhomes -- one of the first things you notice is the height...

Commissioner Keon: The value.

Commissioner Lago: The value, the height, the quality and that brings a lot of -- you know, that brings a lot of quality. It's just a different product. Did I explain it enough, Venny, or no?

Venny Torre: Thank you. Good afternoon. Thank you. Venny Torre, 208 Andalusia. Thank you for having me. I think I want to give you a scenario that paints the entire picture a little bit, because I think -- I want you guys to understand what this is all really about. But, I think what I'm hearing is there's an issue of context in being quaint, in being in context with what we feel is correct. And I think that we all agree to that ambition.

Commissioner Lago: I call that a small -- I call that our small-town...

Mr. Torre: I think...

Commissioner Lago: Feel.

Mr. Torre: I think we're all in total agreement with that, and I think that's the main goal. The issue -- and I'll paint a nasty picture for you. There's somebody that could find a small parcel on Giralda with all the rights in the world, build a seven-story building or six -- seven-story building -- you'll clarify what that means tomorrow -- and is that close to happening. And your goal is broken not because of anything, just because he had the right to do that. What we're talking about is incentivizing and changing the dynamics between the big boys and the small kids. All we have right now is the ability for the big boys to get 200 feet, and that means that very few people will ever redevelop the small parcels, whether it's on Giralda, whether it's across the CBD, whether it's on Miracle Mile. The ability to redevelop a small parcel is pretty much gone. It's just not happening. If you look at the parking restrictions that were put in in 1964 -- Ramon will clear that up. The amount of buildings that have been redeveloped on a small parcel since that year, you can count on maybe two of your hands and maybe not one of your hands. The ability to redevelop a small building is not there. What we're trying to do is incentivize the smaller people to do something, and this is basically where that challenge sits. It's not much more than that.

Vice Mayor Quesada: So, then are you in favor of the four stories, then?

Mr. Torre: It's not a matter of that. It's a matter of incentivizing and creating an incentive and a way for people to actually be able to participate. Now...

Vice Mayor Quesada: So, is the proper incentive three and a half and four stories?

Mr. Torre: What I'm going to suggest is...

Vice Mayor Quesada: In your opinion.

Mr. Torre: That you've -- you did the MXD. You're doing Giralda. Think about it -- before anything else, think about it in the entire context of downtown. We are -- we're in a position where we can't have the big boys only participate every so many years. They take three to four years to put a building together, and everybody else doesn't play the game. So, that's the big thing. I think the incentives that exist yet from what's allowed now, 1.45, to get anywhere is not there. Now, think about this. Miracle Mile, if you look at the retail studies, they'll tell you some of these spaces are restrictive to any retailer to come in and do anything that works for us, because nobody was going to take down a building on Miracle Mile. They will not take that building down. It's no incentive for anybody to do anything else. So, what happens is our game in retailing is shot. It's -- and I'm not saying it's a bad thing, but we have to figure out how to change that. Now, I'm not suggesting we do something like Lincoln Road and we bring Nike stores and develop the entire -- that doesn't work. We don't want that. So, there's got to be a balance. We need to think about this more strategically, big ball. We need to think about it, so it plays into the hands where the smaller people can develop 2,500, 5,000, 10,000 square foot lots. Those need to come into play. So, that's where this is. Now, is it three? Is it -- I think height is not the issue here. I think it's an issue of giving enough incentive to somebody to redevelop. And I think 45 feet, 50 feet is all within the same realm. I think it's a matter of allowing -- it's FAR that's going to make anybody do anything. It's the FAR that counts for anything. The rest of the stuff doesn't have any value. So, the only thing...

Commissioner Keon: No parking...

Mr. Torre: That we can sell is FAR.

Commissioner Keon: There's no parking requirements.

Mr. Torre: Correct. So, right now it's a 3.0. What you guys have been discussing is whether it fits into a more square box. I think what happens is -- and I'll respond to your concerns. If you start giving people restrictions to push back and push back, they're going to lose FAR. What you're doing is losing FAR. So, if you give me three, but I can only go three stories, imagine -- it's this times three. I can only do what -- if I take away this and this and this, I don't have three anymore. I have 2.75. I have 2.60. That cuts into my FAR. There -- cuts into my incentive. I've got to go as -- so, a developer is never going to leave FAR on the table. I'm just telling you. It's very rare that when you have something so expensive that you're going to leave it. You guys all know this. This is happening across the board. When you guys get more height and more -- it's because people want more FAR.

Commissioner Lago: Let me ask you a quick question, Venny.

Mr. Torre: And the smaller scale is the same thing.

Mayor Valdes-Fauli: I am very much against...

Commissioner Lago: Venny, do you...

Mayor Valdes-Fauli: The four stories. I think the look of the three-story in a street like Giralda is what's appropriate.

Commissioner Lago: Venny, do you ever leave F...

Mr. Torre: I think you can do three stories, too. The FAR is what we don't want to shrink.

Commissioner Lago: On your townhomes, do you ever leave FAR on the table or do you maximize every square foot?

Mr. Torre: It's done to hit the right target.

Commissioner Lago: But you don't go all the way to the last square foot, do you?

Mr. Torre: No. Because what happens is I'll be building a what, 8,000 square foot townhouse. Nobody's going to buy that. So, it's a matter of that, but we're talking commercial...

Commissioner Lago: I know, I know, I know.

Mr. Torre: And, I hear what you're saying and I totally agree that...

Commissioner Lago: And I knew the answer to that question. That's why I asked.

Mr. Torre: You knew the answer, because you knew that I don't do that. But, my point is I think that if you're creating an incentive -- and again, very few people are going to take this because very few people have the incentive to do anything. Just -- their family conditions or their business conditions don't make it so that -- Giralda is a bad example. There's very few parcels on Giralda that are going to do anything. So, again, think about it. You can come in and just do a major building and your issue of scale is out the window in the first day without having -- you can't block it. You can't block it. So, what you want to do is you want to have these smaller buildings take over where the big boys can only do -- I think you need to start giving small buildings a chance, and that's what we've been debating. What is it going to take to get people to actually participate?

Commissioner Lago: Well, I mean, I think we're giving them a significant...

Mr. Torre: And I think that this is...

Commissioner Lago: I think we are...

Mr. Torre: What I'm going to say is this is a good start. I think three...

Commissioner Lago: Well, I mean, I think Giralda was a...

Mr. Torre: I'm not...

Commissioner Lago: Giralda was a great start.

Mr. Torre: Yeah. And again, I -- first of all, the BID appreciates that this is a big move. We're moving forward. We're all talking about it, which is the key ingredient, and we can come back and revisit this again when we have a bigger study that shows what may work. What we want to do is incentivize the residential living and we want to bring a lot of people to live downtown. And again, if I'm only going to be able to do these big buildings, sitting on three stories of parking below, that's not good. That's not a good downtown. I...

Mayor Valdes-Fauli: Okay, this is an ordinance...

Commissioner Keon: So, you would say...

Mayor Valdes-Fauli: On second reading. What's the...

Mr. Torre: It's...

Mayor Valdes-Fauli: Commission's pleasure?

Commissioner Keon: Well, so you would recommend moving forward with this 45 feet, 3.0 FAR...

Mr. Torre: Do not put the staff -- I think what Ramon said is correct.

Commissioner Keon: No, there aren't any -- I don't think there is any...

Mr. Torre: You guys have a good Board of Architects that can control this.

Commissioner Keon: Right. I don't think there's any step back requirements in here.

Mayor Valdes-Fauli: No.

Commissioner Keon: It's -- there is a requirement for Mediterranean, though.

Mr. Torre: The 3.0 -- the way it's being presented, I believe, has a Mediterranean as a requirement.

Commissioner Keon: Mediterranean is the requirement with no bonus for Mediterranean.

Planning and Zoning Director Trias: Yeah.

Mr. Torre: Right.

Planning and Zoning Director Trias: There's no additional...

Commissioner Keon: It's limiting to 3...

Mr. Torre: Right.

Commissioner Keon: But it's Mediterranean.

Mr. Torre: The three...

Commissioner Keon: Yeah, I'm comfortable with this.

Mayor Valdes-Fauli: Alright. Will you make a motion?

Commissioner Mena: I have concerns about not having the step back.

Commissioner Keon: Well...

Mayor Valdes-Fauli: Alright.

Commissioner Mena: Let's talk...

Commissioner Keon: You do a balcony or...

Vice Mayor Quesada: Yeah, I -- same here.

Commissioner Mena: And I'm...

Vice Mayor Quesada: The picture's powerful.

Commissioner Mena: I'm picturing...

Vice Mayor Quesada: I would say either...

Commissioner Mena: I'm picturing just like a bunch of...

Vice Mayor Quesada: Flat walls.

Commissioner Mena: Flat boxes all the way down Giralda.

Commissioner Lago: I'm with you too. So why don't...

Commissioner Mena: With balconies.

Vice Mayor Quesada: If you look at...

Commissioner Lago: So, let's...

Vice Mayor Quesada: The Naples pictures...

Commissioner Lago: So, let's -- very simple. Let's...

Vice Mayor Quesada: Either step back or balcony.

Commissioner Lago: Let's make a motion. Let's make a motion. As -- let's make a motion on F-3 and we include the step back.

Commissioner Keon: Well...

Mayor Valdes-Fauli: Okay.

Commissioner Keon: Then you're going to lose FAR. See, if you make the step back, then you lose FAR, then you have to go higher.

Mr. Torre: Under the 3.0. What he had been talking about earlier was to get the 0.5 pushback, you wouldn't see it from the street, but it allowed you to have the step backs without losing the FAR. That's what that 0.5...

Commissioner Keon: Is that why the 50 feet is there?

Mr. Torre: Right. That was to allow that extra articulation to step back, but yet be not visible from the street.

Commissioner Lago: And by the way, this...

Mr. Torre: That's how they -- we got to that.

Commissioner Lago: We're moving forward in ways that have not been done in 30, 40 years. So, I think this is -- we're only moving forward in the positive form, so...

Vice Mayor Quesada: Yeah.

Commissioner Lago: Again, you know...

Mr. Torre: I think if you...

Commissioner Lago: I know they want four floors, but...

Mr. Torre: It's not...

Commissioner Lago: You know, three floors is...

Mayor Valdes-Fauli: Three floors is...

Mr. Torre: It's not four floors. It's to allow -- if you want to do the articulation...

Commissioner Lago: I understand.

Mr. Torre: Just allow that, you know, extra square footage to come back.

Commissioner Lago: But, I think what we need to do is ensure that the step back is there.

Mayor Valdes-Fauli: Will you make a motion?

Commissioner Mena: Not that -- I'm not asking for the double that was in the original -- I think -- the picture you showed, the picture in your proposal from Naples that...

Planning and Zoning Director Trias: Which...

Commissioner Mena: A single step back and then straight the rest of the way.

Planning and Zoning Director Trias: So, you would like to have a mandatory step back at the top of the first floor.

Commissioner Mena: Yes.

Commissioner Lago: So moved.

Planning and Zoning Director Trias: So...

Commissioner Keon: Wait a minute.

Commissioner Lago: That's it. That's exactly what he said.

Commissioner Keon: But, you showed us pictures that were Coral Gables homes. You said here that the architecture of the City of Coral Gables, the medi -- what do we call our Mediterranean? Our...

Planning and Zoning Director Trias: Coral Gables Mediterranean.

Commissioner Keon: Coral Gables Mediterranean.

Mayor Valdes-Fauli: Thank you, Venny.

Commissioner Lago: Thank you, sir.

Commissioner Keon: In general, doesn't have step backs.

Planning and Zoning Director Trias: Right. The idea of the step back is an idea that has happened in the, let's say, in the late 20th Century.

Commissioner Keon: Right.

Planning and Zoning Director Trias: And, it usually comes from purely a planning discussion and it doesn't have the subtly or the architectural discussion that architecture and the Board of Architects has and that some cities have.

Commissioner Keon: I see.

Planning and Zoning Director Trias: So, what happens is that the -- Naples is nice. It's certainly very nice, but it's not as refined as some of the architecture that we like to aspire to.

Mayor Valdes-Fauli: Okay.

Planning and Zoning Director Trias: And we can achieve that. We can achieve that with better review. If you want to go that way, we certainly can have a mandatory step back and...

Mayor Valdes-Fauli: A motion has been made and seconded. Will you call the roll, please?

Commissioner Mena: What's the motion?

Commissioner Keon: What's the motion?

Mayor Valdes-Fauli: Vince Lago -- Commissioner Lago made it.

Commissioner Lago: The motion is to approve F-3 and amend it with the comments in regards to the setback on the second floor.

Planning and Zoning Director Trias: Would you like...

Commissioner Mena: The top of the first.

Commissioner Lago: Top of the first floor.

Planning and Zoning Director Trias: Like was said, a ten-foot step back mandatory?

Commissioner Lago: Yeah.

Planning and Zoning Director Trias: Would that be acceptable?

Mayor Valdes-Fauli: See, I didn't make that up. Is there a second?

Vice Mayor Quesada: Yes.

Mayor Valdes-Fauli: Okay, will you call the roll, please?

Commissioner Lago: Second or no?

Vice Mayor Quesada: Yeah.

Mayor Valdes-Fauli: Yes.

Vice Mayor Quesada: What you said earlier, which is approving the item...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Quesada: With...

Commissioner Lago: An amendment.

Vice Mayor Quesada: And ensuring the step back.

Commissioner Lago: Yes.

Mayor Valdes-Fauli: Will you call the roll, please?

Vice Mayor Quesada: We can discuss it, if you'd like. It seems like you have a question.

Commissioner Keon: You know what, yeah, because I don't -- if -- you're going to 40 feet, is that what you're saying?

Commissioner Lago: 45.

Commissioner Mena: 45.

Commissioner Lago: 45.

Commissioner Keon: 45. You're going from 30 to 45.

Mayor Valdes-Fauli: Three stories.

City Manager Swanson-Rivenbark: This...

Vice Mayor Quesada: Yeah, it's still three stories.

City Manager Swanson-Rivenbark: This three-story was recommending 45.

Planning and Zoning Director Trias: Yes.

Mayor Valdes-Fauli: Three stories.

City Manager Swanson-Rivenbark: It is recommending to go to 45 for three stories.

Commissioner Lago: Remember, we're already having...

Planning and Zoning Director Trias: Three stories...

Commissioner Keon: So, that's what you're saying is leave it at 45.

Commissioner Lago: Yeah. And don't forget, we're also giving a serious concession.

Planning and Zoning Director Trias: Yeah, the language...

Commissioner Lago: They don't have to build parking. They don't have to build parking, so...

Commissioner Keon: Right. So, 45...

Mayor Valdes-Fauli: That's a huge concession.

Commissioner Lago: We're giving -- and we just finished Giralda and we're not giving parking, and we're -- there's a lot of ands here.

Commissioner Keon: Right.

Commissioner Lago: So, I just want to make sure that...

Commissioner Keon: And we're leaving the FAR at 3.0?

Commissioner Lago: We're leaving the FAR.

Planning and Zoning Director Trias: The FAR is...

Commissioner Lago: Which they...

Commissioner Keon: 3.0.

Commissioner Lago: Which certain individuals...

Commissioner Keon: What's going to happen is it's going to take out...

Commissioner Lago: They can't maximize it because...

Commissioner Keon: Okay.

Commissioner Lago: Obviously, we're pushing the building back.

Commissioner Keon: Listen, but does a ten-foot...

Planning and Zoning Director Trias: The FAR is not...

Commissioner Keon: Step back push it back? I mean, is a five-foot setback enough to make it articulate.

Planning and Zoning Director Trias: I think five feet is not sufficient for a balcony. That would not work. At a minimum, I would say six feet.

Commissioner Keon: Okay.

Planning and Zoning Director Trias: So, the moment that you do that, might as well have something significant.

Commissioner Keon: Okay.

Planning and Zoning Director Trias: Now, it is not the best architectural recommendation, but certainly, it does work.

Commissioner Keon: Well, what's the best...

Mayor Valdes-Fauli: Okay, will you call the roll, please?

Commissioner Keon: What's the best architectural...

Commissioner Mena: Yeah, that's...

Commissioner Keon: Recommendation?

Planning and Zoning Director Trias: I wouldn't -- I am not recommending to make it mandatory. I think it should be left to the designer to come up with...

Commissioner Keon: The step back.

Planning and Zoning Director Trias: Yes.

Commissioner Lago: And, you said it should be -- you mentioned before it should be a minimum of ten feet? Is that what you felt comfortable with or...

Planning and Zoning Director Trias: If you're going to make it...

Commissioner Lago: It should be...

Commissioner Keon: You're going to...

Commissioner Lago: It should be interpreted -- the architect or the designer should -- it should be up to their discretion?

Planning and Zoning Director Trias: If you're going to make it a zoning regulation that is mandatory, you should have some dimensions.

Mayor Valdes-Fauli: Don't make it mandatory.

Commissioner Lago: Okay.

Mayor Valdes-Fauli: No. Don't make it mandatory.

Commissioner Keon: I mean, if you make it mandatory...

Commissioner Lago: Well, it would have to go before the BOA anyways.

Commissioner Keon: He's just telling you that they're going to -- it takes away the incentive to be able to put money in there, because you're limiting...

Planning and Zoning Director Trias: Right.

Commissioner Keon: The FAR. They won't be able to build even to 3.0 with the required step back of 45 -- of 10 feet.

Commissioner Mena: Aren't they building in Naples?

Planning and Zoning Director Trias: In Naples, it's mandatory and...

Commissioner Mena: And they're building?

Planning and Zoning Director Trias: Yes. And they have built, I think, pretty much a hundred percent of the lots are built.

Commissioner Keon: But how big are they? How large are their -- how -- what square footage are those buildings? Their storefronts are larger than these small buildings.

Planning and Zoning Director Trias: I -- they're a little bit larger.

Commissioner Keon: They're larger.

Planning and Zoning Director Trias: Yeah, and...

Commissioner Keon: They're larger parcels.

Planning and Zoning Director Trias: There's several blocks. It's like -- I think it's...

Commissioner Keon: Yeah.

Planning and Zoning Director Trias: Four blocks or so.

Commissioner Keon: Yeah.

Commissioner Lago: Well, the issue is the assemblage.

Commissioner Keon: It's Fifth Avenue -- yeah.

Commissioner Mena: What?

Commissioner Lago: The issue is the assemblage, which is, I mean, very difficult.

Commissioner Keon: But, you really don't want to see -- you don't want to see them assembled. What you'd like to...

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: Be able to see is these small, individual units, quaint units...

Planning and Zoning Director Trias: That was a Code...

Commissioner Keon: But that's the...

Planning and Zoning Director Trias: That was done in the '90s and it was mandatory and it was like the first time that that was clearly...

Commissioner Keon: Right.

Planning and Zoning Director Trias: Shown, so -- and Naples was able to build as such and the architecture is nice, but it certainly...

Commissioner Keon: It is pretty.

Planning and Zoning Director Trias: Is not at the quality of the best architecture of Coral Gables.

Commissioner Lago: Okay.

Mayor Valdes-Fauli: Alright. Will you call the roll, please?

Commissioner Keon: So, we're voting on...

Mayor Valdes-Fauli: Yes.

Commissioner Keon: The -- you recommended -- are you requiring the step back or you're making it...

Commissioner Lago: I'm requiring the step back, leaving it at the discretion of the designer/BOA, obviously, which has to have BOA approval.

Planning and Zoning Director Trias: So, no dimensions, just simply...

Commissioner Lago: Do you feel comfortable? How do you feel comfortable? Tell me, Ramon.

Planning and Zoning Director Trias: I do. I mean, I...

Commissioner Lago: You said ten feet before. You feel comfortable with ten feet?

Commissioner Keon: No, he -- he's comfortable with nine.

Planning and Zoning Director Trias: My recommendation is, if you want to make a mandatory...

Commissioner Lago: Yes.

Planning and Zoning Director Trias: The best architectural solution is to let the Board of Architects review it.

Commissioner Lago: Okay, perfect.

Planning and Zoning Director Trias: If you feel comfortable with that...

Commissioner Lago: Yes.

Planning and Zoning Director Trias: We can say...

Commissioner Lago: Do you feel comfortable?

Vice Mayor Quesada: Would you prefer if we had a mandatory minimum? Is that easier to phrase or no? Because if you say mandatory step back and they step it back six inches, that's technically complying.

Planning and Zoning Director Trias: The -- from a zoning review point of view, what you're trying to achieve is easier if you have a mandatory minimum dimension.

Vice Mayor Quesada: And what's your mandatory -- what's your recommendation on that?

Planning and Zoning Director Trias: That would be ten feet.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: But will that de-incentivize people from...

Vice Mayor Quesada: You know what we could do? You know what we could do?

Commissioner Keon: What?

Vice Mayor Quesada: We do it at the ten feet. Let's say it passes. If no one does anything in the next two years...

Commissioner Keon: Come back.

Vice Mayor Quesada: Look at it again.

Commissioner Keon: Okay.

Vice Mayor Quesada: Or next year or next...

Commissioner Keon: I mean, I don't...

Vice Mayor Quesada: I mean, you feel it out that way.

Commissioner Lago: Okay.

Mayor Valdes-Fauli: If nobody does anything in the next two years, we've failed miserably in this resolution.

Vice Mayor Quesada: You think so?

Mayor Valdes-Fauli: Of course.

Commissioner Keon: Yeah.

Mayor Valdes-Fauli: Absolutely. We failed miserably...

Vice Mayor Quesada: What's...

Mayor Valdes-Fauli: In this resolution.

Vice Mayor Quesada: But what's the rush?

Commissioner Keon: I wouldn't make it so that...

Vice Mayor Quesada: What is the rush?

Commissioner Keon: Well, one, they are people's property, so if they want to do something with them, they should be able to do...

Vice Mayor Quesada: No. I don't...

Commissioner Keon: Something with them.

Vice Mayor Quesada: I just don't -- I don't feel...

Commissioner Keon: And I don't see that that -- you know, that is the look of Naples. It's a cottage-y look. It's very pretty in Naples. I really do think that their storefronts are much larger than 25 feet, which is the width of a lot of the buildings on Giralda. And I think, because of the smaller -- the smallest of the storefronts, you -- you know, whether it steps back or not -- I mean, I think there's design elements -- there's balconies that you can put on them. There's -- whether it's a two-story balcony that can hang over into the -- that can encroach into the setback or into the street gives you that -- will give you that look, which is, you know, more like, you know, what we are developing. There's none -- there are no balconies that are out on the street that set -- that encroach into the -- into Giralda. Where if you look at these pictures that are from the Gables, you can see that there's -- you know, the balconies, that are, you know, coming out that do provide, you know, that articulation of a building. It's not articulation. It's a visual, you

know, whatever that -- you know, where they can -- I think if you will give them -- if they know they can encroach into Giralda, I think they will. I mean, it's -- it gives you...

Vice Mayor Quesada: You're saying encroaching -- you're saying...

Commissioner Lago: Over...

Vice Mayor Quesada: Over Giralda?

Commissioner Mena: The balcony, the balcony.

Planning and Zoning Director Trias: The balcony.

Commissioner Keon: The balconies are. That's what they're already -- they're already -- this is -- that's already...

Vice Mayor Quesada: You know, but the...

Commissioner Keon: In this ordinance.

Planning and Zoning Director Trias: It's one of the options that...

Commissioner Keon: It's one of the options.

Commissioner Mena: Well, but not if you put the scale back.

Commissioner Keon: It -- that's one of the options that's in this ordinance now.

Commissioner Mena: But not if you put the scale back.

Commissioner Keon: The step back isn't, but the...

Commissioner Mena: Right, right.

Commissioner Keon: Option to put a balcony is with...

Vice Mayor Quesada: But you know something?

Commissioner Keon: (INAUDIBLE) it causes instead of...

Vice Mayor Quesada: I...

Commissioner Keon: A step back, you have a step forward.

Commissioner Mena: I think we're micromanaging the...

Commissioner Keon: Well, I do, too.

Commissioner Mena: Coral Gables...

Commissioner Keon: That's why I think I...

Commissioner Mena: Aesthetic.

Commissioner Keon: Would listen to what he...

Planning and Zoning Director Trias: It's an option also.

Commissioner Keon: Is saying.

Planning and Zoning Director Trias: It is voluntary.

Commissioner Keon: And move on.

Commissioner Mena: Yeah, but...

Commissioner Keon: I don't want to design it. I mean, I think that, you know -- and I'm not an architect. I don't have his background. I don't have his design -- I would tend to take his word for it from what he's shown us.

Mayor Valdes-Fauli: Well, we have...

Commissioner Keon: No. It's not going to look like Naples.

Mayor Valdes-Fauli: We have a very good...

Commissioner Keon: But I don't know that we need to look like Naples.

Mayor Valdes-Fauli: We have a very good motion on the floor, which is Commissioner Lago's motion with its amendments. Let's vote on it and get off dead center here. And if it doesn't work or if somebody comes in, whatever, then we will revise it. But let's stop...

Commissioner Keon: That's with the required step back?

Commissioner Lago: Yes.

Mayor Valdes-Fauli: Right.

Commissioner Keon: Okay.

Mayor Valdes-Fauli: Will you call the roll, please?

Commissioner Keon: I don't care.

Commissioner Keon: Yeah.

Commissioner Lago: Yes.

Commissioner Mena: Yes.

Vice Mayor Quesada: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)