

CITY OF CORAL GABLES

- MEMORANDUM -

TO: DPZ CoDESIGN

DATE: 05 14 2018

FROM: Ramon Trias
Assistant Director of Development Services

SUBJECT: BID Meeting 05 11 18

Meeting with members of Giralda Business Improvement District, Planning Department (BID) and DPZ CoDESIGN to discuss ideas regarding re-development of district.. (attached PDF sign in sheet)

Discussion regarding the appropriate FAR and no parking requirements currently allowed in district. Staff presentation of drawings explaining current code allowance and prototypes of a few 3 story buildings with mixed uses in small parcels in Coral Gables.

BID Members suggested to increase FAR to 3.5 and height allowance to 50 feet. They suggest allowing a 4th floor to incentive development in the area. BID members explained land costs have to be taken into account to make projects feasible for re-development. Under current conditions, the redevelopment is unlikely.

Consensus was arrived to consider small parcels to have same FAR allowance as large parcels. (3.5 FAR with Mediterranean Incentives). Considering a 4th story that is set back was also discussed to make projects economically feasible for re-development. The no parking requirement would be maintained as currently allowed.

cc: (via email)
Elizabeth Plater-Zyberk, FAIA
Taciana Amador Executive Director BID
Ramon Trias – Assistant Director of Development Services
Jennifer Garcia Planning City Planner

Business Improvement District Meeting with DPZ Sign-In

Meeting
May 11, 2018

#	Project Name	Speaker Name(s)	Speaker Firm Name	Speaker Telephone Number	Speaker Email Address
1		VENITY TORRE	TORRE COMPANIES .COM		<u>vtorre</u> @torrecompanies.com
2		Catie Sacks	Torre Companies	803-257-3247	<u>csacks</u> @sanfordwaterfrontpartners.com
3		Paula Boldos Planner	City Staff		<u>pboldos@</u> @coralgables.com
4		ARCELI REDILLA	city staff		_____ @_____
5		JENNIFER GARCIA	STAFF		_____ @_____
6		Taciana Amador	BID Staff		<u>tamador</u> @shopcoralgables.com
7		JORGE KUPERTMAN	PROPERTY OWNER. BID-BOD MEMBER	305. 448-1984	<u>J.Kupertman</u> @jskarchitecturegroup.com
8		RAMON TRIAS	CITY		<u>RTRIAS@</u> @CORALGABLES.COM
9					_____ @_____