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	012	N9	D14	APPOINTMENT
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Robert Behar	Р												Board-As-A-Whole
Marshall Bellin	Р												Commissioner Vince Lago
Jeffrey Flanagan – Chair	E												Commissioner Pat Keon
Julio Grabiel	Р												Mayor Jim Cason
Maria A. Menendez Vice Chair	Р												City Manager Swanson- Rivenbark
Alberto Perez	Р												Commissioner Frank C. Quesada
Frank Rodriguez	E												Commissioner Jeannett Slesnick

P = Present E = Excused C = Meeting Cancelled

Court Reporter: Nieves Sanchez

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

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. 1 MR RELLN: Aye. 2 MR. TRAS: If's up to you. All I'm saying 2 MR. PERZ: Aye. 3 is that since we have some neighbors here, it 3 MR. GRABIEL: Aye. 4 would be good to deal with that. 4 CHARPERSON MENENDEZ: No nays? 6 then we can decide if we want to extend the 6 MR. TRIAS: I'S up to you. Malam Chair. 7 motioning. 7 You have received the memo to the 7 CHARPERSON MENENDEZ: Charles, can you be 8 Commission that was passed recently, which is 9 sok kind as to read the item into the record. 9 the Zuning in progress resolution for one block 11 MR. WU: This is regarding Gradda Overlay. 11 is east of Pronce de Leon Boulevard. 15 12 An Orthance of the City Coral Gables Official Zoning 15 is undergoing some redesign. It's part of the 14 tybe Cole, by amending Article 4, Zoning 16 is treatscape project of the Downtown, and that's streatscape project of the Downtown, and that's streatsc		Page 161		Page 163
2 MR. TRIAS: 11's up to you. All I'm saying 2 MR. PEREZ: Aye. 4 would be good to deal with that. and 5 MR. GRABIEL: Aye. 5 MR. BELLIN: We can deal with that. and 5 Okay. Unamimous. 6 then we can deate dir we want to extend the 6 MR. TRIAS: Okay. Thank you, Madam Chair. 7 meeting. rective want to extend the 7 8 CHAIRPERSON MENENDEZ: Charles, can you be 6 MR. TRIAS: Okay. Thank you, Madam Chair. 9 so kind as to read the item into the record. 9 to have received the memory to the 10 please, Horina Row Overlay: 11 is surface/one some receiving. Which is is 12 Gables, Florida providing for text amendments 14 to the City of Coral Gables Official Zoning 14 14 to the City of Coral Gables Official Zoning 14 as you are aware, Giralda's as treet that 16 15 Code, by amending Arriel 4. "Zoning 15 why there's an interest in trying to fine-tune 16 16 Districts, "adding Section 4-206, "Giralda 16 streetscape project of the Downtown, and that's 17 Restaurant Row Overlay: In allow oprowified 17 </th <th>1</th> <th>people.</th> <th>1</th> <th>MR. BELLIN: Aye.</th>	1	people.	1	MR. BELLIN: Aye.
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25 aye.25 and this is one of those.		CHAIRPERSON MENENDEZ: All in favor, say	24	the Code. The Code has many, many good things

41 (Pages 161 to 164)

	Page 165		Page 167
1	Another scenario for re-development would	1	we are proposing some ways to encourage a
2	be a small parcel, less than the 20,000 square	2	harmonious streetscape design, with consistent
3	feet, the famous threshold that is throughout	3	height and FAR for all parcels.
4	the Code, that could go to 45 feet.	4	Now, this is the actual Overlay, and the
5	Now, at that point, parking kicks in. So,	5	Overlay, if you look at it in some detail, it
6	at that point, in the light color, you would	6	has some regulations, in terms of, for example,
7	see what the parking area would be. And, in	7	the frontage, the floor area ratio, which is
8	the darker, is the development area. So about	8	what's allowed now. It speaks of having shop
9	half of any building, typically, is parking.	9	front frontage on Giralda and prohibiting
10	So that's another scenario.	10	vehicular areas, such as driveways and so on,
11	I mean, that scenario basically would lead	11	on Giralda. It speaks of open space, but it
12	to a maximum practical FAR of two. I mean,	12	allows it as rooftop terraces and balconies.
13	legally you could do more, because of the	13	And should you do an MXD Overlay, you could do
14	Commercial Land Use and so on, but it's very	14	residential.
15	unlikely that it could be possible.	15	We are suggesting that there should be step
16	Now, the third scenario, which is the one	16	backs. We are suggesting that Giralda Avenue
17	that is most difficult to reconcile with the	17	should be three stories, and then there should
18	vision of Giralda, is the large parcels. If	18	be a step back of 30 feet at the four-story,
19	you were to assemble 20,000 square feet, and	19	and then another step back at 60 feet at the
20	then you can over 45 feet, then you end up with	20	top story. We are suggesting that, because we
21	a building that is 70 feet high, is basically a	21	believe that the scale of the three stories,
22	box. I mean, the Code doesn't really give you	22	with the ratio, with the width of the street,
23	the kind of massing detail and so on that we	23	will be ideal for the types of restaurants and
24	were discussing with the previous applicant.	24	the types of activities that are recommended.
25	So what happens is that that may be out of	25	That's illustrated in this Site Plan.
	Page 166		Page 168
1	scale with the vision of Giralda. At that	1	In addition to that, to make it into a
2	point, you could go to the 3.0 FAR. At that	2	benefit, we're saying that there will be no
3	point, you would have to provide significant	3	minimum parking requirements. You could
4	parking. At that point, you end up with a	4	provide parking, but for this block, there
5	building that is much bulkier than the existing	5	would be no minimum, which allows much better
6	conditions.	6	buildings. Given the fact that half of the
7	Now, we have looked at some of the	7	building tends to be parking, and these are
8	precedence and the history, and, generally,	8	relatively small buildings, and we checked with
9	Merrick used to recommend a proportion of one	9	the Parking Director, Mr. Kinney, and he was
10	to one, in terms of the quality of the space.	10	fine with the idea. There are parking garages
11		111	
	So Giralda is 60 feet, so about, you know, six	11	in close proximity that can provide parking for
12	So Giralda is 60 feet, so about, you know, six stories would be a maximum logical development,	12	the area.
	•		
12	stories would be a maximum logical development,	12	the area.
12 13	stories would be a maximum logical development, with Merrick's plan. However, that, by itself,	12 13	the area. Anyway, so those are the ideas that we are
12 13 14	stories would be a maximum logical development, with Merrick's plan. However, that, by itself, wouldn't be the best scenario, in terms of	12 13 14 15 16	the area. Anyway, so those are the ideas that we are suggesting, and we would love to hear your
12 13 14 15	stories would be a maximum logical development, with Merrick's plan. However, that, by itself, wouldn't be the best scenario, in terms of design. The famous 45 feet, we have a theory. We think it comes from City Hall, which happens to	12 13 14 15 16 17	the area. Anyway, so those are the ideas that we are suggesting, and we would love to hear your feedback. And, like I said, I think we have at least two people who want to speak on this issue.
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42 (Pages 165 to 168)

	Page 169		Page 171
1	architect.	1	asked to pay for the streetscape. My
2	And for disclose purposes, I am a Member of	2	assessments alone will amount to about
3	the Board of Directors of the Business	3	\$250,000. I anticipate that I will be taking
4	Improvement District, and as such, I also serve	4	out a mortgage to pay for those assessments.
5	in the Streetscape Steering Committee.	5	At the same time, we're considering
6	So I take this, to my very heart, this	6	reducing the property value of those
7	project, along with Miracle Mile, of course,	7	properties.
8	and I think that this is a great Ordinance. I	8	The timing is terrible, and you already
9	want to commend on the Staff, for having made	9	possess the ability to approve or reject a
10	the research, the historical research, of the	10	re-development project by project. We do not
11	precedence of the 1930 Code, and the idea of	11	need these limitations, and I think these
12	the one to one ratio for the height.	12	limitations are grossly unfair, when not
13	I believe that this Ordinance, along with	13	applied to any other area in the streetscape or
14	the streetscape, will go hand-in-hand, will	14	Business Improvement District.
15	enhance walkability and pedestrian traffic. It	15	Thank you.
16	will reactive the evenings. Right now, that	16	CHAIRPERSON MENENDEZ: Thank you.
17	block of Giralda Avenue basically goes down at	17	Ramon, are these limitations or are they
18	about 7:30. It's very active during the day.	18	upgrading the ability to build on Giralda Row?
19	You can't find any room to walk in the narrow	19	MR. TRIAS: They're upgrading the ability
20	walkways. Everybody that works goes to	20	to build on Giralda Row, except if you assemble
21	Restaurant Row to read menus for everybody,	21	20,000 square feet. So it's actually making it
22	every pocket, and my vision is that with this	22	easier to develop.
23	initiative, this life, along with opportunity	23	Even in that case, because of the break in
24	to incentivize development for residential	24	parking requirements, I think it's a benefit.
25	units, will bring to this block, in particular,	25	So what happens is that we are proposing
	Page 170		Page 172
1	and to the Downtown area, in general, the life	1	that you can do 65 feet, which is more, and
2	and to the Downtown area, in general, the life that right now Coral Gables is facing during	2	that you can do 65 feet, which is more, and whatever parking you want to do, which is very
	and to the Downtown area, in general, the life that right now Coral Gables is facing during the evening.	2 3	that you can do 65 feet, which is more, and whatever parking you want to do, which is very beneficial, in the sense, you know, the
2 3 4	and to the Downtown area, in general, the life that right now Coral Gables is facing during the evening. Just to wrap up my idea, I do encourage you	2 3 4	that you can do 65 feet, which is more, and whatever parking you want to do, which is very beneficial, in the sense, you know, the business person can choose whatever they
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2 3 4 5 6	and to the Downtown area, in general, the life that right now Coral Gables is facing during the evening. Just to wrap up my idea, I do encourage you to approve this Overlay. I think it's the right thing to do, along with other	2 3 4 5 6	that you can do 65 feet, which is more, and whatever parking you want to do, which is very beneficial, in the sense, you know, the business person can choose whatever they believe is right. And the only requirement is that there is a
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1	Page 173		Page 175
	CHAIRPERSON MENENDEZ: Right. But what	1	MR. TRIAS: Right.
2	this is proposing, which I just can't envision	2	MR. BELLIN: You've got to provide an
3	the 25-foot minimum frontage, and then going up	3	elevator. You've got to provide two means of
4	65 feet.	4	egress, which is going to eat up a third of the
5	MR. TRIAS: Yeah, that's probably not going	5	square footage that's there. I don't know what
6	to happen, yeah, but it's just that it's	6	you would put up there, to tell you the truth.
7	platted at 25-foot lots, so that's why we have	7	MR. TRIAS: Would you recommend a different
8	that dimension there.	8	dimension?
9	CHAIRPERSON MENENDEZ: But the way it's	9	MR. BELLIN: Well, I don't know. I'm just
10	written, though, they could do it.	10	thinking. And plus the fact that the elevator
11	MR. TRIAS: Yes.	11	has to go up, so, therefore, the elevator
12	CHAIRPERSON MENENDEZ: I mean, it's not	12	you can't get to the elevator unless you're 60
13	practical, but they could go up 65 feet, on a	13	feet into the property.
14	25-foot frontage.	14	MR. KUPERMAN: You've got a point, but
15	MR. TRIAS: Yeah. And what I'm saying is	15	we're not restricting my property is 25
16	that what you're describing is already more	16	feet. If I was to design a thousand square
17	than can be done today. So the previous	17	feet unit, it could be very easily a single
18	speaker is mistaken.	18	residential unit, just one unit, large enough,
19	CHAIRPERSON MENENDEZ: No, I know that. I	19	even with the two means of egress and elevator.
20	think we're past that point. But now I'm	20	Why not? It's great.
21	talking about the proposal, as it's written,	21	I would be looking into what's going on in
22	and the fact that it only requires 2,500 square	22	the open entertaining areas of the roof, which
23	foot, but the issue is that it only requires	23	is open 20 percent, I think, requirement of
24	25-foot minimum frontage, and I mean, and	24	open space.
25	then you can go up 60 feet.	25	CHAIRPERSON MENENDEZ: Where do you put the
	Page 174		Page 176
1	MR. TRIAS: True. That may be, yeah.		
	find frends. free. find hay be, years	1	equipment, like the AC units and things? Do
2	CHAIRPERSON MENENDEZ: That's a little I	1 2	equipment, like the AC units and things? Do you then add that on top? And then you have to
2 3		1	
	CHAIRPERSON MENENDEZ: That's a little I	2	you then add that on top? And then you have to
3	CHAIRPERSON MENENDEZ: That's a little I mean, I don't know how that would work. You're	2 3	you then add that on top? And then you have to screen that.
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		Page 177		Page 179
	1	have about two minutes left.	1	MR. KUPERMAN: It's part of the Ordinance.
	2	CHAIRPERSON MENENDEZ: Do I have a motion	2	MR. BELLIN: But the problem becomes, when
	3	to extend?	3	you can't do that, because the Building
	4	MR. BELLIN: I'll make a motion to extend	4	Official won't allow it? We tried to do it on
	5	15 minutes.	5	his building, and because of the fire issue,
	6	CHAIRPERSON MENENDEZ: Until 9:30?	6	the fire separation and all of the other
	7	MR. BELLIN: 9:30.	7	issues, you can't have outdoor decks.
	8	MR. GRABIEL: I'll second.	8	MR. KUPERMAN: You occupy up to the maximum
	9	CHAIRPERSON MENENDEZ: We have a second.	9	allowance of an FPA (sic) and whatever you
	10	All in favor say, aye.	10	just
	11	Aye.	11	CHAIRPERSON MENENDEZ: You know
	12	MR. PEREZ: Aye.	12	MR. BELLIN: On Giralda, you know, you have
	13	MR. BELLIN: Aye.	13	a neighbor right next to you.
	14	MR. GRABIEL: Aye.	14	CHAIRPERSON MENENDEZ: Yeah. I've dealt
	15	MR. COLLER: That was easy.	15	with that issue. That's something you really
	16	MR. KUPERMAN: If anything, on the five	16	need to run through the Building Official.
	17	stories, you want to extend it all of the way	17	MR. TRIAS: No, I'm familiar with this
	18	to the frontage, that's another idea.	18	issue.
	19	MR. BELLIN: Yes, but that defeats the	19	CHAIRPERSON MENENDEZ: Yeah, because I've
	20	purpose. The purpose is to reduce the mass on	20	dealt with that issue.
	21	the street. So you go three stories. You go	21	MR. KUPERMAN: May I just say something
	22	back 30 feet. One more story. You go back 60	22	else? The open space doesn't mean that it's
	23	feet. Then one more story.	23	going to be a restaurant or entertainment area.
	24	MR. TRIAS: Yeah.	24	CHAIRPERSON MENENDEZ: No, no, I know. But
	25	MR. KUPERMAN: Right. Right.	25	I think we need to address
		Page 178		Page 180
	1	MR. BELLIN: When you get to the fifth	1	MR. KUPERMAN: I mean, you see, in Europe,
	2	level, you've got a footprint that can't be	2	terraces are being usable for the neighbors of
	3	more than a thousand square feet.	3	the building. Open Space. A swimming pool, a
	4	MR. KUPERMAN: Agree.	4	garden.
	5	MR. TRIAS: If you have only 25 feet. But	5	CHAIRPERSON MENENDEZ: No. No. No.
	6	if you have more than that, then it's going to	6	Nobody is opposed to that, but there are some
	7	be larger.	7	building requirements that before we start
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9 I think it restricts it quite a bit, but the 10 fact that you have to go from the storefront

MR. BELLIN: No, but even though -- I mean,

11 back 60 feet to get to the elevator, I don't

8

- 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?

allowing uses, like open space, that we have to make sure that whatever language is necessary to make them legal, that we're able to do it,

from the building perspective.

MR. TRIAS: You're absolutely right. And as far as I know, Mr. Bellin is correct. If you want to do a restaurant at the top level, you can't. I mean, that's certainly an issue.

CHAIRPERSON MENENDEZ: Just the fire exit requirements would kill your building.

MR. KUPERMAN: On the previous addressed topic by the woman that I spoke, I'd like to say that property values are being upgraded by doing this. Not only that, I am saying to you, tax me, because I'm willing to pay for that improvement, and I'm really happy to do that. MR. TRIAS: Yes. MR. GRABIEL: We've had two speakers, one

45 (Pages 177 to 180)

	Page 181		Page 183
1	who is extremely positive on this Zoning	1	over a certain amount.
2	change, and another one is completely negative.	2	MR. ACKERMANN: Again, you have the ability
3	Have you sat down with the neighbors? Have the	3	to approve project by project. What I'm
4	neighbors come together.	4	objecting to is
5	I mean, I would not even want to consider	5	CHAIRPERSON MENENDEZ: No, that's not the
6	this until I hear from the other property	6	way it works. I don't think that's
7	owners on the street, and see what their	7	MR. BELLIN: If your FAR is greater than
8	reaction is to this.	8	1.45 you have to provide parking.
9	MR. TRIAS: Well, they were notified, but	9	MS. ACKERMANN: Understood. But if that
10	certainly we can actively meet with them. At	10	person comes along and has the ability to
11	this point, really, because of the fact that it	11	decide to do parking, along with a 60-foot
12	was a Zoning in progress and we had a real	12	building, that option should be available. It
13	deadline, I wanted to bring it to you as soon	13	shouldn't be eliminated.
14	as we could, to get your input, as Planning	14	MR. TRIAS: That option is available. It's
15	experts. And if you think, generally, the	15	just that it's not required. So you have that
16	direction is okay, then we certainly can look	16	option, yeah.
17	more into the Building Code issues and meet	17	MR. BELLIN: I personally don't think
18	with the neighbors.	18	you're losing anything, because now you can
19	MR. GRABIEL: In principle, I like it. I	19	develop a whole lot more on that property than
20	love the idea that there's no parking	20	you could before, because once you go over what
21	requirements. That, you know, would give a lot	21	you have, you've got to provide parking.
22	more flexibility to the building, without	22	MS. ACKERMANN: Until you get to 20,000
23	having to end up with parking sandwiches, you	23	square feet.
24	know, and cars overlooking the street, but I	24	MR. BELLIN: Yeah. Is your property more
25	think we need more information.	25	than 20,000 square feet?
	Page 182		Page 184
1	MR. TRIAS: Okay.	1	CHAIRPERSON MENENDEZ: We're just trying to
2	MR. BELLIN: I would like to hear what the	2	understand, so we can try
3	lady's objections are and what she thinks she's	3	MR. GRABIEL: Concerns.
4	losing. I don't think you're losing anything,	4	MS. ACKERMANN: My concern is general, not
5	but maybe I'm not understanding	5	personal.
6	MR. WU: Well, I think you need to manage	6	MR. BELLIN: I think, in general terms, you
7 8	expectations. She talked about a 30-story building elsewhere, and it's not going to	7 8	come out much better, especially like there are going to be new parking garages built, so there
9	happen here. So I think we need to manage	9	will be the ability to provide parking to your
10	expectations, what is right for the City and	10	customers or whoever occupies the space.
11	our Downtown.	11	Maybe you just don't like the feeling that
12	MR. BELLIN: No, I think that five stories	12	you're losing something, but I really don't see
13	is reasonable.	13	what you're losing. But, you know, I'm not in
14	But what do you feel that you would lose by	14	your shoes.
15	this	15	MS. ACKERMANN: I've stated my concerns.
16	MR. COLLER: I know you would like to talk	16	MR. WU: Well, I think we should allow
17	from there, but there's a court reporter here,	17	Staff time to meet with the property owner and
10	· · · ·	18	try to
18	and so if you can come to the podium.		5
19	and so if you can come to the podium. MR. ACKERMANN: I see a height restriction	19	MR. TRIAS: Yeah, we certainly think at
19 20	and so if you can come to the podium. MR. ACKERMANN: I see a height restriction of 60 feet, based on the 1930s Code, being	19 20	MR. TRIAS: Yeah, we certainly think at this point, we really want to get your input,
19 20 21	and so if you can come to the podium. MR. ACKERMANN: I see a height restriction of 60 feet, based on the 1930s Code, being reduced to a maximum of 45 feet on the street.	19 20 21	MR. TRIAS: Yeah, we certainly think at this point, we really want to get your input, in terms of content, and certainly we can set
19 20 21 22	and so if you can come to the podium. MR. ACKERMANN: I see a height restriction of 60 feet, based on the 1930s Code, being reduced to a maximum of 45 feet on the street. MR. BELLIN: On the street.	19 20 21 22	MR. TRIAS: Yeah, we certainly think at this point, we really want to get your input, in terms of content, and certainly we can set up meetings and further discuss this issue with
19 20 21 22 23	and so if you can come to the podium. MR. ACKERMANN: I see a height restriction of 60 feet, based on the 1930s Code, being reduced to a maximum of 45 feet on the street. MR. BELLIN: On the street. MS. ACKERMANN: Uh-huh.	19 20 21 22 23	MR. TRIAS: Yeah, we certainly think at this point, we really want to get your input, in terms of content, and certainly we can set up meetings and further discuss this issue with any concerned citizen and see where that goes.
19 20 21 22	and so if you can come to the podium. MR. ACKERMANN: I see a height restriction of 60 feet, based on the 1930s Code, being reduced to a maximum of 45 feet on the street. MR. BELLIN: On the street.	19 20 21 22	MR. TRIAS: Yeah, we certainly think at this point, we really want to get your input, in terms of content, and certainly we can set up meetings and further discuss this issue with

46 (Pages 181 to 184)

	Page 185		Page 187
1	MS. ACKERMANN: Thank you.	1	Department
2	MR. TRIAS: Thank you.	2	CHAIRPERSON MENENDEZ: Is it going to be a
3	MR. PEREZ: Ramon, a question. Why	3	through street or
4	Giralda, specifically?	4	MR. KUPERMAN: Yes.
		5	
5	MR. TRIAS: Because Giralda, that block, is	6	MR. TRIAS: Well, not always. Not always.
6	going to be rebuilt by the City and the		CHAIRPERSON MENENDEZ: Not always. Only
7	contribution from the neighbors, and it is	7	when there's events, we close it down
8	going to create a lot of value, that needs to	8	MR. TRIAS: Yeah.
9	be maximized, in terms of the right proportions	9	CHAIRPERSON MENENDEZ: Right. Okay.
10	of the space.	10	MR. TRIAS: It's designed to be closed down
11	So we believe that at this point, before we	11	as a plaza, so it doesn't have curbs.
12	re-build that street and make it beautiful,	12	CHAIRPERSON MENENDEZ: Right. So there
13	there's a great opportunity to shape the	13	won't be any curbs?
14	outdoor room with properly proportioned	14	MR. TRIAS: Right.
15	buildings.	15	MR. KUPERMAN: No curbs.
16	MR. PEREZ: But couldn't the same be said	16	CHAIRPERSON MENENDEZ: And will there be
17	for all of the CBD, with the improvements that	17	parking?
18	will eventually happen on Miracle Mile? Why	18	MR. KUPERMAN: No parking.
19	just specifically Giralda?	19	CHAIRPERSON MENENDEZ: No parking.
20	MR. TRIAS: That's coming next.	20	MR. TRIAS: Right.
21	MR. PEREZ: Okay.	21	CHAIRPERSON MENENDEZ: So where are we
22	MR. TRIAS: That's coming next.	22	looking for parking, the garage that's close
23	MR. PEREZ: Okay.	23	by?
24	MR. KUPERMAN: I know that it's late, but	24	MR. TRIAS: Yes.
25	I'd only just like to say, do not forget about	25	CHAIRPERSON MENENDEZ: Okay. And it has
	Page 186		Page 188
1	Page 186 in which environment this Ordinance is taking	1	Page 188 the capacity?
1 2	_	1 2	-
	in which environment this Ordinance is taking		the capacity?
2	in which environment this Ordinance is taking place. And, actually, this block is not going	2	the capacity? MR. TRIAS: Yes.
2 3	in which environment this Ordinance is taking place. And, actually, this block is not going to be anymore Giralda Avenue. It's going to be	2 3	the capacity? MR. TRIAS: Yes. CHAIRPERSON MENENDEZ: Okay.
2 3 4	in which environment this Ordinance is taking place. And, actually, this block is not going to be anymore Giralda Avenue. It's going to be called Giralda Plaza. The County has to give	2 3 4	the capacity? MR. TRIAS: Yes. CHAIRPERSON MENENDEZ: Okay. MR. GRABIEL: Okay.
2 3 4 5	in which environment this Ordinance is taking place. And, actually, this block is not going to be anymore Giralda Avenue. It's going to be called Giralda Plaza. The County has to give it up to the City, because traffic is going to	2 3 4 5	the capacity? MR. TRIAS: Yes. CHAIRPERSON MENENDEZ: Okay. MR. GRABIEL: Okay. MR. TRIAS: So that's where we are. We'll
2 3 4 5 6	in which environment this Ordinance is taking place. And, actually, this block is not going to be anymore Giralda Avenue. It's going to be called Giralda Plaza. The County has to give it up to the City, because traffic is going to be restricted, and I think that this is the	2 3 4 5 6	the capacity? MR. TRIAS: Yes. CHAIRPERSON MENENDEZ: Okay. MR. GRABIEL: Okay. MR. TRIAS: So that's where we are. We'll come back to you with a more refined version of
2 3 4 5 6 7	in which environment this Ordinance is taking place. And, actually, this block is not going to be anymore Giralda Avenue. It's going to be called Giralda Plaza. The County has to give it up to the City, because traffic is going to be restricted, and I think that this is the right time for this Ordinance. This is coming up. It's breaking ground in 90 days, I think. Construction documents are	2 3 4 5 6 7	the capacity? MR. TRIAS: Yes. CHAIRPERSON MENENDEZ: Okay. MR. GRABIEL: Okay. MR. TRIAS: So that's where we are. We'll come back to you with a more refined version of this.
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	Page 189	
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 11	Public for the State of Florida at Large, do hereby certify that I was authorized to and did	
12	stenographically report the foregoing proceedings and	
13 14	that the transcript is a true and complete record of my stenographic notes.	
15	stenographic notes.	
16	DATED this 21st day of January, 2016.	
17 18		
19		
20		
21 22	SIGNATURE ON FILE	
	NIEVES SANCHEZ	
23 24		
24		
_		

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.	1/11	642 VALENCIA, #406		Villa Valencia (Items 5=7)
	KITTY WINKLER	33134	786-536-2110	Beatrice Row Other
2.	, LOSE A. Ge LABERT	600 BILTHORE WAY	305 446 7741	Villa Valencia (Items 5-7)
	(JOSE A. GC LABERT AMELIA REA MAGUIRE	CORAISAbles		Beatrice Row Other
3.		650 V Alucie ful	4/-	Villa Valencia (Items 5-7)
	12suc Henric	Ceral Galls	3017937272	Beatrice Row Other
4.		44D almonia Rule	305	Villa Valencia (Items 5-7)
	SOF IN P. LARAN	Coul GABRS, FI	5150 2012	Beatrice Row Other
5.		A X Y		Villa Valencia (Items 5-7)
	MARLENE LAMBERT	446 Almeric Ave Coral Cichles	786-972-7032	Beatrice Row
6.		100 Hunering the #120	305-444-	Villa Valencia (Items 5-7)
	PAUL SHUHGE	Cover Gentles FL	7188	Beatrice Row Other
7.	MADELEINE	650 VALENCIA AVE	305-775-	Villa Valencia (Items 5-7)
	CANDELARIO	CORAL GABLES FL	7071	Beatrice Row Other
8.	ADRIANA VEGA	600 BILTMORE WAY 816	305-796-5162	Villa Valencia (Items 5-7)
		CORAL GABIES, FL.		Beatrice Row
			200 000	Other
9.	Michael Treacy	642 Valencia Are #508	786-566-1069	Beatrice Row
	V	Cord Cobles, FL 33134		Other

Page 1

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.		642 Valencia Ave # 508		Villa Valencia (Items 5-7)
	Joan Treacy	Conal gables, FL 33134	305 979-2640	Beatrice Row O O O ther
2.	0	11098 MARIN ST		Villa Valencia (Items 5-7)
	GAIL ACKERMANN	33134	303/667-7113	Deatrice Row Water
3.			All and a second	Villa Valencia (Items 5-7)
0.	Concept	642 Valence Are	305 7752406	Beatrice Row Other
4.	V	9et 408	N Y	Villa Valencia (Items 5-7)
	Dennis Lynch	642 Valencia Ave Aprt. 408	305-606-7236	Beatrice Row
5.		and the diffe		Villa Valencia (Items 5-7)
	Rhonda Anderson		305-567	\square Beatrice Row (3)
	1 nonace / naverson	Coral Grables FL 33,	34 3004	Other
6.		700 BILTMORG WAY		Villa Valencia (Items 5-7)
	GEORGE LYAL	APT 1110, Coral Gabler	305-742 5119	Beatrice Row
7.		A A Z		Villa Valencia (Items 5-7)
		#Gdy		
	Felisa Garcia	200 Biltmovelley	305-987-3037	Beatrice Row Dother
8.	LORGIE	The state of the s	309-448-1986	Villa Valencia (Item 5-75)
	KUPERMAN	137 GIRALDA AV.	109-448-1104	Beatrice Row
				DOther GARALDA
9.		1		Villa Valencia (Items 5-7)
	BLANCA FAMADIO	642 Valencia Ave	305-774.5750	Beatrice Row
	IOLITINICA IMIVIVISIO	ADT. 306		Other
		s 642 Valencia Ave Apr. 306 Fage 2		

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1.	_			Villa Valencia (Items 5-7)
	Sorria Blair			Beatrice Row (η)
	SUDIA Bai		A	Other
2.	•			Villa Valencia (Items 5-7)
	Jan Castro		1 1 N	\square Beatrice Row ((8)
				Other
3.			A	Uilla Valencia (Items 5-7)
				Beatrice Row
				Other
4.			(~~/	Uilla Valencia (Items 5-7)
			N	Beatrice Row
				Other
5.		6 7		Uilla Valencia (Items 5-7)
				Beatrice Row
		<u>C</u>		Other
6.				Villa Valencia (Items 5-7)
		The second secon		Beatrice Row
				Other
7.		A.M.		☐ Villa Valencia (Items 5-7)
				Beatrice Row
		A Y		Other
8.	1			Villa Valencia (Items 5-7)
		× 7		Beatrice Row
				Other
9.				Uilla Valencia (Items 5-7)
				Beatrice Row
				Other

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