	Page 5		Page 7
1	MR. COLLER: I would move to defer it to a	1	CHAIRMAN FLANAGAN: Here.
2	date uncertain.	2	Okay. Thank you.
3	CHAIRMAN FLANAGAN: Okay.	3	Getting back to Item Number 8, we have a
4	MR. COLLER: And they'll reschedule it.	4	motion and a second to defer it to a date
5	MR. GRABIEL: I so move.	5	uncertain.
6	CHAIRMAN FLANAGAN: Julio moves to defer	6	Any comments? No?
7	indefinitely. Is there a second?	7	Jill, call the roll, please.
8	MR. BEHAR: Second.	8	THE SECRETARY: Marshall Bellin?
9	CHAIRMAN FLANAGAN: There's a second on	9	MR. BELLIN: Yes.
10	Item Number 8.	10	THE SECRETARY: Julio Grabiel?
11	MR. COLLER: To a date uncertain.	11	MR. GRABIEL: Yes.
12	MS. MENENDEZ: Can I ask a question? Why	12	THE SECRETARY: Maria Menendez?
13	are we deferring it? Is this the one	13	MS. MENENDEZ: Yes.
14	CHAIRMAN FLANAGAN: Not indefinitely?	14	THE SECRETARY: Robert Behar?
15	MR. TRIAS: Yeah, the drive-throughs	15	MR. BEHAR: Yes.
16	MR. COLLER: Indefinitely is forever.	16	THE SECRETARY: Jeff Flanagan?
17	CHAIRMAN FLANAGAN: To a date uncertain.	17	CHAIRMAN FLANAGAN: Yes.
18	MS. MENENDEZ: Why are we deferring it?	18	All right. Going back up in the Agenda.
19	MR. TRIAS: Because any change in the Code	19	It says Items 5 and 6 are related. I will read
20	requires notifying all of the property owners	20	both of those in.
21	affected, and this is an interpretation that	21	Item Number 5 is an Ordinance of the City
22	was made after we advertised the agenda. It is	22	Commission of Coral Gables, Florida providing
23	very unusual to have to notify everybody within	23	for text amendments to the City of Coral Gables
24	the C District, and that requires a mailing,	24	Official Zoning Code, by amending Article 4
25	and so on. So we were not able to do it on	25	"Zoning Districts," adding Section 4-206,
	Page 6		Page 8
1	time. And it's a very unusual requirement	1	"Giralda Plaza Overlay" to modify and
2	MS. MENENDEZ: Does this have to do with	2	supplement the existing Commercial District
3	the walk-up window?	3	standards and criteria to allow appropriate
4	MR. TRIAS: No. No. This has to	4	infill and redevelopment that enhances the
5	do what precipitated this discussion is the	5	character of Restaurant Row; providing for a
6	operations of the Starbucks drive-through on	6	repealer provision, providing for a
7	US-1.	7	severability clause, codification, and
8	MS. MENENDEZ: Okay.	8	providing for an effective date. This item was
9	MR. WU: Mr. Chair, can we pause and take a	9	continued from the July 13, 2016 Planning and
10	roll call?	10	Zoning Board meeting.
11	CHAIRMAN FLANAGAN: I did skip over that.	11	Item Number 6 is an Ordinance of the City
12	You were early. I got sidetracked.	12	Commission of Coral Gables, Florida requesting
13	Sorry. Let's back up. Take a time out.	13	an amendment to the text of the City of Coral
14	Jill, if you'll call the roll, please.	14	Gables Comprehensive Plan, Future Land Use
15	THE SECRETARY: Robert Behar?	15	Element, Policy FLU-1.1.2, "Table FLU-2,
16	MR. BEHAR: Here.	16	Commercial Land Uses", pursuant to expedited
17	THE SECRETARY: Marshall Bellin?	17	state review procedures, Section 163.3184
18	MR. BELLIN: Here.	18	Florida Statutes, and Zoning Code Article 3,
19	THE SECRETARY: Julio Grabiel?	19	"Development Review", Division 15,
20	MR. GRABIEL: Here.	20	"Comprehensive Plan Text and Map Amendments;"
21	THE SECRETARY: Maria Menendez?	21	amending the "Commercial Low-Rise Intensity"
22	MS. MENENDEZ: Here.	22	Land Use Classification to permit residential
23	THE SECRETARY: Alberto Perez?	23	use in the Giralda Plaza Overlay District when
24	Frank Rodriguez?	24	expressly permitted by the Zoning Code;
	<i>u</i>	1	
25	Jeff Flanagan?	25	providing for a repealer provision, providing

2 (Pages 5 to 8)

Page 9	Page 11
1 for a severability clause, and providing for an	1 In terms of the other issues in terms of
2 effective date. It's Local Planning Agency	2 the other issues that are included in the
3 review. And this item was also continued from	3 Downtown Overlay, we are not proposing any
4 the July 13, 2016 Planning and Zoning Board	4 changes on the height. Right now 70 feet is
5 meeting.	5 the height that is allowed on Miracle Mile, 70
6 Mr. Trias.	<ul> <li>6 feet, according to the Overlay. And we are</li> </ul>
7 MR. TRIAS: Mr. Chairman, nothing has	7 proposing, at the request of the BID, and after
<ul> <li>changed as far as the proposal for Giralda, but</li> </ul>	8 significant public input and discussion, some
<ul> <li>9 last time, I did promise that there were some</li> </ul>	<ul> <li>9 changes in the hours of operation, and the</li> </ul>
10 additional issues that had to do with the	10 opportunity to play music outdoors, and some of
10 additional issues that had to do with the 11 Downtown Overlay, the overall Downtown Overlay.	11 the issues related to the noise levels. And
12 So what I have is Item 11, as a discussion,	12 that we can discuss in more detail.
13 and I would like to move it to this moment, and	12Intervention13MS. MENENDEZ: That's different from what
	14 we have.
	15 MR. TRIAS: Yes.
	16 CHAIRMAN FLANAGAN: There's a difference?
16 CHAIRMAN FLANAGAN: Okay.	
17 MR. TRIAS: So if we could have the	17 MS. MENENDEZ: So that's changed, the hours
18 PowerPoint for the Downtown Zoning Amendments.	18 of operation. The one we have says, from what
19 Thank you very much.	19 I remember, Sunday through Thursday 'til 10:00.
20 As you can see, Giralda the area labeled	20 MR. BEHAR: No.
as Giralda is a fairly relatively small area	21 MS. MENENDEZ: 10:00 p.m.
22 within the overall picture of the Downtown	22 MR. TRIAS: I did not intend to change it,
23 Overlay. And the kind of ideas that we are	23 so I think this is correct, and maybe we have a
2.4 proposing for the Downtown Overlay include	24 typo, perhaps, but if you want to have some
25 extended hours of operation, outdoor dining,	25 discussion about the content of this item, of
Page 10	Page 12
1 signage, storefront requirements, residential	1 the hours of operation specifically, this is
2 uses, and the height limits that you have	2 the recommendation from the BID.
<ul> <li>already discussed for Giralda.</li> </ul>	3 And, again, you don't have to take action
4 Currently we have a Downtown Overlay, as	4 on any of this tonight. This is just simply
5 you well know, so what we're trying to propose	5 for context.
6 is an amendment to the boundary, that includes	6 Am I confusing everybody or the issue is
<ul> <li>additional land, and, then, in addition to</li> </ul>	0 5 5
	<ul> <li>that the Giralda Overlay will have some</li> <li>additional benefits from the Downtown Overlay,</li> </ul>
, C ,	<ul> <li>additional benefits from the Downtown Overlay,</li> <li>and those additional benefits, one of them is</li> </ul>
<ul><li>9 discuss last time, that apply to specific areas</li><li>10 within the Downtown.</li></ul>	· · · · · · · · · · · · · · · · · · ·
11 In Giralda, if you'll remember, we talked	11 Then, another item in the Downtown Overlay
12 about having residential uses in the upper	12 will be pre-selected outdoor dining areas. In
13 floors. We talked about a parking exemption	13 other words, pre-approved locations, that we
14 for small buildings to three stories. That was	14 can map. And that becomes important, because,
15 basically the last recommendation that we had a	15 as you know, both, in Giralda and in Miracle
16 chance to discuss. And, then, focus on	16 Mile, we have a brand new sidewalk that is
17 pedestrian activity by limiting driveways and	17 being built, and that sidewalk has great
18 service areas along the front.	18 opportunities, but also it's designed in ways
19 The section that you see here, and the	19 that has trees, has many objects in the
20 dimensions, in terms of area and square footage	20 sidewalk, so we need to be able to know exactly
and requirements for Mediterranean design and	21 the areas that could be used for outdoor
22 the opportunity for residential uses, are	22 dining.
23 listed in this slide. That's what we talked	
	23 Okay. So if the idea is, if you have a
<ul><li>about the last time. This is the item that was</li><li>continued.</li></ul>	<ul> <li>Okay. So if the idea is, if you have a</li> <li>restaurant, and you want to have outdoor dining</li> <li>in the pre-approved locations, with the</li> </ul>

	Page 13		Page 15
1	pre-approved chairs and tables, it should be	1	have talked about in Giralda, for Miracle Mile,
2	very easy to get a permit. It's a way to	2	and I would like to encourage, also, the
3	streamline that process.	3	opportunity to make it easier to provide remote
4	The signage provisions, they were trying to	4	parking, shared parking, and also try to have
5	enhance the pedestrian signs, such as the retro	5	that blended ground floor parking ratio, to be
6	signs, some of the window signs, the projection	6	able to have change of uses and activity in a
7	signs. Some of them are already allowed. Some	7	way that is streamlined and much more
8	of them are not. For example, umbrella signs	8	effective.
9	are not allowed. Awning signs are allowed.	9	As I said, the TDR is currently allowed, so
10	And we're trying to coordinate all of those	10	we're not making any changes, in terms of the
11	opportunities to give information to the	11	receiving sites for the Downtown. However, I'm
12	pedestrian in a way that is aesthetically	12	going to make some recommendations to allow TDR
13	cohesive.	13	receiving sites for the North Ponce area later
14	We're also going to recommend some ground	14	on. But as far as Downtown, it remains in
15	floor street design standards. And what that	15	place.
16	means is that there will be a required	16	The general parking exemption, except the
17	transparency and storefront design along those	17	specific areas the very precise areas that
18	sidewalks. And the idea for that is to create	18	you have discussed in Giralda, and maybe we may
19	the kind of activity that is appropriate for a	19	discuss some in Miracle Mile, generally don't
20	Downtown.	20	change. As you know, we have some parking
21	So, for example, 90 percent of the frontage	21	exemptions already, which allow for the small
22	should be either a shop front, a storefront, an	22	buildings to function effectively.
23	arcade or a pedestrian courtyard, meaning	23	We are not making any changes on the
24	pedestrian focus design features at the ground	24	unlimited density that is allowed for Mixed-Use
25	level.	25	projects. And the remote parking, as I said, I
	Page 14		Page 16
1	_	1	
1 2	So those standards will also be in the	1	think it should be expanded to new
	_	1 2 3	
2	So those standards will also be in the Downtown Overlay, if you choose to recommend	2	think it should be expanded to new construction. That would be an encouragement,
2 3	So those standards will also be in the Downtown Overlay, if you choose to recommend it.	2 3	think it should be expanded to new construction. That would be an encouragement, a way to incentivize the smaller scale
2 3 4	So those standards will also be in the Downtown Overlay, if you choose to recommend it. Then, the idea of having residential uses,	2 3 4	think it should be expanded to new construction. That would be an encouragement, a way to incentivize the smaller scale incremental development.
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4 (Pages 13 to 16)

	Page 17		Page 19
1	develop them, and bring them back to you at	1	able to come up to that point half. I will
2	some point in the future for adoption.	2	need another half.
3	So if you want to continue the discussion	3	Something else that I want to point to your
4	about Giralda, just keep all of this other	4	attention, the maximum height, it's 45 feet.
5	issues in mind. So thank you very much.	5	And while the proposed Ordinance doesn't
6	CHAIRMAN FLANAGAN: Thank you, Mr. Trias.	6	restrict the density, it does indirectly
7	This is a public hearing item, so we'll	7	restrict the density, because it tells me that
8	open the public hearing. If there's anybody	8	I can only build three-story high.
9	here who would like to speak on it's Agenda	9	So I can tell you that I can develop four
10	Items 5 and 6, tied in with the discussion on	10	stories or three and a half in 45 feet.
11	Item 11.	11	Obviously, I'm not going to be able to use the
12	THE SECRETARY: Jorge Kuperman.	12	four, because I can only go 3.5, but that .5
13	MR. KUPERMAN: Good afternoon, Members of	13	will make a dramatic difference on my interest,
14	the Board.	14	and property owners like me, with 25 feet
15	MR. WU: Sir, can you first be sworn in?	15	frontage, to re-develop those properties.
16	CHAIRMAN FLANAGAN: Yeah, I think the	16	That's the spirit of this Ordinance, to
17	gentleman	17	re-develop these properties to create the
18	MR. KUPERMAN: I wasn't here.	18	living units, those units that are potentially
19	CHAIRMAN FLANAGAN: You weren't, and there	19	not going to have parking, but it's to create a
20	are some others that were not here. So if	20	spirit of walkability in the area, and the
21	anybody walked in late and intends to testify,	21	urban experience that we want for Coral Gables'
22	has not been sworn in, please be sworn in.	22	Downtown, in general, and Giralda, in
23	Okay.	23	particular.
24	(Thereupon, more participants were sworn.)	24	So I invite you, once again, to take please
25	MR. KUPERMAN: Once again, Members of the	25	into consideration the opportunity of that
	Page 18		Page 20
1	Board, good afternoon. Jorge Kuperman,		
	Dourd, good arternoon. Jorge Ruperman,	1	additional .5. Otherwise, the Ordinance, I
2	property owner at 137 Giralda Avenue, principal	1 2	additional .5. Otherwise, the Ordinance, I don't want to call it defective, but it kind of
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5 (Pages 17 to 20)

	Page 21		Page 23
1	Anybody else from the audience?	1	to set a roof, in terms of the area that we
2	MR. KUPERMAN: Thank you.	2	would propose without parking. So that's the
3	CHAIRMAN FLANAGAN: All right. Seeing	3	Staff recommendation.
4	none, we'll close the public hearing.	4	MR. GRABIEL: I think we all
5	And questions or comments or anything from	5	MR. WU: Mr. Chair, it's also to provide
6	the Board Members at this point?	6	incentive for residential uses in Giralda,
7	Ramon, let me just we do have two	7	essentially. It's to incentivize residential
8	Ordinances before us.	8	and particular services.
9	MR. TRIAS: Yes.	9	MR. GRABIEL: No, I understand that, and I
10	CHAIRMAN FLANAGAN: But then the discussion	10	think everybody I don't know anybody who is
11	item. So what are you asking	11	against bringing in residential to Giralda and
12	MR. BEHAR: Should we go, you know	12	Downtown Coral Gables. But if you look at
13	CHAIRMAN FLANAGAN: Well, I think we	13	those small lots of 25-foot wide, like
14	J	14	Mr. Kuperman, and the need to design a
15	6	15	residential component that sits on top of the
16	· · · · · · · · · · · · · · · · · · ·	16	retail, I'm very happy that he's found a
17		17	solution, but I've been wracking my brain of
18		18	how it would be done, so that you can have a
19	5 6	19	successful building, that works on three
20	, 63	20	stories, and that you can get, you know,
21	,	21	maximum residential, and unless there's an
22	······································	22	urbanistic reason for limiting it to three
23	8	23	stories, I'm just not sure that that might be
24	· · · · · · · · · · · · · · · · · · ·	24	the best way of achieving what we're looking
25	benefits that may be coming in the future, for	25	for, which is to have as much residential as we
	Page 22		Page 24
1	you to take action, that affect the operations	1	can in Downtown.
2	and so on and so on, and signs, et cetera, some	2	So, you know, I don't see the connection
3	things that are not related to development	3	between the parking and the height. I mean,
4	sizes or development requirements and	4	the height affects the urban character of the
5	additional parking. So that was the purpose of	5	street, but why does the parking tie into the
6		6	height of the building?
7	would bring back.	7	MR. TRIAS: Yeah, and what I'm saying is

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CHAIRMAN FLANAGAN: Thank you.

and your question, Mr. Behar, it's that as long

as no parking is provided, you can obviously

build as big a building as you want, and that's

the issue. The issue here is, how much are we

MR. TRIAS: That has been the source of

four months. And it's a balancing between the

significant discussion for the past three or

needs to encourage small development, the

in terms of what would be ideal, and so on.

And the idea that in order to keep some sense

of control, in terms of development, we needed

current availability of parking. And we have

had some testimony from our Parking Director,

allowing without parking. And the

recommendation is the three stories.

MR. GRABIEL: Why?

MR. TRIAS: And as far as Mr. Kuperman's --

MR. TRIAS: Yeah, and what I'm saying is that what we are proposing is a certain amount of development, a certain amount, and we need to figure out what that amount is.

A certain amount of development that does not require minimum parking. Why is that? Well, because if you have that opportunity, then you can do the small infill buildings. A small infill building, if you have to provide parking, it's impossible. It just doesn't fit.

Now, one extreme would be to say, oh, no parking requirements, and then see what the market does. That's one view. And then that's one view that has been discussed, and proposed, and considered. However, that view, when we've looked at the opportunities that we have, in terms of having public parking and the functioning of the streets and so on, it was determined that it was excessive, in terms of

	Page 25		Page 27
1	the demand that it would create in parking.	1	I just don't know how, in a small lot, it's
2	So the proposal is to cap it at three	2	really feasible, doable or achievable.
3	stories. We believe that that was the right	3	MR. BELLIN: It's really not, and
4	amount.	4	MR. TRIAS: If I could make another point
5	MR. BELLIN: Ramon, I have a question.	5	that I forgot. The 45 feet is the current
6	MR. TRIAS: Yes.	6	maximum before you get to the 20,000 square
7	MR. BELLIN: Essentially you have two	7	feet parcel. So there's some other issues that
8	limiting factors. You have the 15,000 square	8	are triggered when you change that.
9	feet and the three stories.	9	MR. BELLIN: I think 45 feet is reasonable.
10	MR. TRIAS: Yes.	10	You can get four stories in that. I think I
11	MR. BELLIN: Three stories never allow you	11	discussed this three or four meetings ago, the
12	to get to the 3.5. 3.5, times 25, you know,	12	same issue. I don't see how you can develop a
13		13	• •
	about 10,000 square feet.	14	project in 25 feet, when you've got corridors
14	So why don't we just have the limiting		and elevators, and
15	factor to be the 15,000 square feet? Whatever	15	MR. BEHAR: And fenestrations, windows.
16	you can fit in the envelope. And if it takes	16	MR. BELLIN: and two means of egress.
17	four stories or five stories, does it really	17	You can only have windows on the street and the
18	matter, as long as they get to the 3.5?	18	back, and that's it.
19	MR. TRIAS: Yeah. And the purpose of the	19	MR. BEHAR: On the street and back, yeah.
20	Board is to make recommendations, and certainly	20	MR. BELLIN: So the units can't be more
21	we will bring recommendations to the	21	than 20 feet wide, if that. I don't know. I
22	Commission. Now, Staff's recommendation is the	22	mean, it's but
23	three stories. If you believe something else	23	MR. GRABIEL: My point would be that if we
24	is better, certainly we can forward that.	24	want to really achieve residential, and we are
25	MR. BELLIN: Yeah, I believe four stories	25	working with owners that have very narrow lots,
	Page 26		
	rage 20		Page 28
1	_	1	
1	probably would be not a whole lot different,	1	we should give them maximum flexibility, so
2	probably would be not a whole lot different, and it would allow him to get to his 3.5.	2	we should give them maximum flexibility, so that they can make it a marketable and
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1         couple of more restaurants, if you go further         it         you're going to lose, I should say, the cafe, the restaurant, the ambiance that it currently           2         Max eyou even considered maybe the two         the restaurant, the ambiance that it currently           4         blocks that could become restaurants on both         the restaurant, the ambiance that it currently           6         MR, TRIAS: We could look into that as part         GMR PEHAR: But, Maria, the residential is           7         off the Downtown Overlay. There are a few         MS. MENENDEZ: No, 1 understand that, but           8         distinctions. One of them is that the         Tore-build and have a cafe on the bottom,           9         strettscape troject doesn't go all of the way,         Tore-build and have a cafe on the bottom,           11         at.         Add so what I'm basciaulty asking Staff is,           12         MR. TRIAS: At Ponce. The other one is         13           13         MR, TRIAS: At Ponce. The other one is         13           14         that the land Use in those blocks is actually a         14           15         Mid-Rise. It's, Low-Rise in the block that         15         real social data some part of it three, and to           16         make it a little bit tricky, but certainity we         16         looking for, you really need to look at some           17 </th <th></th> <th>raye z</th> <th></th> <th>raye SI</th>		raye z		raye SI
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12       MR. BEHAR: Ponce.       12       And so what I'm basically asking Staff is,         13       MR. TRIAS: At Ponce. The other one is       13       if you want to incentivize and keep that theme         14       that the Land Use in those blocks is actually a       14       14       14         15       Mid-Rise. It's Low-Rise in the block that       15       if you want to incentivize and keep that theme         16       we're looking at. So there's a few issues that       15       real least some part of it there, and to         19       MS. MENENDEZ: Let me ask you, because I       16       look into it.       17         19       MS. MENENDEZ: Let me ask you, because I       19       restaurants there.       18         21       raised this in our last Board Meeting, when we       17       were addressing this. I'm still not convinced       21         22       continue having Restaurant Row a restaurant,       23       MR. TRIAS: And those would be economic       development -         23       roportunities for re-development and maximizing       25       MR. TRIAS: And those would be economic development -         24       frage 30       Fage 30       Page 32       Page 32         7       You know, where you provide       MS. MENENDEZ: We'n enver - well, I don't       Know that you mean by economic development -		1 0		
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25 that one block area, you're going to miss 25 outdoors allowed, pre-approved outdoor		1		1 0
	4	∠⊃ unat one block area, you're going to miss	25	outdoors allowed, pre-approved outdoor

8 (Pages 29 to 32)

	Page 33		Page 35
1	seating," and that one is important. Let me	1	there, you know.
2	explain what I'm thinking.	2	MR. TRIAS: Mr. Bellin
3	Right now the outdoor seating is limited to	3	MR. BEHAR: Don't rent there. You know
4	30 percent of the area that you have inside.	4	this.
5	So it's a relatively small opportunity. With	5	MR. BELLIN: That's what's going to happen.
6	this pre-approved plan, you can have whatever	6	MR. TRIAS: That would depend on the market
7	is allowed in front or even beyond that, if	7	that you're looking for, the type of renters or
8	you're willing to get into that kind of	8	the type of buyers. I mean, people that
9	arrangement with the City. So you can have	9	MR. BELLIN: Old people, like me.
10	more outdoor seating. To me, that's a big	10	MR. BEHAR: Go to Kendall.
11	incentive for me.	11	CHAIRMAN FLANAGAN: Take an Ambien.
12	MS. MENENDEZ: Okay.	12	MR. TRIAS: People who want to live
13	MR. TRIAS: And maybe I didn't make it	13	Downtown need to have the proper expectations
14	clear, but that was the intent to showing you	14	of what a Downtown should be, I think.
15	the additional requirements, because those are	15	MR. BEHAR: I mean, you're going to control
16	the Zonings incentives. In addition, we can	16	the decibel level of the music, which, you
17	explore some other economic development type of	17	know, I'm sure that there's already a standard
18	ideas.	18	for that, but if you're going to make this that
19	MR. BEHAR: And she's right. I mean, I	19	lively area, you need to allow, in my opinion,
20	tend to agree with her suggestion. It would be	20	outdoor music.
21	nice to get an incentive you know,	21	MR. TRIAS: Yeah. And it's allowed, and
22	incentivize the actual development.	22	that's one of the incentives that we're trying
23	I do just the economics of the	23	to encourage in the Downtown Overlay.
24	buildings, you know, and Mr. Kuperman, who has	24	CHAIRMAN FLANAGAN: Okay. Anybody else, on
25	an office over there could tell you, what he	25	either Item 5 or 6?
	•		
	Page 34	1	Page 36
1	Page 34	1	Page 36 Okoy Anybody like to make a motion?
1	could get in rent for office space is nowhere	1	Okay. Anybody like to make a motion?
2	could get in rent for office space is nowhere near what you could get for a restaurant space.	2	Okay. Anybody like to make a motion? MS. MENENDEZ: Let me ask you something.
2 3	could get in rent for office space is nowhere near what you could get for a restaurant space. MS. MENENDEZ: Okay.	2 3	Okay. Anybody like to make a motion? MS. MENENDEZ: Let me ask you something. Your chart related to the Giralda Overlay.
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9 (Pages 33 to 36)

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MR. TRIAS: But the key issue is, no

parking for that fourth story. That was the

me, I think, because there's no density

that's the effect that it has.

limitation on residential.

MR. TRIAS: Right.

key request. Okay. So keep that in mind. And

CHAIRMAN FLANAGAN: But that doesn't bother

		Page 37		Page 39	l
	1	great.	1	MR. BEHAR: So you could have one unit per	
	2	MR. TRIAS: Yeah. I agree.	2	floor, you know.	
	3	CHAIRMAN FLANAGAN: Okay. Anybody else?	3	MR. TRIAS: Yes. Or two. One in the front	
	4	MS. MENENDEZ: Are we ready for a motion?	4	and one in the back.	
	5	I'll move that the Ordinance be adopted as	5	MR. BEHAR: Or two, you know.	
	6	presented by Staff.	6	MR. BELLIN: All you could have is two.	
	7	MR. BEHAR: I'll second it.	7	That's the maximum you could have.	
	8	CHAIRMAN FLANAGAN: A motion and a second.	8	MR. BEHAR: Yeah, the maximum you could	
	9	MR. WU: Well, there was a motion to change	9	have is two, absolutely.	
	10	the three feet to two feet. Is that part of	10	So, you know, if the BID requested 15 feet,	
	11	the motion?	11	I'm okay with 15 feet.	
	12	MS. MENENDEZ: That's part of it.	12	MS. MENENDEZ: Okay. I'm okay with the	
	13	MR. BEHAR: That's part of the motion.	13	friendly amendment.	
	14	MR. BELLIN: Are we talking about three	14	CHAIRMAN FLANAGAN: So a 15-foot step back	
	15	stories as opposed to four?	15	at the fourth floor?	
	16	CHAIRMAN FLANAGAN: The motion right now is	16	MR. BEHAR: At the 45 feet.	
	17	based on Staff's recommendation	17	MS. MENENDEZ: 45 feet.	
	18	MR. BELLIN: Which is three stories.	18	CHAIRMAN FLANAGAN: The BID was the fourth	
	19	CHAIRMAN FLANAGAN: Correct.	19	floor, whatever that may be.	
	20	MR. BEHAR: Do you want to	20	MR. BEHAR: Okay.	
	21	MS. MENENDEZ: No, I want to stick to	21	MR. TRIAS: Right. And the fourth floor	
	22	Staff's recommendation. I mean, you know,	22	would be above the 45 feet in our	
	23	three stories.	23	recommendation.	
	24	MR. BEHAR: You will not consider a	24	MR. BEHAR: Now, the question is, how high	
	25	friendly amendment, if the fourth story is set	25	are we going to give them for the fourth floor?	
ľ		Page 38		Page 40	
	1	-	1		
	1 2	back 20 feet from the front or 15 feet from the	1 2	Because that's going to be is it at 10 feet, floor to floor, 15 feet?	
	2 3	front? So you still perceive three stories at the street.	3	If we're going to allow the fourth floor,	
	3 4	MS. MENENDEZ: Sure.	4	how high will that be?	
	4 5	MR. BEHAR: But at the back, you know	5	MR. TRIAS: Very good point. And the	
	6	MS. MENENDEZ: How much are you setting it	6	reason this is significant is, as I said	
	0 7	back? What is typically how much, 10 feet?		before, unless you have 20,000 square feet, you	
	8	Is that what we typically set back?	8	cannot go beyond 45 feet. So if you create	
	9	CHAIRMAN FLANAGAN: The BID's	9	something in between, you need to set a very	
	10	recommendation, they were requesting a 15-foot	10	clear height.	
	11	step back for the fourth floor.	11	MS. MENENDEZ: So what is your suggestion?	
	12	MR. BEHAR: Typically, in the MXD, it's a	12	MR. BEHAR: Well, the BID has	
	13	10-foot step back.	13	CHAIRMAN FLANAGAN: The BID suggestion was	
	14	MS. MENENDEZ: That's what I remember.	14	to go from 45 to 50 feet for parcels of less	
	15	MR. BEHAR: The step back typically is 10	15	than 20,000 square.	
	16	feet.	16	MS. MENENDEZ: Okay.	
	17	MR. BELLIN: At 45 feet.	17	MR. BEHAR: I'm okay with that.	l
	1.0		10	MC MENIENDEZ. Iber altere milde that	L

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fourth floor, the 45 feet will not come into play. It will probably be at 40 feet and then step it back. MS. MENENDEZ: Thank you.

MR. BEHAR: So you would not have -- the

CHAIRMAN FLANAGAN: So max is 50. Step

MS. MENENDEZ: I'm okay with that.

back 15 feet at the fourth floor.

10 (Pages 37 to 40)

	Page 41		Page 43
1	MR. TRIAS: Which	1	fourth floor, so between 35 and 40 feet, you're
2	MR. BEHAR: Somewhere around there.	2	going to have that step back, whenever you have
3	MR. TRIAS: Yes.	3	a four-story, right?
4	MR. BEHAR: You know, whatever that works	4	I mean, mathematically it seems to me that
5	out. You know, and that may not be bad,	5	it will make sense
6	because it gives you some variety in the	6	MR. TRIAS: Okay.
7	cornice line. Not everything is going to be at	7	MR. BEHAR: if you want to do that, and
8	45 feet.	8	add the fourth floor.
9	MS. MENENDEZ: Let me ask you, though, they	9	MR. TRIAS: That's certainly.
10	have here in their provision, and 77 for	10	MR. BEHAR: Marshall, would you recommend
11	parcels of 20,000 square feet or more. We're	11	going beyond 50 feet, above 50 feet?
12	just focused on the less than.	12	MR. BELLIN: No. No. What I would
13	MR. TRIAS: That's allowed already. That	13	recommend is, take the amount of stories out,
14	is what's allowed.	14	because the limiting factor is 15,000 square
15	MS. MENENDEZ: Okay.	15	feet for no parking. So if you've got 45 feet,
16	CHAIRMAN FLANAGAN: Okay.	16	you've got a retail, whatever it is, on the
17	MS. MENENDEZ: 50 feet?	17	ground floor, a restaurant
18	MR. BEHAR: 50 feet. I'm okay with that.	18	MS. MENENDEZ: That's fine. That's the way
19	CHAIRMAN FLANAGAN: Is the maker and the	19	its presented here. They don't have stories.
20	second of the motion, are we all in agreement?	20	They just say, 50 feet, for parcels of less
21	MS. MENENDEZ: Yes.	21	than 20,000 square feet.
22	CHAIRMAN FLANAGAN: So we have, in	22	MR. BELLIN: But three stories for the
23	accordance with Staff's recommendation,	23	parking issue.
24	changing the sill to two feet, rather than	24	MR. TRIAS: Yeah. That's the language of
25	three; 50-foot height limit for the small lots,	25	the BID. The language that Staff had
	Page 42		Page 44
	2		I aye ii
1	which are less than 20,000 square; and step	1	recommended was in terms of stories and also in
2	which are less than 20,000 square; and step back 15 feet at the fourth story.	2	recommended was in terms of stories and also in terms of height. So it was both.
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11 (Pages 41 to 44)

Page 45	Page 47
1 you can get four floors, which is, I think, 1	I mean, to me, that's a very clear
2 what you're saying, that you don't need the 2	
3 additional five feet. 3	MR. BELLIN: Okay.
4 MR. TRIAS: Mr. Behar, if I understand, 4	5
5 we're talking about 50 feet, four floors, and 5	the second.
6 the upper story set back 15 feet. Is that 6	
7 MR. BEHAR: Yes. 7	
8 MR. GRABIEL: I agree with that. 8	0
9 MS. MENENDEZ: Yes. Yes. 9	· 1
10 MR. TRIAS: Okay.	MR. GRABIEL: Yes.
11 MS. MENENDEZ: Okay?	1 THE SECRETARY: Maria Menendez?
12 MR. BELLIN: When it comes to the vote, 12	2 MS. MENENDEZ: Yes.
13I'll let you know how I feel about it.13	3 THE SECRETARY: Robert Behar?
14 CHAIRMAN FLANAGAN: No. Now I'm confused. 14	4 MR. BEHAR: Yes.
15 So what if you go 50 feet with three stories?	5 THE SECRETARY: Marshall Bellin?
16 MR. TRIAS: You certainly could do that, if 16	6 MR. BELLIN: Yes.
17 you wanted to.	
18 MR. BELLIN: But what do you accomplish? 18	•
19If you want to get four stories and four19	9 Okay. So that was Item Number 5, which was
20 stories will give him the 3.5 FAR 20	changing the Zoning Code Text.
21 MR. TRIAS: Mr. Chairman, in theory, you 21	
22 could do, let's say, a Mezzanine, right, and 22	2 to the Comp Plan.
23 have a two-story space and then have actually 23	3 MR. TRIAS: That's to allow residential.
24 three levels, but then have a Mezzanine on the 24	4 CHAIRMAN FLANAGAN: Anybody like to make a
25top and then you get to the 50 feet. And that25	5 motion?
Page 46	Page 48
1 could be a really nice unit at the very top, 1	It's part of the same presentation.
2 for example. So there are many, many 2	2. MR. BEHAR: I'll make a motion for
3 iterations of those dimensions. 3	approval.
4 MR. BEHAR: But, start thinking about that, 4	CHAIRMAN FLANAGAN: This is the change to
5 the Mezzanine, in order to count as a 5	I
6 Mezzanine, has to be only one-third of the 6	commercial Low-Rise District on Giralda.
7 floor. 7	MR. BEHAR: I'll make a motion for
8 MR. TRIAS: Yes. 8	11
9 MR. BEHAR: So you may not get enough 9	
10substance on that Mezzanine to justify it. If10	
11you do a unit that's two stories, you're still11	
12going to count it as a floor.12	
13MR. BELLIN: Yeah, but you don't have to13	0 /1
14worry about that if you're going four stories.14	
15It's 45 feet, four stories, you can do that.15	
16You have 15 feet on the first level, which16	
17could be the retail or restaurant, and then17	
18ten, ten and ten.18	
19MR. TRIAS: I think the number of units19	
20 CHAIRMAN FLANAGAN: Marshall, talk into 20	
21your microphone, please.21	
22MR. TRIAS: The market could determine the22	e
23number of units, within the rules, which is 5023	
24 feet, four stories and a step back at the very	
25 top. 25	5 Ordinance of the City Commission of Coral

12 (Pages 45 to 48)