| 1 opinion, is not the correct thing to do. | | Page 59 |
|---|---|---|
| | 1 | THE SECRETARY: Maria Menendez? |
| 2 CHAIRMAN AIZENSTAT: So required parking. | 2 | MS. MENENDEZ: Yes. |
| 3 Is there a second? | 3 | THE SECRETARY: Maria Velez? |
| 4 MR. GRABIEL: I second. | 4 | MS. VELEZ: Yes. |
| 5 CHAIRMAN AIZENSTAT: Julio second. | 5 | THE SECRETARY: Jolie Balido-Hart? |
| 6 MR. TRIAS: So you're saying require | 6 | MS. BALIDO-HART: Yes. |
| 7 parking for office use. | 7 | THE SECRETARY: Robert Behar? |
| 8 MR. BEHAR: Yes. | 8 | MR. BEHAR: Yes. |
| 9 MR. TRIAS: It could be done remotely. | 9 | THE SECRETARY: Eibi Aizenstat? |
| 10 MR. BEHAR: Either/or, yes. | 10 | CHAIRMAN AIZENSTAT: Yes. |
| 10 MR. BEHAR. Enter/of, yes. 11 CHAIRMAN AIZENSTAT: We have a first. We | 11 | |
| | 12 | Thank you so much. MR. KUPPERMAN: Thank you so much. Please |
| , | 13 | come over to have lunch and you'll see what's |
| · 1 | 14 | |
| 14 THE SECRETARY: Marshall Bellin? | 1 | going on in that street. |
| 15 MR. BELLIN: Yes. | 15 | MS. MENENDEZ: We have. |
| 16 THE SECRETARY: Julio Grabiel? | 16 | MR. KUPPERMAN: It's incredible. Giralda |
| 17 MR. TRIAS: Just to clarify it, I'm sorry, | 17 | Under the Stars was 3,000 people. Robert |
| 18 10 feet setback on the first floor, five feet | 18 | probably knows one person every 10 square feet. |
| 19 on the fourth floor. | 19 | That's about an acre. Opening night was over |
| 20 MR. BEHAR: Correct. | 20 | 5,000. This is just |
| 21 MS. VELEZ: How about the third floor? | 21 | CHAIRMAN AIZENSTAT: Good. |
| 22 MR. TRIAS: No, no third floor. | 22 | MR. KUPPERMAN: It's going to be like |
| 23 MR. BEHAR: Second and third is 10 feet. | | Lincoln Road |
| 24 The fourth floor is five feet | 24 | MR. BEHAR: You know what you need to do |
| 25 MS. VELEZ: 10, 10 and 5. | 25 | there, the other day, it was sunny, maybe add |
| Page 58 | | Page 60 |
| 1 CHAIRMAN AIZENSTAT: Correct. | 1 | sails or something |
| 2 MR. BEHAR: But you could potential cover | 2 | |
| | | MS. MENENDEZ: Oh, nice idea. |
| 3 that, you know. | 3 | MS. MENENDEZ: Oh, nice idea. MR. BEHAR: Because let me tell you |
| that, you know. MR. BELLIN: Wait. Wait. The | | |
| | 3 | MR. BEHAR: Because let me tell you |
| 4 MR. BELLIN: Wait. Wait. The | 3 4 | MR. BEHAR: Because let me tell you MR. KUPPERMAN: The sun. |
| 4 MR. BELLIN: Wait. Wait. Wait. The 5 fourth floor is a five foot setback? | 3 4 5 | MR. BEHAR: Because let me tell you MR. KUPPERMAN: The sun. MR. BEHAR: The sun. |
| 4 MR. BELLIN: Wait. Wait. Wait. The 5 fourth floor is a five foot setback? 6 MR. BEHAR: That's what he asked for | 3 4 5 6 | MR. BEHAR: Because let me tell you MR. KUPPERMAN: The sun. MR. BEHAR: The sun. MR. KUPPERMAN: I know. |
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| 4 MR. BELLIN: Wait. Wait. Wait. The 5 fourth floor is a five foot setback? 6 MR. BEHAR: That's what he asked for 7 MR. GRABIEL: Yes. 8 MR. BEHAR: for the five foot additional 9 setback on the fourth floor. | 3 4 5 6 7 8 9 | MR. BEHAR: Because let me tell you MR. KUPPERMAN: The sun. MR. BEHAR: The sun. MR. KUPPERMAN: I know. MR. BEHAR: It will make it a total MR. KUPPERMAN: It's South Florida. MR. BEHAR: Yeah, but if we provide some |
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15 (Pages 57 to 60)

| | Page 61 | | Page 63 |
|--|---|--|--|
| 1 | "Mixed Use District (MXD);" Article 5, | 1 | ground level, and the design of the buildings. |
| 2 | "Development Standards," Section 5-604, "Coral | 2 | So the problem has been that the Code is a |
| 3 | Gables Mediterranean Style Design Standards," | 3 | little bit vague, and it allows for open space |
| 4 | and Section 5-1105, "Landscape Requirements;" | 4 | to be placed in upper stories. Well, that |
| 5 | and Article 8, "Definitions," to clarify what | 5 | doesn't really help, I think, the high quality |
| 6 | constitutes open space; providing for a | 6 | pedestrian environment that we're trying to |
| 7 | repealer provision, providing for a | 7 | create. |
| 8 | | 8 | So, in multiple areas in the Code, we have |
| 9 | severability clause, codification, providing for an effective date. | 9 | |
| 9 10 | | 10 | added the word, ground level, ground level, to |
| | Item Number 6, public hearing. | 1 | make it very clear that that's what open space |
| 11 | CHAIRMAN AIZENSTAT: Thank you. | 11 | should be. That's really the main thing. |
| 12 | Ramon. | 12 | Again, there's some leftover language that |
| 13 | MR. TRIAS: Mr. Chairman, this item has | 13 | applies to some of the Residential District. |
| 14 | been discussed many times, and I would like to | 14 | That is not the intent. The intent is |
| 15 | clarify, because some of the older language was | 15 | Commercial, Mixed-Use, Industrial. |
| 16 | left over in some of the memos. | 16 | And here, as you can see, we revised the |
| 17 | The only request here tonight is to deal | 17 | paseo. We realized the open space definition, |
| 18 | with the issue of ground level ground level | 18 | to include ground level, and the paseo |
| 19 | open space. We're not increasing the | 19 | definition, to explicitly say that it had to be |
| 20 | percentages, none of that; ground level open | 20 | open to the sky to count as open space. |
| 21 | space, as it applies to Commercial, Mixed-Use | 21 | There are some other clarifications, in |
| 22 | and Industrial Districts. That's also | 22 | terms of some definitions, but generally it's a |
| 23 | something that I want to clarify, because we | 23 | very straight-forward amendment. We may have |
| 24 | need to correct a couple of mistakes in the | 24 | some other amendments in the future, perhaps. |
| 25 | language. | 25 | It's simply, I think, is going to have a big |
| | Page 62 | | Page 64 |
| | rage 02 | | Fage 04 |
| | | | |
| 1 | MR. BEHAR: Excuse me to interrupt you, but | 1 | impact in terms of the way that the larger |
| 2 | we have discussed MF-1 and MF-2. And MFSA was | 2 | projects are designed. |
| 2 3 | we have discussed MF-1 and MF-2. And MFSA was not going to be a part | 2 3 | projects are designed. I don't know if anybody wants to speak on |
| 2 3 4 | we have discussed MF-1 and MF-2. And MFSA was not going to be a part MR. TRIAS: Right. Right. | 2 3 4 | projects are designed. I don't know if anybody wants to speak on this item. Is there anybody? |
| 2 3 4 5 | we have discussed MF-1 and MF-2. And MFSA was not going to be a part MR. TRIAS: Right. Right. MR. BEHAR: That's what you've taken away | 2 3 4 5 | projects are designed. I don't know if anybody wants to speak on this item. Is there anybody? THE SECRETARY: We have two speakers. |
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| | Page 65 | | Page 67 |
|--|--|--|---|
| 1 | on the larger parcels that can be developed or | 1 | encourage the development. |
| 2 | remain to be developed, how do I satisfy the | 2 | So I just it's a disconnect for me. I'm |
| 3 | requirements, with much of the green space | 3 | all for open space and green space, but I think |
| 4 | being mandated to be open to the sky, and | 4 | you're limiting the design concepts and the |
| 5 | particularly thinking about our Downtown, our | 5 | possibility of providing alternate solutions |
| 6 | urban area, Miracle Mile, the properties that | 6 | for what we define as green space with all of |
| 7 | front on Miracle Mile, on Ponce de Leon | 7 | these requirements. |
| 8 | Boulevard, and I reflected back upon the 55 | 8 | Thank you. |
| 9 | Miracle Mile development, which has the 10 | 9 | CHAIRMAN AIZENSTAT: Thank you. |
| 10 | Aragon Residences above three floors of | 10 | THE SECRETARY: Jorge Navarro. |
| 11 | offices, and then the ground floor retail. | 11 | MR. NAVARRO: Good evening, Board Members. |
| 12 | I don't know, and I'm not holding that out | 12 | For the record, Jorge Navarro, with offices at |
| 13 | as a measure of the desire development moving | 13 | 333 Southeast 2nd Avenue. It's great to be |
| 14 | forward in the Downtown area, but I do think | 14 | here before you this evening. |
| 15 | that, as a commercial real estate professional, | 15 | I just wanted to take a moment to highlight |
| 16 | your ground floor is your most valuable asset | 16 | some of the design guidelines and suggestions |
| 17 | and where a proper a private property owner | 17 | that we had discussed in the past. You know, |
| 18 | typically generates most of the revenue that is | 18 | we commend the City for their efforts to try to |
| 19 | possible for that. And to mandate on it's | 19 | improve the ground level open space, but we |
| 20 | just curious to me, to mandate and limit the | 20 | also think that there should be some |
| 21 | way I can satisfy if I'm a developer, how I | 21 | flexibility built in. Depending on the size of |
| 22 | satisfy a green space requirement by making it | 22 | your properties, you could have issues, you |
| 23 | only open to the sky, on the ground floor, I | 23 | know, complying with these requirements. I |
| 24 | think takes away the reason we all love an | 24 | think the larger properties are probably are |
| 25 | urban Downtown. | 25 | in a better position to provide additional |
| | | | <u> </u> |
| | Page 66 | | Page 68 |
| 1 | Page 66 There's diversity of storefronts There's | 1 | Page 68 ground level open space |
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| 2 | There's diversity of storefronts. There's diversity of shopping opportunities that | 2 | ground level open space. But one of the things that we had discussed |
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17 (Pages 65 to 68)

| | Page 69 | | Page 71 |
|--|--|--|---|
| 1 | conditional Site Plan approval process, and | 1 | than 250 feet. |
| 2 | we've already invested a large amount of time | 2 | MR. TRIAS: Yes. |
| 3 | and resources in designing these plans, and | 3 | MR. BEHAR: And I believe the Code requires |
| 4 | what we'd like to do is and we've seen that | 4 | that if it's 250 feet, you're required to |
| 5 | it's been done in other jurisdictions that have | 5 | provide a paseo. |
| 6 | either Art in Public Places or additional open | 6 | MR. TRIAS: Right. |
| 7 | space requirements, is to at least vest these | 7 | MR. BEHAR: A mid block paseo. |
| 8 | projects for a period of time, so that they can | 8 | MR. TRIAS: That's a requirement, yes. |
| 9 | go in, and if they get a building permit, let's | 9 | MR. BEHAR: You're required to do a mid |
| 10 | say, in three years from the date that they get | 10 | block paseo and have some certain sizes, |
| 11 | their Site Plan approval, they can still take | 11 | depending on the size of the property, yet the |
| 12 | advantage of this and not have to go back to | 12 | paseo that you're asking or you you know, on |
| 13 | the drawing board and it could, you know, | 13 | either side, open to the sky, I think that's |
| 14 | completely rechange everything that you're | 14 | going to dysfunction that property. |
| 15 | drawing. | 15 | I think it's it's been asked, an |
| 16 | So those are just some of the items I hope | 16 | additional requirement that may not be |
| 17 | you consider here this evening. Thank you. | 17 | MR. TRIAS: True. |
| 18 | CHAIRMAN AIZENSTAT: Thank you. | 18 | MR. BEHAR: you know, be necessary. I |
| 19 | Anybody else, Jill? | 19 | think that we're posing paseos open to the sky, |
| 20 | THE SECRETARY: No more speakers. | 20 | so it means there's a setback. The only way I |
| 21 | CHAIRMAN AIZENSTAT: No more speakers? | 21 | could see it, set back on either side of the |
| 22 | At this time, I'll close it to public | 22 | paseo, an infill lot, and, then, if the |
| 23 | comment and open it up for the Board. | 23 | property is larger than 250, I'm still going to |
| 24 | Robert. | 24 | have to provide a paseo in the middle of that. |
| 25 | MR. BEHAR: I agree with both speakers, and | 25 | MR. TRIAS: Yeah. And those are the issues |
| | Page 70 | | |
| | raye /0 | | Page 72 |
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| 1 2 | I think there's a lot of information that I | 1 2 | that ideally we can deal with more detail as we |
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| Page 73 | Page 75 |
|---|---|
| 1 that counts as open space, as you know, is | 1 MR. TRIAS: Yes. There could be a |
| 2 arcades, for example, in buildings. Arcades | 2 percentage that is required at the ground level |
| 3 are part of the building, and they're not open | 3 and the rest of it is optional, could be at the |
| | 4 ground level or not. I mean, that's one way to |
| ······································ | 5 address that issue. |
| | |
| 6 You're proposing to count 75 percent of that. | , S |
| 7 MR. TRIAS: Well, what I'm saying is, | |
| 8 perhaps we need to think about those issues | |
| 9 more carefully and maybe count a hundred | 8 , |
| 10 percent. I mean, I think my view on this is | 10 Mr. Navarro's point, where you could have some |
| 11 that this applies mostly to Downtown buildings. | 11 roof areas that could be, you know, considered |
| 12 I mean, that's what most of this debate will | 12 part of that open space, as well. |
| 13 take place. And Downtown buildings tend to | 13 MR. TRIAS: I mean, what we're saying right |
| 14 have more building than they have open space, | 14 now is, for example, in the Mixed-Use District, |
| 15 certainly. | 15 the requirement is 10 percent of the total area |
| 16 It's a better Downtown if you have arcades | 16 of the building site shall be provided as open |
| 17 and activity at the ground level, like some of | 17 space; and we're saying, as ground level open |
| 18 the speakers have said, clearly. So that, to | 18 space. Ten percent is not a huge number. |
| 19 me those are important issues. And I think | 19So some people believe the number should be |
| 20 it's we have a very good Code. Coral Gables | 20 higher than ten percent. And at that point, if |
| 21 has a very good Code, has had a very good Code | 21 it's all at the ground level, then it really |
| 22 for a very, very long time. It's a little bit | 22 becomes an issue. |
| 23 confusing, because it has many moving parts, | 23 I would have to advice the Commission on |
| 24 but I don't think we should dismiss the fact | 24 that topic. I mean, there's a point in which |
| 25 that we are getting some real quality buildings | 25 certainly there are diminishing returns in |
| Page 74 | Page 76 |
| 1 already. | 1 terms of urbanism. |
| 2 So the issue is, how do we improve what we | 2 MR. BELLIN: Ramon, for me the problem |
| 3 have, how do we make it better? I think one | ³ becomes, in Commercial Mixed-Use, the |
| 4 safe way to make it better is to emphasize | 4 percentage is very small. It's 10 percent. |
| 5 ground level open space. I think most people | 5 MR. TRIAS: Yes. |
| 6 would agree that that's | 6 MR. BELLIN: But when you get to the |
| 7 MR. BEHAR: And you're right. I will | 7 Multi-Family 2, the percentage goes to 25 |
| 8 personally agree with that. But what | 8 percent. |
| 9 percentage of that requirement needs to happen | 9 MR. TRIAS: Yeah. And I'm sorry to |
| 10 at the ground level? I know that today it's | 10 interrupt, but my recommendation is to take out |
| 11 very vague and practically nothing. | 11 the MF-1 and MF-2 requirements from this. |
| 12 MR. TRIAS: Right. | 12 That's the old language that we had. At this |
| 13 MR. BEHAR: And we've seen some projects in | 13 point, I think we only should include the |
| 14 the past that have been developed, and, you | 14 Commercial and the Mixed-Use under this. |
| 15 know, let me use the project 2525 Ponce | 15 MR. BEHAR: And that's why I started at the |
| 16 MR. TRIAS: Yes. | 16 beginning, to make sure that was not included |
| 17 MR. BEHAR: you know, which does have an | 8 8, |
| 18 arcade, but it's very massive, you know. I | 18 MR. TRIAS: Yeah. Yeah. No, because |
| | 19 you're right, Marshall. That's a very good |
| | |
| 19 agree with certain percentage of it | |
| agree with certain percentage of it requiring certain percentage of the open space | 20 point. |
| agree with certain percentage of it requiring certain percentage of the open space at the ground level, but my concern is, not | 20 point. 21 MS. VELEZ: Yes. |
| agree with certain percentage of it requiring certain percentage of the open space at the ground level, but my concern is, not everything has to be provided at the ground | 20 point. 21 MS. VELEZ: Yes. 22 MR. BELLIN: Okay. And also the size of |
| agree with certain percentage of it requiring certain percentage of the open space at the ground level, but my concern is, not everything has to be provided at the ground level or should be required. And I think one | 20 point. 21 MS. VELEZ: Yes. 22 MR. BELLIN: Okay. And also the size of 23 the property really has a bearing on the |
| agree with certain percentage of it requiring certain percentage of the open space at the ground level, but my concern is, not everything has to be provided at the ground | 20 point. 21 MS. VELEZ: Yes. 22 MR. BELLIN: Okay. And also the size of |

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| 1 sume size. auto 1000, you know, the park in the correr or 2 whatever it is. It just seems like there ought 3 ground level, as opposed to a foot above the 3 whatever it is. It just seems like there ought 3 ground level, as opposed to a foot above the 4 to be some kind of a sliding scale where 4 sidewalk and so on, which is another one 6 MR. BELLIN: where the larger the 6 MR. GRABEL: Yeah. Well, we don't want to 10 to rephasize is that in this City we have 7 MR. GRABEL: So I'm not sure thow to deal 11 is a very intensive design review, that makes 7 MR. GRABEL: So I'm not sure thow to deal 12 projects better. Most cities don't have that. 12 1 understand all of the impact that this will 13 We need to keep that into account. 13 have, positive or negative, on future 14 The Zoning Code - the Zoning language is 5 most replace at the Board of 16 15 very unsophisticated compared to the 17 MR. TRIAS: My preference is to use the 18 19 CHAIRMAN AIZENSTAT: Julio. MR. GRABEL: 1 and Mark Mark makes the MR. GRABEL: 1 18 21 | | Page // | | Page /9 |
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| 2 at 10,000, yoi know, the park in the comer or whether it is, tigues seems like there ought to be some kind of a sliding scale where MR. TRIAS: Yeah. 3 ground lock, as opposed to a food above the sidewalk and so on, which is another one MR. TRIAS: Yeah. 5 MR. TRIAS: Yeah. 5 MR. GRABEL: Yeah. Well, we don't want to talk about that. 7 property, the less the percentage is. 7 MR. TRIAS: The other thing that I always 9 try to emphasize is that in this City we have 9 with this, because I see the benefit of open 10 the process of the Board of Architects, which 10 space, but I see that it has to be very 11 We need to keep that into account. 1 have, positive or negative, on future 14 The Zoning Code the Zoning language is 14 development. 15 very insophisticated compared to the 16 consultant, which assume the City hasn't 16 discussions that take place at the Board of 16 Thar's my preference. is of you want to ask 17 Thar's my preference. 1 MR. GRABIEL: So it you want to ask the consultant, which assume the City hasn't 18 they cond floor. So the only way we could do 1 discussing thin nono board yet MR. TRIAS: The wa | 1 | you're looking at a 10 percent, you're looking | 1 | same size. |
| 3 whatever if is. It just seems like there ought to be some kind of a sliding scale where | | | 2 | MR. TRIAS: And, also, they happen to be at |
| 4 to be some kind of a sliding scale where - 4 sidewalk and so on, which is another one - 5 MR. TRLAS: Yeah. 5 MR. GRABIEL: Yeah. Well, we don't want to 6 MR. TRLAS: The other thing that I always 7 MR. TRLAS: The other thing that I always 9 try to emphasize is that in this City we have 9 with this, because I see the benefit of open 12 projects better. Most cities don't have that. 10 space, but I see that it has to be very 11 is a very intensive design review, that makes 11 understand all of the impact that this will 12 projects better. Most cities don't have that. 12 I understand all of the impact that this will 14 The Zoning Code - the Zoning language is 14 development. 14 15 very unsophisticated compared to the 16 consultant thad ask them to help us with this. 16 discussions that take place at the Board of 16 consultant, which I assume the City han't 16 difference, in terms of quality, in Coral 19 CHAIRMAN AIZENSTAT: Join 2 MR, GRABIEL: I always use the same 20 MR, TRIAS: Wey been discussing this for 2 was a minimum req | | | 3 | |
| 5MR. RTRLAS: Yeah.5MR. GRABIEL: Yeah. Well, we don't want to7MR. TRLAS: The other thing that I always7MR. TRLAS: - of the issues.8MR. TRLAS: The other thing that I always8MR. GRABIEL: So I'm not sure how to deal9with that in this City we have9with this, because I see the benefit of open10the process of the Board of Architects, which10space, but I see that i thas to be very11is a very intensive design review, that makes11carefully designed and drawn, and I'm not sure12projects better. Most cities don't have that.12113We need to keep that into account.13have, positive or negative, on future14development.14development.15very unsophisticated compared to the16nonsultant and ask them to help us with this.16discussion shat take place at the Board of16nonsultant and ask them to help us with this.17Architects. So this is not the only tool we17That's my preference.18have, and I think that that's what makes the18MS. BALIDO-HART: I agree with that.20Cables.20Cables.2021MR. GRABIEL: I always use the same21bit fung, when we designed that huiding, there22MR. GRABIEL: I always use the same22MR. TRIAS: The way it's scheduled right23example, because I suffered it. The Colonnade24December Stin meeting.24building, when we designed that huilding, | | | | - |
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| | | | | CHAIRMAN AIZENSTAT: Okay. Okay. Now I |
| 25that allows for arcades to be continuous in the25MR. TRIAS: fine. If you're not ready | | | | |
| | | that allows for another to be continuous in the | 125 | MR_TRIAS: fine_If you're not ready |

20 (Pages 77 to 80)

| Page | 83 |
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| | Page 81 | | Page 83 |
|--|--|---|---|
| 1 | to proceed, then we can table it and continue | 1 | development, and we say, okay, with what exists |
| 2 | working on it. | 2 | today, this is what's allowed and this is |
| 3 | CHAIRMAN AIZENSTAT: Maria. | 3 | what's proposed, and in the proposed, if this |
| 4 | MS. MENENDEZ: Again, my question | 4 | is the legislation you're asking us to review |
| 5 | concerning open landscape, the definition of | 5 | and recommend on, I'd like to see that |
| 6 | | 6 | percentage of landscaping on the right-of-way, |
| 7 | what is landscaped open space, because, on Page | 7 | |
| 8 | 2, you basically allow for the landscaped open space to be counted if it's on the | 8 | what does that mean for the developer I mean, development. |
| 9 | A Contraction of the second seco | 9 | · 1 |
| 10 | right-of-way. Is that correct? MS. VELEZ: Yeah. | 10 | MR. TRIAS: And you get to see that. You |
| 11 | | 11 | get to see that in every Mixed-Use project that |
| 12 | MS. MENENDEZ: And if that's the case, are | 12 | is before you in great detail, and what I would |
| | we looking when we say, "Open landscape," | 13 | say is that most projects exceed the minimum |
| 13 | are we looking at hardscape or are we just | 14 | requirements significantly. I mean, it's not |
| 14 | looking at foliage? | 15 | like people are trying to do the minimum. In |
| 15 | MR. TRIAS: Multiple things. All of those | | fact, most of the time, it's much more than |
| 16 | things qualify; arcades, parks. | 16 | that, and most of the time it's enhancing the |
| 17 | MS. MENENDEZ: Okay. Do we always allow | 17 | sidewalks, with wider sidewalks, let's say, and |
| 18 | for a right-of-way to be used as part of the | 18 | an arcade, et cetera, things that are |
| 19 | calculation of open space? | 19 | meaningful, things that really matter to the |
| 20 | MR. TRIAS: No, not always. No. | 20 | City. |
| 21 | MS. MENENDEZ: Okay. So that's a big plus | 21 | MS. MENENDEZ: Okay. But if we start |
| 22 | in this proposal. | 22 | looking at the right-of-way, then what you |
| 23 | MR. TRIAS: Yeah. | 23 | know, and that's something that the Board would |
| 24 | MS. MENENDEZ: Right? | 24 | recommend, then why don't we look at both |
| 25 | MR. TRIAS: Right. | 25 | right-of-ways, the one across, whatever is |
| | Page 82 | | Page 84 |
| 1 | MS. MENENDEZ: Because I'm hearing that | 1 | affecting the project, so that the City |
| 2 | we're reducing it, reducing it, but if you take | 2 | benefits in that way? |
| 3 | into account the adjacent right-of-way, then | 3 | MR. TRIAS: Yeah. |
| 4 | you are allowing for a lot more than what's | 4 | MS. MENENDEZ: So there's lots of ways of |
| 5 | allowed for today. | 5 | looking at this, but I just wanted to know, in |
| 6 | MR. TRIAS: And that's an idea that I don't | 6 | |
| 7 | | | fact, if the right-of-way was included, because |
| / | think is clearly articulated, but I will | 7 | |
| 8 | think is clearly articulated, but I will recommend that we go down that way, certainly. | 1 | fact, if the right-of-way was included, because |
| | recommend that we go down that way, certainly. MS. MENENDEZ: That we do or we don't? | 7 | fact, if the right-of-way was included, because that is a big percentage. |
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| | Page 85 | | Page 87 |
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| 1 | it's not like you could say, I'm getting rid of | 1 | immediately. |
| 2 | all of the spaces | 2 | MR. COLLER: Okay. |
| 3 | MS. MENENDEZ: But it could be a | 3 | MR. BEHAR: I don't think this is ready, in |
| 4 | consideration that perhaps we can somehow word | 4 | my opinion, for us to send it to the |
| 5 | it so that the developer knows that that might | 5 | Commission. |
| 6 | be a possibility. And if it's feasible | 6 | MS. MENENDEZ: No. |
| 7 | MR. BEHAR: And if the project is an infill | 7 | CHAIRMAN AIZENSTAT: That's what I'm |
| 8 | project, not a corner project, how is that | 8 | hearing from the Board Members. |
| 9 | going to work? | 9 | MR. TRIAS: Right. Okay. |
| 10 | MS. MENENDEZ: That's true. | 10 | CHAIRMAN AIZENSTAT: And the sentiment that |
| 11 | MR. BEHAR: Right? Because, yes, I agree | 11 | I'm |
| 12 | with you, if you're on a corner, you could take | 12 | MR. BEHAR: And something else, to make |
| 13 | advantage of that public right-of-way space, | 13 | sure, I like what Mr. Navarro said about |
| 14 | but if you're an infill, you're going to be | 14 | projects that are in the pipeline already |
| 15 | limited. | 15 | should not be, you know, affected by this. |
| 16 | MS. MENENDEZ: You're going to be limited, | 16 | MS. BALIDO-HART: Right. |
| 17 | yeah. That's true. You're going to be | 17 | MR. TRIAS: Well, we haven't made any |
| 18 | limited. | 18 | changes. |
| 19 | MS. BALIDO-HART: I keep going back to the | 19 | MR. BEHAR: Well, but yeah, but if this |
| 20 | same point, which is that this really I feel | 20 | happens in the next 60 days, it should not |
| 21 | like we're just taking guesses and stabs in the | 21 | affect a project that had gotten a permit but |
| 22 | dark. Until we have some solid input and we | 22 | is in the process of going through the |
| 23 | have a consultant, why don't we reengage and go | 23 | pipeline. |
| 24 | down that direction? And, also, to your point | 24 | MR. TRIAS: Yeah. |
| 25 | about diagrams, I've mentioned that earlier, so | 25 | MS. BALIDO-HART: Right. |
| 2.5 | - | 20 | |
| 1 | Page 86 | 1 | Page 88 |
| 1 | we can visualize concretely and have a better | 1 | CHAIRMAN AIZENSTAT: There should be some |
| 2 | notion of what we're doing. | 2 | key point or decisive area. |
| 3 | MR. TRIAS: That has been my recommendation | 3 | MS. BALIDO-HART: Yes. We've talked about |
| 4 | all along. | 4 | that before. |
| 5 | MS. BALIDO-HART: Yes. And it's a wise | 5 | CHAIRMAN AIZENSTAT: Correct. |
| 6 | One. | 6 | Any other comments? |
| 7 | CHAIRMAN AIZENSTAT: So, Ramon, when you | | MR. BELLIN: Let me just mention that when |
| 8 | bring this back to us, would you please bring | 8 | you go to the Board of Architects for |
| 9 | us back some diagrams and visuals? | 9 | preliminary approval, that's when the clock |
| 10 | MR. TRIAS: Yeah. And what I'm thinking | 10 | starts running. |
| 11 | is, if we're able to wait for the consultant, | 11 | CHAIRMAN AIZENSTAT: I think that was the |
| 12 | they can provide a very good I mean, we're | 12 | comment you made last time. |
| 13 | talking about world class people that can | 13 | MR. BELLIN: It is, because that's when |
| 14 | really advice very, very well. | 14 | you're grandfathered in. |
| 15 | MS. BALIDO-HART: Yes. | 15 | CHAIRMAN AIZENSTAT: Correct. |
| 16 | CHAIRMAN AIZENSTAT: Well, it's up to you | 16 | MR. BELLIN: And they wanted to change it |
| 17 | as to when you want to bring it back, being, | 17 | to on final approval. So that means you've got |
| 18 | you know, the Director. | 18 19 | to do the completeness of the drawings |
| 19 | MR. TRIAS: Yeah. MR. COLLER: Romon, where are use on this | 19 20 | MR. TRIAS: The policy continues to be the |
| 20 | MR. COLLER: Ramon, where are we on this | | preliminary approval. |
| 21 22 | having to go to the Commission at this point? | 21 | MR. BELLIN: Okay. CHAIRMAN AIZENSTAT, Okay, Sa yayiya got |
| | Is this an item that has to be MB_TBLAS: I think it depends ifif the | 22 | CHAIRMAN AIZENSTAT: Okay. So you've got |
| 23 | MR. TRIAS: I think it depends if if the | 23 | an idea, Ramon? |
| 24 | Board wants to table it, we could do that. I | 24 | MR. TRIAS: Okay. |
| 25 | don't think this has to go to the Commission | 25 | CHAIRMAN AIZENSTAT: And I think what we're |

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| 1really asking for is some visual examples15-1409, "Amount of Required Parking," to2MR. TRIAS: Sure.2establish provisions for charging stations of3CHAIRMAN AIZENSTAT: to give us an idea.3electric vehicles; providing for a repealer4MR. TRIAS: I understand. I understand.3electric vehicles; providing for a severability clause,5We'll get back to this.5codification and providing for an effective6CHAIRMAN AIZENSTAT: Okay. Thank you.6date.7MR. COLLER: So were going to defer to a8MR. TRIAS: Thank you, Mr. Chairman.9CHAIRMAN AIZENSTAT: We're going to defer.9This items requires electrical vehicle10Do you need a motion to defer?10charging stations. We gave you some backgroun11MR. COLLER: Yes.11information on this, and basically some cities12MR. TRIAS: Just defer to some time.12have done this. It seems to be a trend. We |
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| 12 MR. TRIAS: Just defer to some time. 12 have done this. It seems to be a trend. We |
| 12Interference12Interference1213CHAIRMAN AIZENSTAT: Do you need a13are requiring a percentage of off-street |
| 1314motion14parking to be equipped with charging stations. |
| |
| 15MR. TRIAS: We'll readvertise.15And, basically, all of the large projects will16MR. BEHAR: Motion to indefinite.16also have certain technical requirements for |
| 10International indefinite.10also have certain technical requirements for17MR. COLLER: Well, do we want a date17the charging capability, and we have some |
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| |
| 23 CHAIRMAN AIZENSTAT: Robert, did you make 23 reserved for electrical vehicles. That's |
| 24 that motion? 25 DEPLIAD: I'll make the matien |
| 25MR. BEHAR: I'll make the motion.25So two percent of the parking is going to |
| Page 90 Page |
| 1 CHAIRMAN AIZENSTAT: Is there a second? 1 be electrical, and then there are some |
| 2 MS. BALIDO-HART: Second. 2 definitions that deal with the technical |
| 3 CHAIRMAN AIZENSTAT: Jolie second. 3 expectations of different charging stations. |
| 4 Any other discussion? 4 This is fairly typical language in this |
| 5 Call the roll, please. 5 industry, and I suppose it's the current |
| 6 THE SECRETARY: Julio Grabiel? 6 language. I don't know what the future will |
| 7 MR. BELLIN: Yes. 7 be, but this will be acceptable as of today. |
| 8 THE SECRETARY: Maria Menendez? 8 We also have some definition for electric |
| 9 MS. MENENDEZ: Yes. 9 vehicle charging station. |
| 10THE SECRETARY: Maria Velez?10Staff has reviewed the amendment and |
| 11MS. VELEZ: Yes.11recommends approval. |
| 12THE SECRETARY: Jolie Balido-Hart?12Thank you very much. |
| 13MS. BALIDO-HART: Yes.13CHAIRMAN AIZENSTAT: Thank you. |
| 14 THE SECRETARY: Robert Behar? 14 Are there any |
| 15 MR. BEHAR: Yes. 15 MS. MENENDEZ: I have a question. Do we |
| 16THE SECRETARY: Marshall Bellin?16allow these charging, not stations so much, but |
| 17 MR. BELLIN: Yes. 17 do we allow it for residential, like these |
| 18THE SECRETARY: Eibi Aizenstat?18charging apparatuses for electrical vehicles, |
| 19CHAIRMAN AIZENSTAT: Yes.19that you know of? |
| 20 Item Number 7, Craig. 20 MR. TRIAS: They're allowed. They're not |
| |
| 21 MR. COLLER: Item Number 7, an Ordinance of 21 required. |
| |
| 22 the City Commission of Coral Gables, Florida 22 MS. MENENDEZ: No, right. I know that. |
| 22 the City Commission of Coral Gables, Florida 22 MS. MENENDEZ: No, right. I know that. |

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