

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



CORAL GABLES
THE CITY BEAUTIFUL

Agenda

Tuesday, May 26, 2015

9:00 AM

City Hall, Commission Chambers

City Commission

Mayor Jim Cason
Vice Mayor Frank C. Quesada
Commissioner Patricia Keon
Commissioner Vince Lago
Commissioner Jeannett Slesnick

Cathy Swanson-Rivenbark, City Manager
Craig E. Leen, City Attorney
Walter J. Foeman, City Clerk

INVOCATION

Col. Michael T. Lembke, United States Southern Command Chaplain

PLEDGE OF ALLEGIANCE**A. PRESENTATIONS AND PROTOCOL ITEMS**

- A.-1. [15-3971](#) Presentation of a Proclamation declaring May 26, 2015, as "National Travel and Tourism Day" in Coral Gables, with William D. Talbert, President and CEO of the Greater Miami Convention and Visitors Bureau, to present an update on the state of the travel and tourism industry.
- A.-2. [15-3946](#) Presentation of a Certificate of Congratulations to Britnee Ellison and Willie Gibson - winners of the "Donald R. Hopkins and William A. Cooper Scholarship Award."
- A.-3. [15-3956](#) Congratulations to the Finance Department, represented by Keith R. Kleiman, Management and Budget Director, recipient of the "Government Finance Officers Association's Distinguished Budget Presentation Award" for Fiscal Year 2014-2015.
- A.-4. [15-3980](#) Congratulations to Officer Kevin Kelley, recipient of the City of Coral Gables "Officer of the Month Award," for the month of April 2015.
- A.-5. [15-3981](#) Congratulations to Detective Brad Baena, recipient of the City of Coral Gables "Detective of the Quarter Award," for the months of January through March 2015.

B. APPROVAL OF MINUTES

- B.-1. [15-3983](#) Regular City Commission Meeting of March 25, 2015.

C. CONSENT AGENDA

All items listed within this section entitled "Consent Agenda" are considered to be self-explanatory and are not expected to require additional review or discussion, unless a member of the City Commission or a citizen so requests, in which case, the item will be removed from the Consent Agenda and considered along with the regular order of business. Hearing no objections to the items listed under the "Consent Agenda", a vote on the adoption of the Consent Agenda will be taken.

- C.-1. [15-3967](#) A Resolution authorizing the Coral Gables Museum to sell alcoholic beverages from 7:00 p.m. to 12:00 a.m. at the Coral Gables Museum Plaza, located at 285 Aragon Avenue on Friday, November 6th, 2015, during the "Annual Party on the Plaza" event, subject to Florida Department of Professional Regulation requirements.
- C.-2. [15-3968](#) A Resolution authorizing Unlimited Sales Group, Inc. to sell alcoholic beverages on Giralda Avenue, east of LeJeune Road and west of Ponce de Leon Boulevard, from 2:00 p.m. to 10:00 p.m. on Saturday, November 14th, 2015 and from 1:00 p.m. to 6:00 p.m. on Sunday, November 15th, 2015, during "The Coral Gables Food, Wine and Spirits" event, to benefit the Fire Benevolent Fund, subject to Florida Department of Professional Regulation requirements.
- C.-3. [15-3816](#) A Resolution authorizing Satchmo Blues Bar and Grill, Inc. to sell alcoholic beverages at the Plaza located at 60 Merrick Way from Thursday, June 4th, 2015 through Sunday, June 7th, 2015, at the times specified in the Resolution, during the 11th "Annual Rib and Beer Fest," to benefit The Woody Foundation, subject to Florida Department of Professional Regulation requirements. (Deferred from the March 25, 2015 meeting).
- C.-4. [15-3966](#) A Resolution authorizing Satchmo Blues Bar and Grill, Inc. to sell alcoholic beverages from 12:00 p.m. to 10:00 p.m. at the Plaza located at 60 Merrick Way from Thursday, June 11th, 2015 through Saturday, July 4th, 2015, during the "2015 Copa America," to benefit the Woody Foundation, subject to Florida Department of Professional Regulation requirements.

1. Presentation of Boards and/or Committees minutes requesting no action from the City Commission:

- 1.-1. [15-3943](#) Historic Preservation Board Meeting of March 19, 2015
- 1.-2. [15-3951](#) Board of Adjustment Meeting of December 1, 2014
- 1.-3. [15-3960](#) Pinewood Cemetery Advisory Board Meeting of February 9, 2015
- 1.-4. [15-3964](#) Landscape Beautification Advisory Board Meeting of April 2, 2015
- 1.-5. [15-3965](#) Retirement Board Meeting of April 14, 2015
- 1.-6. [15-3970](#) Historic Preservation Board Meeting of April 16, 2015
- 1.-7. [15-3978](#) Library Advisory Board Meeting of April 8, 2015

D. PERSONAL APPEARANCES

- D.-1. [15-3975](#) Update regarding the Underline by Meg Daly, founder of "Friends of the Underline."

E. PUBLIC HEARINGS

All Individuals desiring to give testimony shall be sworn in.

Anyone who wishes to address the City Commission on an item to be considered for public hearing must fill out a Speaker Card and turn it in to the City Clerk. Speaker Cards can be obtained on the credenza located outside the Office of the Mayor, during the day of the City Commission Meeting.

ORDINANCES ON SECOND READING

Items E-1 through E-7 are related and City staff is recommending that the City Commission continue the items until the Commission meeting scheduled for 9:00am, Tuesday, June 16, 2015

- E.-1. [15-3839](#)** An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment procedures (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for a repealer provision, severability clause, and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)
- E.-2. [15-3840](#)** An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Planned Area Development; and further amending the "Commercial High-Rise Intensity" and "Commercial Mid-Rise Intensity" Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for a repealer provision, severability clause and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

- E.-3. [15-3841](#) An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Planned Area Development," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for a repealer provision, severability clause, codification and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)
- E.-4. [15-3842](#) An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Mediterranean Village" pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, also generally known as 2801, 2901, And 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)
- E.-5. [15-3843](#) An Ordinance of the City Commission of Coral Gables, Florida requesting partial abandonment and vacation of a 20-foot wide public alleyway generally running east-west approximately 85 feet in length, dividing Blocks 3, 4 and Tract F from Block 5 and Tract G of Ponce Place Villas East pursuant to Zoning Code Article 3, Division 12, "Abandonment And Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys By Private Owners and the City; Application Process," and the dedication of a public access easement generally running over an internal driveway from Palermo Avenue to Coconut Grove Drive related to proposed development consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for a repealer provision, a severability clause and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Staff is recommending a continuance to June 16, 2015)
- E.-6. [15-3844](#) An Ordinance of the City Commission of Coral Gables, Florida approving a Development Agreement pursuant to Zoning Code Article 3, Division 20, entitled "Development Agreements," for a proposed Planned Area Development referred to as "Mediterranean Village" related to the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; providing for a repealer provision, severability clause and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

- E.-7. [15-3845](#) An Ordinance of the City Commission of Coral Gables, Florida regarding the Planned Area Development (PAD) Mixed-Use Site Plan for the proposed project referred to as "Old Spanish Village", generally described as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida, and approved by Ordinance No. 2006-23 and amended by Ordinance No. 2007-27.1; revoking the PAD approvals for failure to proceed in accordance with the approved development phasing pursuant to Zoning Code Section 3-509; providing findings; providing for a repealer provision, severability clause and providing for an effective date. (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

Items E-8, E-9 and E-12 are related

- E.-8. [15-3924](#) Zoning Code Text Change. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts" Section 4-201, "Mixed Use District (MXD)," to allow for proposed mixed use projects located within a designated Mixed Use Overlay District (MXOD) with an underlying zoning designation of Industrial District (I), subject to City Commission approval, the following: 1) up to an additional twenty (20) feet of habitable building height above the one hundred (100) foot maximum permitted building height for the purposes of increased floor-to-ceiling height and aesthetics; and, 2) increase the maximum permitted height of non-habitable architectural features based on the aesthetics and design; providing for a repealer provision, severability clause, codification and providing for an effective date. (PZB Vote: 7-0, recommended approval) (Passed on First Reading March 25, 2015)
- E.-9. [15-3925](#) An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the thirty (30) foot wide alley which bisects the entire length of the block, and the dedication of a public cross-block easement on the property legally described as all of Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. (Legal descriptions on file at the City)
- E.-10. [15-3927](#) An Ordinance of the City of Coral Gables, Florida, relating to the provision of services, facilities and programs throughout the incorporated areas of Coral Gables, Florida; authorizing the imposition and collection of special assessments against property; providing certain definitions; providing for the creation of assessment areas; providing a procedure to impose special assessments; establishing procedures for notice and adoption of assessment rolls and for correction of errors and omissions; providing that assessments constitute a lien on assessed property upon adoption of the assessment rolls; providing for interim assessments; authorizing hardship assistance and certain exemptions; providing a procedure for collection of special assessments; providing a mechanism for the imposition of assessments on government property; repealing Ordinance No. 2009-37 concerning fire protection assessments; providing for a repealer provision, severability clause, codification and providing for an effective date. (Passed on First Reading May 12, 2015)

(This Master Services Assessment Ordinance provides the procedures for the establishment of services special assessments, such as the fire protection services and solid waste services assessments. It does not impose the actual assessment, nor does it obligate the Commission to proceed with the program).

ORDINANCE ON FIRST READING

- E.-11. [15-3954](#) Ordinance on First Reading. Fee Schedule. An Ordinance of the City Commission of Coral Gables, Florida establishing and restating fees for various licenses, permits, services, and penalties by the City of Coral Gables; amending Article IX "Impact Fees" to move the Impact Fees to the Fee Schedule; amending Division 4 "Sanitary Sewer Capacity Fees" of Article III "Sanitary Sewer System" to move the Sewer Capacity Fees to the Fee Schedule; providing for a repealer provision, severability clause, and providing for an effective date.

Items E-12, E-8 and E-9 are related

RESOLUTION

- E.-12. [15-3926](#) Mixed Use Site Plan Review. A Resolution of the City Commission of Coral Gables requesting mixed-use site plan review and conditional use review pursuant to Zoning Code Article 4, Division 2, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "The Collection Residences" on the property legally described as all of Block 3 and the public alleyway, Industrial Section (multiple street addresses), Coral Gables, Florida; including required conditions, and providing for an effective date. (PZB Vote: 7-0, recommended approval with conditions)

F. CITY COMMISSION ITEMS

- F.-1. [15-3900](#) Discussion regarding metal roofs in residential areas.
Commissioner Lago

G. BOARDS/COMMITTEES ITEMS

- G.-1. [15-3974](#) A Resolution amending Resolution No. 30201, by revising the purpose, membership, qualifications and quorum requirement of the School Community Relations Committee.

H. CITY MANAGER ITEMS

- H.-1. [15-3969](#) Follow-up discussion on the sale of alcohol on Sundays during special events, with City Manager recommendation to disallow sales of alcohol on Sundays until 12:00 p.m.

I. CITY ATTORNEY ITEMS

- I-1. [15-3976](#) Status update regarding expansion of Victim Assistance Program and proposal of Unauthorized Car Entry Ordinance.
- I-2. [15-3982](#) Extending tree protection plan resolution to include requests for demolition permits.

J. CITY CLERK ITEMS**K. DISCUSSION ITEMS**

This time is for informal discussion among the City Commissioners, the City Manager and the City Attorney

ADJOURNMENT**NOTE**

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person requiring special accommodations for participation in the meeting should contact Glenn Kephart, Public Works Director, at 305-460-5001, with requests for auxiliary aids or services at least one business day before the meeting.

**Walter J. Foeman
City Clerk**