

CITY OF CORAL GABLES
Property Advisory Board Meeting Minutes
Wednesday, July 13, 2016, 9:00 a.m.
Economic Development Department
2121 Ponce de Leon Blvd., Suite 720, Coral Gables, Florida 33134

EXCERPTS

MEMBERS	A	M	J	J	A	S	O	N	D	J	F	M	APPOINTING ENTITY
	'16	'16	'16	'16	'16	'16	'15	'15	'15	'16	'16	'16	
Luis Espino Chair	P	X	P	P			P	X	X	P	X	P	Mayor Jim Cason
Ariel Fernandez	P	X	E	P			P	X	X	A	X	E*	Commissioner Jeannett Slesnick
Luba DeWitt	E	X	P	E			E	X	X	P	X	P	Commissioner Patricia Keon
Valerie Quemada Vice Chair	P	X	P	P			P	X	X	P	X	E	Commissioner Vince Lago
Tony Gonzalez	P	X	P	P			P	X	X	P	X	E	Commissioner Frank Quesada
Andrew Nadal	P	X	E	P			P	X	X	P	X	P	City Manager
Andrea Molina	A	X	P	P			V	V	V	P	X	P	City Commission

A = Absent E = Excused Absence P = Present X = No Meeting V = Vacant
 *Mr. Fernandez was scheduled to attend the meeting; however, due to miscommunication that led to a wrongful impression that the meeting had been canceled, he was not in attendance.

STAFF AND GUESTS:

Javier Betancourt, Director, Economic Development
 Leonard Roberts, Assistant Director, Economic Development
 Mariana Price, Administrative Assistant, Economic Development Department
 Ramon Trias, Director, Planning & Zoning Division, Development Services Department

Meeting Motion Summary:

A motion to approve the minutes of the June 8, 2016 meeting passed unanimously.

1. Approval of the June meeting minutes (Action)

**Ms. Quemada made a motion to approve the minutes of the June 8, 2016 meeting.
 Mr. Gonzalez seconded the motion, which passed unanimously.**

2. Economic Development Director's Report

Mr. Betancourt provided the Property Advisory Board with an update of the following:

- The Streetscape project is in its second week on Miracle Mile. Portions of the street are closed down at night but eastbound lanes remain open during the day. Thus far, there have been no noise complaints from residents.
- The Giralda Avenue portion of the streetscape project will only take four to six weeks.
- Two applications (out of the original five) were submitted for the Parking Garage RFP: Allen Morris (in conjunction with Related Group) and Terranova. The process is still under a Cone of Silence. Valerie Quemada was appointed by the Property Advisory Board to be their representative for the Garage RFP evaluation committee; however, Andrew Nadal will be replacing her since she will be out of town on August 4 & 5th when the committee is scheduled to meet.

3. North Ponce Study (Presentation) – Ramon Trias, *Director, Planning & Zoning*

Ramon Trias gave a presentation on the North Ponce Study. He said not too many changes have been made to the zoning code in the past thirty years. A lot of development has occurred on Ponce de Leon. There are several large buildings that are fairly awkward in comparison to the rest of the buildings. The Planning & Zoning Dept. did a lot of public outreach, via e-news, newsletters, emails to homeowners, flyers, etc. A Community visioning workshop was held a year ago, and then a couple of months ago another meeting was held at a local church with the community. They have also performed walking audits to understand things that work well and things that could be better. The big idea was that the character was worth preserving, and they needed to figure out a way to develop buildings that were compatible with that; *how* to do it was the challenge. There are two zoning overlays: the Ponce and Conservation districts. An overlay is a special area where a lot of effort goes into regulation. In terms of implementation, during Summer 2016, the Planning Dept. is dealing with the Conservation District and the Bed & Breakfast (B&B) amendment. In 1993, a B&B amendment was developed to allow B&Bs, and since 1993 not one B&B has opened in the area. The caveat: they must provide parking. Mr. Trias pointed out that this meant obviously something was wrong with the amendment which is why they are reevaluating it. There are two conservation areas: the east and west side of Ponce de Leon Boulevard. In 1963, the minimum parking regulations began, and so did the construction of larger buildings. MF-2 zoning is very uniform, and is one of most challenging zoning designations, meant for families in small buildings.

The zoning code has site specifics which complicate the issue. Parcels under 20,000 SF (land), are limited to a maximum height of 45 feet. That created a regulation of having either big buildings or little buildings. They are working on a series of ideas to enhance historic designation, by strengthening some of the benefits, including a parking waiver process and also remote parking opportunities. The Historic Preservation program will be done mostly through staff reviews, and they're trying to make it easier to do an addition. If, for instance, additional parking is not required, that may allow additions to be easily added to buildings.

Tony Gonzalez inquired why the City has a bad reputation with its permitting process, to which Mr. Trias responded that everyone will remain negative to any process that requires you to do things. Ariel Fernandez commented on the length of the process to do anything with your house, saying it could take up to three times as long as the regular process. The Historic

preservation process allows you to do things a little bit differently. Mr. Trias insisted that if one looks at and understands the benefits that you can get, then one will think differently. Luis Espino suggested a more open process on how people can present their ideas. Mr. Trias responded that such a process already exists.

Standards have to be created in order to preserve the character of the City. (Mr. Trias demonstrated with photos how the front landscapes of buildings can differ when they follow regulations versus when they do not.)

4. Downtown Overlay District (Update) – Ramon Trias, Director, Planning & Zoning

Mr. Trias presented an overview on the proposed Downtown Overlay District. He said that if too much parking is provided, then too much traffic will follow. They are proposing that a building with a height up to three stories not require parking. They are also allowing and encouraging residential units in mixed-use buildings that are less than 20K SF. Mr. Trias explained that if you create an oversupply of parking, you are certainly creating more traffic. He said that single-occupant vehicle traffic is a very specific type of traffic which is generated by parking. Traffic always looks worse than it really is. A phenomenon called platooning occurs when vehicles always stop at traffic lights in groups. He added that one reason why the Biltmore Hotel looks so beautiful is that it doesn't have a parking garage. There is a national trend towards less driving, which has a lot to do with younger people and the choices they're making. In the long-term, we may be able to function with fewer parking spaces.

5. Outstanding Rent Report

The only tenant past due is Ortanique, which is on a payment plan for paying off real estate taxes. They have until the 15th to pay. Of the \$13,000 Ortanique owes, they have about \$6,000 left to pay.

Update on Starbucks: The City Commission approved a lease with Starbucks to occupy 292 Miracle Mile. Starbucks is set to take possession of the property where Supercuts used to operate on August 1, 2016. The effective date for them to open is January 1, 2017 and the agreement is effective for ten years. Once the Streetscape project is complete, they expect to add 300 square feet of outdoor seating. Starbucks is putting \$850,000 tenant improvements (TI) into the place.

The meeting was adjourned at 9:31 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department