

City of Coral Gables

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



CORAL GABLES
THE CITY BEAUTIFUL

Meeting Minutes

Thursday, October 22, 2015

9:00 AM

SPECIAL MEETING

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

ROLL CALL

Present: 5 - Mayor Cason, Commissioner Keon, Commissioner Lago, Vice Mayor Quesada and Commissioner Slesnick

A. PUBLIC HEARING

- A.-1. [15-4358](#)** 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 (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing a repealer provision, severability clause, and providing for an effective date. (PZB made no recommendation; Vote: 3-3)

Attachments: [Exhibit B Draft Ordinance - Comprehensive Plan Map Amendment.pdf](#)
[Exhibit C Draft Ordinance - Zoning Code Text Amendment.pdf](#)
[Exhibit D Draft Ordinance - Planned Area Development.pdf](#)
[Exhibit E Draft Resolution - Mixed-Use Site Plan.pdf](#)
[Exhibit F Proffer of Restrictive Covenant Limiting Height.pdf](#)
[Exhibit G 08.12.15 Planning and Zoning Board Staff Report with Attachments.pdf](#)
[Exhibit H 07 29 15 Excerpt of PZB Meeting Minutes with Public Comments.pdf](#)
[Exhibit I 08 12 15 PZB Meeting Minutes with Public Comments.pdf](#)
[Exhibit J 09 16 15 PZB Meeting Minutes with Public Comments.pdf](#)
[Exhibit K Public Comments received from 09.16.15 - 10.14.15.pdf](#)
[Exhibit L City Commission PowerPoint presentation.pdf](#)
[Exhibit M 10.22.15 Paseo de la Riviera 11x17 Application Submittal_reduced.pdf](#)
[Exhibit N Applicant's Powerpoint Booklet.pdf](#)
[Exhibit O Applicant's Traffic Powerpoint Booklet.pdf](#)
[Exhibit P Applicant's Maps Booklet.pdf](#)
[Exhibit A Staff Recommended Conditions Memorandum 10.15.2015.pdf](#)
[Cover Memo](#)
[12 08 15 Exhibit B - Paseo de la Riviera Comp Plan Map Amendment Ordinance](#)
[12 08 15 Exhibit C - Paseo de la Riviera Zoning Code Text Amendment Ordinance](#)
[12 08 15 Exhibit D - Paseo de la Riviera PAD Ordinance 2nd Reading](#)
[12 08 15 Exhibit E - Paseo de la Riviera MXD site plan resolution](#)
[12 08 15 Exhibit F - 10.22.15 City Commission Meeting Minutes](#)
[12 08 15 Exhibit G - Letters received 10.21.15 through 12.2.15](#)
[12 08 15 Exhibit H - Applicant's 11x17 Submittal - Paseo de la Riviera 11.18.15](#)
[12 08 15 Exhibit I - Applicant's 11x17 Submittal Additional Information and Diagram](#)
[12 08 15 CC Cover Memo re Paseo de la Riviera 2nd Reading](#)
[12 08 15 Exhibit A - Staff Recommended Conditions Memorandum 10.15.2015](#)

A motion was made by Vice Mayor Quesada, seconded by Commissioner Keon, that this matter be approved as an Ordinance on First Reading as Amended. The motion passed by the following vote.

Yeas : 4 - Commissioner Keon, Commissioner Lago, Vice Mayor Quesada and Mayor Cason

Nays : 1 - Commissioner Slesnick

City Clerk Item No. 1

A.-2. [15-4359](#)

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 Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8," by removing provisions restricting FAR, height and setbacks for the property legally described as Tract A, Riviera Section Part 8; including required conditions; providing a repealer provision, severability clause, and providing for an effective date. (PZB made no recommendation; Vote: 3-3)

Attachments:

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[12.08.15 Exhibit B - Paseo de la Riviera Comp Plan Map Amendment Ordinance](#)
[12.08.15 Exhibit C - Paseo de la Riviera Zoning Code Text Amendment Ordinance](#)
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[12.08.15 CC Cover Memo re Paseo de la Riviera 2nd Reading](#)

A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be approved as an Ordinance on First Reading as Amended. The motion passed by the following vote.

Yeas : 4 - Commissioner Lago, Vice Mayor Quesada, Commissioner Keon and Mayor Cason

Nays : 1 - Commissioner Slesnick

City Clerk Item No. 2

A.-3. [15-4360](#)

An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing a repealer provision, severability clause, and providing for an effective date. (PZB recommended approval with various conditions; Vote: 4-2)

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A motion was made by Vice Mayor Quesada, seconded by Commissioner Keon, that this matter be approved as an Ordinance on First Reading as Amended. The motion passed by the following vote.

Yeas : 4 - Vice Mayor Quesada, Commissioner Keon, Commissioner Lago and Mayor Cason

Nays : 1 - Commissioner Slesnick

City Clerk Item No. 3

A.-4. [15-4361](#)

A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as the "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing a repealer provision, severability clause, and providing for an effective date. (PZB recommended approval with various conditions; Vote: 4-2)

Attachments:

[Exhibit A Staff Recommended Conditions Memorandum 10.15.2015](#)

[Exhibit B Draft Ordinance - Comprehensive Plan Map Amendment](#)

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This Resolution was Discussed and Continued

City Clerk Item No. 4

[Note for the Record: The verbatim transcript for this meeting is available for public inspection in the Office of the City Clerk and in Legistar].

ADJOURNMENT

[Note for the Record: There being no further business on the Special Meeting Agenda. The Commission of the City of Coral Gables adjourned its meeting at 4:58 p.m. on October 22, 2015.]

JIM CASON
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK