

**CITY OF CORAL GABLES**  
**Economic Development Board Meeting**  
**Wednesday, April 2, 2008**  
**Development Department Office Conference Room**  
**95 Merrick Way, Suite 450, Coral Gables, Florida**

| <b>MEMBERS</b>       | <b>M</b> | <b>M</b> | <b>M</b> | <b>J</b> | <b>J</b> | <b>A</b> | <b>S</b> | <b>O</b> | <b>N</b> | <b>D</b> | <b>J</b> | <b>F</b> | <b>M</b> | <b>A</b> | <b>COMMISSIONERS</b>                     |
|----------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--|
|                      | (2)      | (3)      |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Richard DeWitt       | P        | P        | P        | P        | P        | X        | P        | P        | P        | P        | P        | P        | P        | P*       | Mayor Donald D. Slesnick II              |
| Ray Zomerfeld        | P        | P*       | P        | P        | P        | X        | P        | P        | P        | P        | A        | P        | P        | P        | Vice Mayor William Kerdyk, Jr.           |
| Gladys Diaz Jourdain |          |          |          |          |          | P        | P        | X        | P        | E        | P        | P        | P        | E        | Commissioner Maria Anderson              |
| Dr. Al Smith         | E        | E        | E        | P        | P        | X        | P        | P        | P        | P        | P        | P        | P        | P        | Commissioner Rafael "Ralph" Cabrera, Jr. |
| James Casey          | P        | P        | P        | P        | P        | X        | P        | E        | P        | P*       | A        | E        | P        | P        | Commissioner Wayne "Chip" Withers        |

\*Present via telephone.

(2)(3) - Emergency meetings per Procurement Code

**STAFF:**

Cathy Swanson-Rivenbark, Development Director  
 Jessica Wotherspoon, Business Development Specialist

**A = Absent**

**E = Excused Absence**

**P = Present**

**X = No Meeting**

**( )= Special Meetings**

**GUESTS:** Kevin Kinney, Parking Director

Vice Chair Ray Zomerfeld called the meeting to order at 8:05 a.m. A quorum was reached.

**I. Approval of March 7, 2008 Board Minutes:**

**Mr. Casey made a motion to approve the minutes of the March 7, 2008 meeting as presented. Dr. Smith seconded the motion, which passed unanimously.**

**II. Draft Parking Ordinance:**

Mr. Kinney reviewed research conducted about ways parking spaces are used to encourage development and also results that occur when development impacts parking, primarily in terms of revenue. He stated his goal to replace parking spaces rather than lost revenue. To facilitate achievement of the goal, Mr. Kinney reviewed proposed changes to the current ordinance, and how the City might change its focus to replace lost parking. The proposal addresses CBD development's impact on parking demand, as many downtown sites are not able to provide additional parking. This condition, he said, could be managed by a payment-in-lieu program. Mr. Kinney requested Board feedback on these concepts. He also explained issues to be encouraged, such as discounts for parking replacement assessment where affordable housing is provided, and when lost space is due to meeting a streetscape master plan.

The proposed payment-in-lieu program is aimed to aid smaller developments on footprints that could not provide parking space. Collected monies would be maintained in a dedicated fund used to develop additional public offstreet parking. Discussion ensued about parking space costs, how increases in cost could be managed, city garages and parking lots, and options for increasing general circulation and spaces.

Ms. Diaz Jourdain suggested surveying the development community before taking further action on the proposal, which led to discussion of the effects on developers as well as on CBD parking supply. The CBD parking map was reviewed, as were ordinance provisions and parking space costs in the City of Miami Beach.

As an example, Mr. Kinney described a smaller development currently undergoing City processes, the effect of their initial design on parking requirements, and subsequent changes made to the design that would satisfy their

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parking needs and also support the public parking system. Options for development that create different parking demands were discussed, as were options limits on Miracle Mile.

Ms. Diaz Jourdain expressed fear about the private sector's lack of faith in government fund administration, and elaborated on restaurant developers' issues as an example. Discussion occurred about the effects of current economic realities, particularly pertaining to restaurant openings/closings. Ms. Rivenbark pointed out, however, that the payment-in-lieu program and other proposed provisions constituted long-range funding of future parking infrastructure.

To address options to offset initial construction/development costs, Ms. Diaz Jourdain suggested various fund raising concepts that could satisfy both City and developers' parking issues, and stressed the importance of developing and examining different financial strategies. She also commented positively about the appearance of the Museum Parking Garage and its impact on the overall urban experience in that neighborhood.

In conclusion, Mr. Kinney thanked the Board for comments. If proposed changes move forward, he will give the Board an opportunity to confirm and formalize their comments.

**III. Workforce Housing Update:**

Ms. Diaz Jourdain reported her participation, at Ms. Rivenbark's suggestion, in a Greater Miami Chamber of Commerce committee comprised of a group of professionals to address workforce housing. The mission is to get a holistic view of Miami-Dade County from the viewpoint of business development. One key issue is to build County-wide momentum by engaging all municipalities to work together with the County to implement strategies for workforce housing development.

A forum on attainable living for workforce housing will be held soon, at which time a "toolbox" of municipal-based solutions will be developed, such as fees paid by developers into a financing pool. All mayors within the County will be asked to designate an elected official to participate. Coral Gables, she said, was considered a key municipality.

Ms. Diaz Jourdain requested strategic feedback from the Board to aid her fact finding, to ultimately be submitted as part of her report to the committee. She invited Board members to also participate in the initiative, and said she would serve as liaison between the Board and the officials involved.

**IV. Updates:**

a. **Senior Housing:** Ms. Rivenbark reported that the Palace at Coral Gables is undergoing permitting and regulatory reviews, with a planned opening in December 2010. The Paladin is experiencing slower leasing success than expected and is still in the recruitment process.

Ms. Rivenbark, Ms. Wotherspoon and Dr. Smith will examine a universal design workshop on CD to review design applications for ideas that could help make the Code more senior friendly and accessible as part of the senior housing initiative.

b. **Education Compact:** The parent kiosk/portal program at the Youth Center was installed and allows parents to review students' school progress. The program will be celebrated at the Youth Center on Family Day, April 12.

Ms. Rivenbark reported a positive meeting with the School Community Relations Board that identified seven priorities on the Education Compact that they want to help move forward (to be provided to Board members). They will likely become more involved in the Education Compact. She also said a desire exists for the library to provide computer training using their laptops and desktop computers.

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- c. **Art Cinema Update:** The project passed first reading at the Commission meeting. Second reading will occur once the bids have been received. The City and a private foundation will each contribute \$250,000 to the project.

**VII. Additional Business:**

Ms. Rivenbark distributed the University of Miami's Economic Impact Report on Coral Gables and the larger area showing a \$1 billion favorable impact on the City. Dr. Smith requested a similar report from Baptist Health System, but it is not yet available.

Ms. Rivenbark invited Board members to attend a reception and lecture on Monday, April 7 from 6:00 to 8:00 p.m. at City Hall in recognition of the 75<sup>th</sup> anniversary of Franklin D. Roosevelt's New Deal and the WPA. Flyers describing the event were distributed.

**VIII. General City Update:**

Ms. Rivenbark reported the following:

- A mid-year budget adjustment will occur within the City to work within the State's new revenue requirements. The City Manager is working with each department on essential services and cutbacks that will not cause a loss of service quality.
- The Zoning Code rewrite is undergoing minor revisions, including the Board's request to revise parking to permit after-hours use of private parking facilities.

The meeting adjourned at 9:20 a.m.

**Next Board Meeting: Wednesday, May 7, 2008, 8:00 a.m. in the Development Office**

Respectfully submitted,

Catherine Swanson Rivenbark  
Development Director  
Secretary to the Economic Development Board