

City of Coral Gables

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



Meeting Minutes

Thursday, June 9, 2022

8:00 AM

Youth Center, Conference Room

Parks and Recreation Advisory Board

Chairperson Monica Segura
Vice Chairperson Carlos Rua
Board Member Nicolas Cabrera
Board Member Ellen C. Chasens
Board Member Laura Hernandez
Board Member Bruce Lecure
Board Member Jennifer A. Marques
Board Member Ruben Rodriguez

CALL TO ORDER

at 8:03am

ROLL CALL

a. Roll Call and Approval of Absences

A MOTION TO APPROVE THE ABSENCES OF NICOLAS CABRERA, JENNIFER MARQUES AND CHARLIE RUA WAS MADE BY BRUCE LECURE AND SECOND BY LAURA HERNANDEZ. ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

Present: 5 - Chairperson Segura, Board Member Chasens, Board Member Hernandez, Board Member Rodriguez and Board Member Lecure

Excused: 3 - Vice Chairperson Rua, Board Member Marques and Board Member Cabrera

APPROVAL OF THE MINUTES

a. Approval of the April Minutes

A MOTION TO APPROVE THE APRIL MEETING MINUTES WAS MADE BY BRUCE LECURE AND SECOND BY LAURA HERNANDEZ. ALL IN FAVOR, MOTION PASSED UNANIMOUSLY.

DIRECTOR'S REPORT

Because quorum was not yet reached, the Director's Report was moved up in the agenda to begin general department updates.

a. General Updates

Community Recreation Director Fred Couceyro began his report with going over Commission agenda items on dog parks within the city. Catalonia Park which is a pet-friendly park, has issues with dogs being off leash and pet owners not obeying the rules. Mayor Lago has passed a resolution requiring Neighborhood Safety Aides and Code Enforcement officers to help in enforcement of parks rules along with the creation of a space fenced off by a temporary chain link fence. The discussion continued to include the progress of Salvadore Park and the addition of a dog run. The Commission has also asked that the surrounding neighbors be informed of the rules and the addition of designated dog areas so the department will create an informational door hanger to be given out.

Director Couceyro also gave the Board a brief update on the progress of the reopening the Coral Gables Country Club. Due to the presence of termites and the extensive termite damage, repairs needed to be made to walls, ball room flooring, and areas within the café and atrium. Other repairs include the repair and repainting of the kitchen floors, removal of broken kitchen equipment, roofing repairs and repainting of the exterior of the club.

Operationally, new fitness equipment has been leased and is being installed. Expected opening date to the athletic club is slotted for Monday, June 13th, 2022.

IT has been able to get the security cameras online and the temporary police cameras will be removed.

A concessionaire agreement has been signed with Le Parc café who will be replacing previous tenants, the Liberty café. We are pending the transfer of the operation permit for Le Parc to begin moving into the space. There will be a year contract with the option of a 5-year extension. Le Parc café will also be given the opportunity to conduct sales pool side when the pool reopens hopefully later this year. The City will be applying for a beer and wine license. Any caterers that come in for rentals will need to carry their own liquor license.

At this time, the pool is not meeting Florida Health code requirements so it will need to be remediated prior to being reissued an operational permit. We are currently looking at obtaining estimates for repairs and will see how the City's administration would like to proceed.

A Divisional Director for the Country Club has been selected and are in process of hiring this candidate. Staff wanted to reassure the Board that any additional part time staff being hired for the club or for other facilities and are being offered on-the-spot conditional letters, are still required to pass background checks and a drug test.

A discussion was had about future programming, the amenities, and the vision of the Country Club. Assistant director Carolina Vester shared with the Board the new Country Club Newsletter.

b. Special Events

Summer Programming begins - Monday June 13th

Coral Gables Fourth of July Fireworks Celebration - Monday July 4th

Assistant Director Carolina Vester quickly went over upcoming events and gave an update of the 2nd annual Literacy Festival hosted at the Youth Center. They will look at moving the date of next year's event to not have it take place during the Memorial Day holiday weekend. Carolina also thanked Administrative Supervisor Mitch Zuriarrain for putting on a successful event.

The 4th of July celebration at the Biltmore will take place as it has in the past, but staff is working with Police to find suitable ways of getting spectators in and out of the event due to the holiday being on a Monday. VIP tickets can be purchased through the Biltmore Hotel or through Economic Sustainability.

c. CIP Updates

Blue Road process of negotiating with an architect but it's been slow since the rising costs of construction. This property is linked to a FRDAP grant so the City will need to begin renovations soon to not lose any grant funding.

Board member Ruben Rodriguez wanted to know if the park earmarked for the Gulliver High School design at Toledo and Alava will proceed. Mitch explained that the conceptual designs for the park that the students created were budget less so many of the design elements are fiscally unobtainable. However, this park is also linked to a FRDAP grant so when the funds are rewarded in the new fiscal year, then the City will need to proceed with the design process.

Granada Pro Shop will begin construction soon and has been assigned a general contractor. Board chair Monica Segura asked about the restaurant space and if a contractor has been selected. Carolina Vester explained that the Commission made a resolution stating that they will be moving forward with a procurement bid waiver to offer a concessionaire agreement with former tenant management to run the new concession space. This will not begin until construction is complete.

Lamar Louise Curry Park is now complete and will be maintained by Greenspace Management. There were bump outs added to the parking lot attached to the park and Venetian pool. The Board is expressed concerned with the addition of the park to where overflow parking will be directed. This park will not be a pet friendly park. There will be a ribbon cutting schedule sometime later this year.

Board member Ellen Chasens brought up Salvadore park and the safety lighting in the park which still allows for park goers to use the park late into the evening. Mitch shared that there was a request from Police to keep all security lighting on during the night. A change order has been approved to switch out the light ballers.

Board Chair Monica Segura asked about the status of presenting at Commission on the Salvadore Park Ranger item from the April meeting. Both Mitch and Carolina shared that we put in for a new need request to fund a Part-time maintenance position to help in up keeping the park and reporting any issues and a new need for an additional Park Ranger. We are waiting to hear back on the approved budget. A Resolution will need to be drafted and approved by the Board to be entered onto the Commission agenda. If Monica would like to speak at commission during public commentary, she may bring up this item as a resident.

Board Member Ellen Chasens asked about Catalonia Park having designated dog off leash hours. Assistant Director Carolina Vester informed the Board without proper enforcement, sanitation, and infrastructure of the park, having designated hours for dogs is not a feasible option. Catalonia Park was never design for high dog usage.

Maggiore Park is almost complete and will be turned over to the city in the next 30 days. There will be a ribbon cutting scheduled.

Merrick Park is pending final design plans. Community input will be gathered before construction begins.

Phillips Park concept design has been created and will be altered based on the approved budget for FY23.

Pierce Park will be receiving a brand-new playground; completion is expected in December 2022.

We received a new piece of property to be added to our park asset inventory. We now have a total of 64 parks and open spaces.

PRESENTATION

A staffing report was sent to the Board via email in advance for their review.

a. 301 Majorca - Proposed Conveyance of Land for City Park Pursuant to TDR Ordinance

Coral Gables City Planner Jennifer Garcia and VP of Development at Location Ventures Leonard Roberts gave a brief introduction to the Board about the purpose behind the request for Transfer Development Rights and how it effects our city's park inventory. They went on to explained that the proposal is to create a city park at 301 Majorca Avenue by transferring the development rights of that property. If the TDR of this property is transferred, this property will never be able to be developed by a private developer in perpetuity. This will stand true even if the City elects to sell the property in the future.

The property is roughly 12,000 square feet and is zoned for multi-Family 2, which allows a maximum of 2.5 Floor Area Ratio, with a Mediterranean Bonus. The total development potential of the property calculates to 30,500 square feet, which is the amount that the applicant is requesting to be sent to transfer of development rights to potentially one of two properties. The first site, 1505 Ponce de Leon Boulevard, is within the North Ponce Mixed-Use District and the second site, 279 Minorca, is within the Central Business District.

The attorney representing Location Ventures, Mr. Mario Garcia-Serra, continued the presentation by sharing with the Board the construction projects Location Ventures has in process with any emphasis on park spaces and their importance with contributing to the progress of the Park's Master Plan. Mr. Garcia-Serra showed diagrams of aerial views of the potential park location on 301 Majorca. Mr. Leonard Roberts went more into depth about design plans of both properties and the importance of open space in these designs.

Board Chair Monica Segura asked if the developer of these properties would be asking for any additional variances in trade for the TDR from the 301 Majorca Avenue lot to either of the other two properties being constructed. Attorney Mario Garcia-Serra stated to the Board that with the TDR the lot at 301 Majorca will not be developed into a potential six story structure and the other two property lots would not be requesting any additional variances outside of what the code already allows for.

A discussion was had amongst the Board, staff, and presenters about the planned usage of the TDR to the two earmarked properties. Although the Board has interest in the potential lot at 301 Majorca for park usage, the Board expressed reservations about the over development of larger than desired luxury units at the 1505 Ponce de Leon Boulevard location and/or the 279 Minorca lot using the TDR.

City Planner Jennifer Garcia quickly went into the next steps involved in the transfer of development rights and when the Community Recreation department would obtain the lot on 301 Majorca Avenue.

BOARD MEMBER BRUCE LECURE MADE A MOTION THAT THE PARKS AND RECREATION ADVISORY BOARD SUPPORT THE VIABILITY OF THIS SITE AT 301 MAJORCA AVENUE AS A QUALITY CITY PARK BASED ON NORMAL CONDITIONS OF PROPERTY ACQUISITION, ENTRUSTING THAT THE OTHER BOARDS AND PROCESSES OF THE CITY WILL DETERMINE THE APPROPRIATE VIABILITY ON THE RECEIVING SIDE. MOTION WAS SECONDED BY RUBEN RODRIGUEZ. ALL IN FAVOR; MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

OLD BUSINESS

DISCUSSION ITEMS

a.Registration Process & Residency Verification

Board Chair Monica Segura wanted clarification about the registration process for programming and residency verification. Why do we require two proofs of residency, and can registration be performed online? She also asked about lunches being purchased online. Staff explained after the initial setup of a household in our registration system, you can then register for programming online. Because of City policy of verifying residency for auditing purposes, the system is not able to enforce the policy per user; it would allow for all users regardless of status to create households and receive discounts. So, we must limit accesses in order to control who is entitled to those discounts, creating additional steps in creating a household. A household can be created online but it would require communication between office staff and the user to verify documentation in a timely fashion.

We require two proofs of residency because if residents move, that license may not reflect their current residence and can still be used to receive the resident discount.

To make lunches available online, the registration software needs to be updated to allow for POS item sales. This would involve reaching out to the software developer to add this feature.

Board Chair Monica Segura brought up the maintenance of Granada golf course grass by the Liberty Café entrance and Fewell Park. Staff explained Fewell Park is managed by Greenspace Management and normally are serviced by a third-party contractor on a bi-weekly schedule. However, if they would like to report any issues about our parks, to please email pictures or a description and we will forward them to the appropriate department to handle.

The grass at Granada golf received an antifungal treatment and it may have been over sprayed, but Mitch will speak with the Parks Superintendent.

ITEMS FROM THE SECRETARY

The next meeting is scheduled for July 14th, 2022 at 8am

ADJOURNMENT

Meeting adjourned at 9:31am

NOTE