

**City of Coral Gables City Commission Meeting**  
**Agenda Items F-6, F-7, F-8 and F-15 are related**  
**July 25, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors**

**Commissioner Kirk Menendez**

**City Staff**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**City Attorney, Miriam Ramos**

**Public Speaker(s)**

**Mario Garcia-Serra**

**Matthew Luis**

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Agenda Items F-6, F-7, F-8 and F-15 are related [10:25 a.m.]

F-6: An Ordinance of the City Commission amending the Future Land Use Map and Mixed-Use Overlay District Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 3 through 5 and Lots 18 through 20, and from "Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for Lot 6, Block 36, Douglas Section, and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" to include Lots 6 and 17 of said Block 36 (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. Lobbyist: Mario Garcia-Serra Lobbyist: Lauren Kahn Lobbyist: Leslie E. Pantin Lobbyist: Leonard Roberts

F-7: An Ordinance of the City Commission making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," for Lots 3 through 5 and Lots 18 through 20, from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District, and for Lot 6, Block 36, Douglas Section, from Multi-Family 2 (MF2) District to Mixed-Use 2 (MX2) District; and extending the "North Ponce de Leon Boulevard Mixed-Use City Commission Meeting July 25, 2022

Overlay District” to include Lots 6 and 17 of said Block 36 (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue); providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) Lobbyist: Mario Garcia-Serra Lobbyist: Lauren Kahn Lobbyist: Leslie E. Pantin Lobbyist: Leonard Roberts

F-8: An Ordinance of the City Commission granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, “Process,” Section 14-206, “General Procedures for Planned Area Development” for a proposed mixed-use project referred to as “1505 Ponce” on the property legally described as Lots 1 through 6 and Lots 17 through 22, Block 36, “Douglas Section” (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. Lobbyist: Mario Garcia-Serra Lobbyist: Lauren Kahn Lobbyist: Leslie E. Pantin Lobbyist: Leonard Roberts

F-15: A Resolution of the City Commission approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed Mixed-Use project referred to as “1505 Ponce” on the property legally described as Lots 1 through 6 and Lots 17 through 22, Block 36, “Douglas Section” (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. Lobbyist: Mario Garcia-Serra Lobbyist: Lauren Kahn Lobbyist: Leslie E. Pantin Lobbyist: Leonard Roberts

Mayor Lago: Moving onto F-6, F-7, F-8 and F-15. Can we call the Vice Mayor into the room please? On these items, I will be recusing myself from these items due to a potential conflict and/or potential appearance of bias, because I’m part owner of a property located across the street from the proposed development, and additionally, that property has been leased to an entity owned by a principal of the applicant.

City Attorney Ramos: While the Vice Mayor walks in, I’ll start reading.

Mayor Lago: While we wait for the Vice Mayor, I’ll pass it over to Commissioner Fors who will lead us in a few seconds. Good luck.

City Attorney Ramos: F-6 is an Ordinance of the City Commission amending the Future Land Use Map and Mixed-Use Overlay District Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 3 through 5 and Lots 18 through 20, and from “Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” for Lot 6, Block 36, Douglas Section, and extending the “North Ponce de Leon Boulevard Mixed-Use Overlay District” to include Lots 6 and 17 of said Block 36 (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; F-7 is an Ordinance of the City Commission making zoning district boundary changes pursuant to Zoning Code Article 14,

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“Process,” Section 14-212, “Zoning Code Text and Map Amendments,” for Lots 3 through 5 and Lots 18 through 20, from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District, and for Lot 6, Block 36, Douglas Section, from Multi-Family 2 (MF2) District to Mixed-Use 2 (MX2) District; and extending the “North Ponce de Leon Boulevard Mixed-Use Overlay District” to include Lots 6 and 17 of said Block 36 (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue); providing for a repealer provision, severability clause, and providing for an effective date. F-8 is an Ordinance of the City Commission granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, “Process,” Section 14-206, “General Procedures for Planned Area Development” for a proposed mixed-use project referred to as “1505 Ponce” on the property legally described as Lots 1 through 6 and Lots 17 through 22, Block 36, “Douglas Section” (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; and then F-15 is a Resolution of the City Commission approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed Mixed-Use project referred to as “1505 Ponce” on the property legally described as Lots 1 through 6 and Lots 17 through 22, Block 36, “Douglas Section” (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida. We can consolidate the public hearing for all of these items. This is a public hearing item Mr. Clerk. Everyone who wishes to testify will be sworn in.

City Clerk Urquia: Those speaking before this item please stand and raise your right hand. Do you swear or affirm that the testimony you’ll provide today will be the truth and nothing but the truth?

All: Yes.

City Clerk Urquia: Thank you.

Vice Mayor Mena: Okay. We are going to have a presentation by the applicant first.

Mr. Garcia-Serra: Good morning, Mr. Vice Mayor, Commissioners, Mario Garcia-Serra with offices at 600 Brickell Avenue, representing Location Acquisitions, the contract purchaser of the site located at 1505 Ponce de Leon Boulevard. I’m joined today by Rishi Kapoor, the principal of Location Acquisitions, as well as Vivian Bonet and Leonard Roberts, also from Location Acquisitions, and Ed Rodriguez, our project architect and Matthew Luis, our project landscape architect. Not much has changed between first and second reading. We have simply made an effort to address the comments discussed at first reading. As a recap, there is a lot to like about this project. At 80 units, it is less than half of the density presently permitted, which is 179 units. Almost a third of the site is open space. Two public parks are proposed as part of this project: one fronting on Ponce de Leon Boulevard on the west side of the property, and another on the east side of the property. There is also going to be the preservation and reuse of the historic building at 122

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Menores, which is part of the project site. There are five different topic which were discussed on first reading, and we have worked on since first reading. The first one has to do, and probably the one that generated the most discussion both at Planning and Zoning Board and at City Commission, has to do with on-street parking. It looks like we already have it up. Ahmed, if you could just go to the slide that shows the before and after of the on-street parking situation. At first reading, we were having a loss, I believe it was of about six on-street parking spaces. There we go. Okay. So that shows the existing situation, which is 28 on-street parking spaces that exist there today. Go to the next one Ahmed. On the left at first reading, there were 22 parking spaces, and so, that plan had a net loss of six on-street parking spaces. The plan that's before you today, is on the right of the screen, and goes back to the 28 on-street parking spaces, so no net loss of on-street parking. That is realized more than anything by eliminating some of what we call the landscape bulb-outs, which would previously take away on-street parking spaces and keeping on-street parking spaces there. But at the same time very important point, still maintaining the quality of the streetscape and landscaping that was previously proposed. Matthew Luis, our landscape architect is here. Matthew, if you could just come up briefly and walk through the landscape plan to show how we've maintained the generous landscaping that was there before.

Mr. Luis: My name is Matthew Luis. Part of our landscape requirement was to incorporate at a minimum 42 trees to the site, and we have well over 60. In fact, I think at the end of the day, its almost like an urban reforestation of the site. We have on the north and south side of the street, we have native green buttonwoods, and then we have about 20 live oak trees in the front park and the back park. And so, in essence anybody within the neighborhood is walking circumnavigating the site, it's going to be completely shaded condition. In using those large trees, I think it really helps to bring down the scale of the building and make it a very pedestrian-friendly environment.

Mr. Garcia-Serra: Thank you Matthew. On that same slide, you'll see, Commissioners, on the upper left indicated in the red dotted line is where we are going to install a trolley stop shelter, a covered trolley shelter there for use by the trolley system. The city's plan is to ultimately incorporate these, I think, in all the stops, and we will be taking care of the funding and installation of this one, on the northwest corner. So, we've spoken about on-street parking, we've spoken about the trolley shelter. The other item that generated discussion was the idea of having some permit parking spaces within the parking garage available for the public. At the time of first reading what was recommended by staff was 20 spaces. We discussed the fact that we were going to try to maintain as many on-street spaces as we can. We've done that and resulting in a situation where there is no net loss of on-street spaces. We also took another look at our parking garage count, and maybe if you can go to those slides, Ahmed. Right now, the parking garage, to a certain extent depends on tandem parking spaces. The tandem parking spaces are not ideal to be used for public permit parking. If you take out the tandem spaces from the calculation, we have 18 parking spaces over what is required. We could be expected to lose some of those with the further elaboration of

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plans and so forth. So, we would submit either that we not be required to provide any public permit parking in the garage, or if we were, we would ask that it not exceed ten spaces and that those ten spaces be under our control, as far as being able to manage those spaces and charge what we think are the appropriate rates for those spaces. The other topic that was discussed at first reading was traffic improvements, there was a request to do intersection improvements at Galiano and Menores, that's acceptable to us. In the staff recommendation there was also a request that we improve the intersection of Galiano and Sedonia. That one is further from our project site. It wasn't clear really if that was intended for us. We would ask that that Galiano and Sedonia intersection improvement perhaps be deferred and made the requirement of another project that is in closer proximity to that area just to its north and we would take care of the Galiano-Menores intersection improvement, which abuts our site. Lastly, there was some discussion on first reading regarding transfer of development rights. We need to acquire transfer of development rights for our project. If the city were to choose to sell some of its TDR's, we would gladly be one of the people who are proposing to purchase them and we've expressed that both firmly and in writing now, but its up to the City Commission to discuss that policy item and ultimately decide whether they will, but potentially the TDR's could come from the city and be used for another public purpose in the neighborhood. With that said, I think we pretty much are just talking about the conditions of approval. We can go further on any topic that you'd like and have the full presentation available, but I do know it's a demanding schedule that you have today and a demanding agenda.

Vice Mayor Mena: I appreciate that you guys' highlighted sort of the topics of discussion. Obviously, if there are any comments from the public on the item that you want to address after, we'll give you an opportunity to do that, but I don't think you need to go through the whole presentation again today.

Commissioner Anderson: I just need to ask one question, because I think it will help the public out as well. The first presentation you had some bump-outs, and you had a certain number of parking spaces that were lost. How many were regained by the redesign of the right-of-way?

Mr. Garcia-Serra: Six.

Commissioner Anderson: Six spaces. So, six were gained back in, plus the ten spaces that you are proffering for public permit?

Mr. Garcia-Serra: Correct. If the City Commission feels that we should, we would ask that it not exceed ten.

Commissioner Anderson: And I've expressed the reasons when we met as to why I feel this area is an epicenter, where there is a demand for parking that's higher than elsewhere in the residential  
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infill district, because of Phillips Park and of course you are going to have a dog park there, which its going to be wonderful. There will be people that will drive to it because it looks like its going to be quite the place and with what you are going to offer at 122 Menores, also will create a draw for people to come and utilize the space there too. So, I appreciate your willingness to make some more parking available there in an area with historic buildings that don't have their own parking. Thirty-five years ago, when I lived on Menores was a challenge finding a parking spot. Those are just the questions before we take public comment. I thought that would be helpful for them to know the history.

Vice Mayor Mena: Thank you.

City Manager Iglesias: And I would just say that if we will entertain them having parking inside the building then it should be limited to the highest parking rate that we charge on any of our parking garages.

Commissioner Anderson: Correct. Do we have public comment?

City Clerk Urquia: We do not.

Commissioner Anderson: We do not, okay.

Commissioner Menendez: I just want to add that, I want to complement your team. You always do excellent work, very considerate, and when there are requests for changes that make the whole project and the experience better, you always come through, and I've said time and time again that area where the coliseum used to be, Phillips Park, George Merrick had big plans for that area. He really wanted to see a vibrant – originally it was for entertainment and for sports and to have a quality project, and hopefully there will be other quality projects that can sort of lift that area and sort of keep it in tune with what George Merrick wanted, for those residents that live there.

Mr. Garcia-Serra: Thank you Commissioner. It's been a project embraced by the neighborhood also, too, so I think we have to be very happy with this positive collaboration that's been taking place between city developer and neighborhood.

Commissioner Menendez: Wonderful. Thank you.

Vice Mayor Mena: Does staff have any.

City Planner Garcia: Jennifer Garcia, City Planner. A very brief presentation that was done last minute with a map that shows the different kind of calming off site improvement. If you want me to show that and discuss that, just for clarity's sake.

Vice Mayor Mena: Sure. Do you want to switch over there, since there is no.

City Planner Garcia: Comp Plan Zoning Map had designation and mixed-use site plan. Approval with conditions and in the changes, I think Mario went through all of them, the landscape changes, TDR's, updates on where those are coming from, from the city; the off-street parking we've discussed that as well; the traffic calming, there is an addition of the traffic calming at Menores and Galiano and clarification of city standards, and as well as the covered shelter. This is kind of a summary of all the Commission's approval, the TDR process to be completed within six months; traffic calming on Ponce de Leon crosswalk, raised crosswalk intersection on Galiano at Minoza and Menores, and speed cushions or tables on the zero block and 200 block on Menores, as well as sidewalk extensions, we'll discuss that on Sedonia; and the off-street parking would be discussed and determined by the City Commission and the shelter. This is the map that basically maps where all this is, for clarity's sake. So, the speed cushions or speed tables will be on the zero block and the 200 block of Menores, which is just east and west of the Menores site. The sidewalk extension is up on Sedonia, a couple blocks north and Galiano. The raised intersection and crosswalk at Mendoza and Menores, raised crosswalk and intersection, whatever Public Works decides, the covered trolley shelter and also the crosswalk on Ponce de Leon. We've been talking about different locations, so this is basically a map to describe and locate where those are. That's all I have.

Vice Mayor Mena: Thank you. Just want to reconfirm if there was any public comment?

City Clerk Urquia: No sir.

Vice Mayor Mena: Okay. We'll move onto comments from the Commissioners, Commissioner Menendez.

Commissioner Menendez: I have a question for actually the Manager, because Mr. Garcia-Serra mentioned in passing TDR's and how they could be used for a public benefit and I'd just like if he doesn't mind the Manager to go into, sort of an explanation of how TDR's and public benefits can work together.

City Manager Iglesias: Thank you Commissioner. I think we have a new funding program that we're looking at right now that would keep the TDR's basically for historical buildings. The concept is to create a historical building fund that would help with funding historical buildings and  
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at the same time provide the additional benefit of the general fund for projects of high public importance and high public benefit. So, we are looking to tweak that right now, so it would stay the same. It would stay for – the TDRs would be for historical buildings.

Commissioner Menendez: My understanding, I know I've spoken with the folks at the Coral Gables Museum, there is need for repairs and restoration, and I know money has not been available, so I guess this would be a way to sort of resolve that problem, at least, not only the museum, but other historic facilities.

City Manager Iglesias: We are looking at what the museum's needs are, but there would be additional funding that could be used for other things, such as maybe the Gondola Building, etc., and that would at the same time free up some general fund monies to be used for parks, Fire House, etc.

Commissioner Menendez: That would be great. Thank you for the clarification. Thank you. I don't know if you'd like to comment, but I think...

Mr. Garcia-Serra: The only comment really unrelated to the TDR topic but related to the public parking within the garage. I don't know, Madam City Attorney, if its possible for the city to indemnify us against any liability arising from the public use of those spaces. That was one question my client had. And then on the topic of the traffic calming improvements, we still feel that the improvements at the Galiano-Sedonia intersection is a little bit too far afield considering that we are already agreeing to the improvements at the Galiano-Menores intersection. That's something potentially we'd ask you to not require this project and potentially require of another project that's in closer proximity coming before the Commission sooner or later.

City Attorney Ramos: Assuming indemnification is palatable to the Manager or the Commission, we are happy to look at that. There are some restrictions on how much a municipality can indemnify, but we are certainly happy to look at it.

Mr. Garcia-Serra: Okay.

Vice Mayor Mena: Commissioner Anderson.

Commissioner Anderson: My concern, and I appreciated your willingness to do the traffic calming at the intersection at Menores and Galiano is the high level of traffic that circumvents the city there from 16<sup>th</sup> Street and goes onto Douglas and bisects through that area, right at the intersection where you have a major park further north Gables, Phillips Park. There is a stop sign there that we need to slow down people and I think the focus needs to be on the Menores-Galiano. Previously that  
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wasn't a condition of approval, so for that reason I'm not opposed to moving it, plus we have another project coming in very, very close to Sedonia that can address the ADA requirements, which is the sidewalk extensions, and what comes with that whether there is additional drainage needed, etc., through the installation of that infrastructure.

Mr. Garcia-Serra: That would be greatly appreciated.

Commissioner Anderson: One burning question I have for you that hasn't been answered yet is, when is the temporary dog park going to be opened up? Everybody wants to know.

Mr. Garcia-Serra: The temporary dog park, I actually have a draft proposed term sheet to send over to the Manager, so that we can get that going. We should be closing on the property, what timeframe? – in a few weeks, so who knows, maybe its under 60 days we can get it going.

Commissioner Anderson: Okay.

Vice Mayor Mena: Commissioner Fors, any comments?

Commissioner Fors: Nope.

Vice Mayor Mena: Okay. I'll take a motion on F-6.

Commissioner Menendez: I'll make it.

Commissioner Anderson: Second.

Commissioner Fors: Yes

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Vice Mayor Mena: Yes

(Vote: 4-0)

(Mayor Lago: Recused)

Vice Mayor Mena: F-7.

Commissioner Anderson: I'll make a motion,

Commissioner Menendez: Second.

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Commissioner Menendez: Yes

Commissioner Anderson: Yes

Commissioner Fors: Yes

Vice Mayor Mena: Yes

(Vote: 4-0)

(Mayor Lago: Recused)

Vice Mayor Mena: F-8.

Commissioner Menendez: I'll move it.

Commissioner Anderson: I'll second.

Mr. Garcia-Serra: This one though, just clarifying. The condition that we are dropping the Galiano-Sedonia intersection improvements.

Vice Mayor Mena: Is everybody on board with that?

Commissioner Anderson: Comment?

Vice Mayor Mena: That's in the proposal?

Mr. Garcia-Serra: Right now, it is one of the...of conditions of approval. We'd be replacing that one with the Menores-Galiano intersection improvements.

Commissioner Menendez: It's a switch.

Vice Mayor Mena: You are switching it to a different intersection, is what you're saying.

Mr. Garcia-Serra: Correct.

Vice Mayor Mena: I have no problem with that. No problem.

Commissioner Anderson: Okay, move it with the switch, is everybody on board. I'll move it.

Commissioner Menendez: I'll second.

Commissioner Menendez: Yes

Commissioner Anderson: Yes

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Commissioner Fors: Yes

Vice Mayor Mena: Yes

(Vote: 4-0)

(Mayor Lago: Recused)

Vice Mayor Mena: F-15.

Commissioner Menendez: I'll move it.

Commissioner Anderson: I'll second.

Commissioner Anderson: Yes

Commissioner Fors: Yes

Commissioner Menendez: Yes

Vice Mayor Mena: Yes

(Vote: 4-0)

(Mayor Lago: Recused)

Mr. Garcia-Serra: Thank you very much. Greatly appreciated Mr. Mayor and Commissioners.