

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



CORAL GABLES  
THE CITY BEAUTIFUL

## Meeting Minutes

Wednesday, June 10, 2015

9:00 AM

Special City Commission 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

**The following items were continued on Second Reading from the May 26, 2015 City Commission Meeting.**

**A. PUBLIC HEARINGS****ORDINANCES ON SECOND READING****ORDINANCE NO. 2015-10 (As Amended)**

- A.-1.** [15-3839](#) 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 (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for a repealer provision, severability clause, and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

**A motion was made by Vice Mayor Quesada, seconded by Commissioner Keon, that this matter be adopted as amended by Ordinance Number 2015-10. The motion passed by the following vote.**

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

City Clerk Item No. 1

**ORDINANCE NO. 2015-11 (As Amended)****A.-2. [15-3840](#)**

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Planned Area Development; and further amending the "Commercial High-Rise Intensity" and "Commercial Mid-Rise Intensity" Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for a repealer provision, severability clause and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

**A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be adopted as amended by Ordinance Number 2015-11. The motion passed by the following vote.**

**Yeas :** 3 - Commissioner Keon, Vice Mayor Quesada and Mayor Cason

**Nays :** 2 - Commissioner Slesnick and Commissioner Lago

City Clerk Item No. 2

**ORDINANCE NO. 2015-12 (As Amended)****A.-3. [15-3841](#)**

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 Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Planned Area Development," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for a repealer provision, severability clause, codification and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

**A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be adopted as amended by Ordinance Number 2015-12. The motion passed by the following vote.**

**Yeas :** 3 - Vice Mayor Quesada, Commissioner Keon and Mayor Cason

**Nays :** 2 - Commissioner Lago and Commissioner Slesnick

City Clerk Item No. 3

**ORDINANCE NO. 2015-13 (As Amended)****A.-4. [15-3842](#)**

An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Mediterranean Village" pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, also generally known as 2801, 2901, And 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

**A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be adopted as amended by Ordinance Number 2015-13. The motion passed by the following vote.**

**Yeas :** 3 - Commissioner Keon, Vice Mayor Quesada and Mayor Cason

**Nays :** 2 - Commissioner Lago and Commissioner Slesnick

City Clerk Item No. 4

**ORDINANCE NO. 2015-14 (As Amended)****A.-5. [15-3843](#)**

An Ordinance of the City Commission of Coral Gables, Florida requesting partial abandonment and vacation of a 20-foot wide public alleyway generally running east-west approximately 85 feet in length, dividing Blocks 3, 4 and Tract F from Block 5 and Tract G of Ponce Place Villas East pursuant to Zoning Code Article 3, Division 12, "Abandonment And Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys By Private Owners and the City; Application Process," and the dedication of a public access easement generally running over an internal driveway from Palermo Avenue to Coconut Grove Drive related to proposed development consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for a repealer provision, a severability clause and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Staff is recommending a continuance to June 16, 2015)

**A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be adopted as amended by Ordinance Number 2015-14. The motion passed by the following vote.**

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

City Clerk Item No. 5

**ORDINANCE NO. 2015-15 (As Amended)****A.-6. [15-3844](#)**

An Ordinance of the City Commission of Coral Gables, Florida approving a Development Agreement pursuant to Zoning Code Article 3, Division 20, entitled "Development Agreements," for a proposed Planned Area Development referred to as "Mediterranean Village" related to the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; providing for a repealer provision, severability clause and providing for an effective date. (PZB Vote: 7-0, Recommended Approval) (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

**A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be adopted as amended by Ordinance Number 2015-15. The motion passed by the following vote.**

**Yeas :** 3 - Commissioner Keon, Vice Mayor Quesada and Mayor Cason

**Nays :** 2 - Commissioner Lago and Commissioner Slesnick

City Clerk Item No. 6

**ORDINANCE NO. 2015-16 (As Amended)**

A.-7. [15-3845](#) An Ordinance of the City Commission of Coral Gables, Florida regarding the Planned Area Development (PAD) Mixed-Use Site Plan for the proposed project referred to as “Old Spanish Village”, generally described as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida, and approved by Ordinance No. 2006-23 and amended by Ordinance No. 2007-27.1; revoking the PAD approvals for failure to proceed in accordance with the approved development phasing pursuant to Zoning Code Section 3-509; providing findings; providing for a repealer provision, severability clause and providing for an effective date. (Passed on First Reading March 25, 2015) (Staff is recommending a continuance to June 16, 2015)

**A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be adopted as amended by Ordinance Number 2015-16. The motion passed by the following vote.**

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

City Clerk Item No. 7

**B. DISCUSSION ITEMS**

City Clerk Item No. 8

[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 City Commission Meeting Agenda. The Commission of the City of Coral Gables adjourned its meeting at 4:07 p.m. The next regular meeting of the City Commission has been scheduled for June 16, 2015, beginning 9 a.m.]

JIM CASON  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK