

City of Coral Gables City Commission Meeting
Agenda Items F-6 and F-8 are related
March 26, 2019
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Pat Keon
Commissioner Michael Mena
Commissioner Frank Quesada

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
Assistant City Attorney, Gus Ceballos
City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Jorge Navarro
Paul Penny
Javier Chavez

Agenda Items F-6 and F-8 are related [0:00:00 p.m.]

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 Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and

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Agenda Items F-6 and F-8 are related - Ordinance and Resolution requesting an amendment to the Future Land Use Map and requesting an Encroachment Agreement and Mixed-Use Site Plan Review on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida.

providing for an effective date. (LPA review) (Change Future Land Use Map to allow a mix of uses) (12 12 18 PZB recommended approval, Vote 6-0)

A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and 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 "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (Conditional Use Mixed-Use Site Plan Review) (12 12 18 PZB recommended approval, Vote 5-1)

Mayor Valdes-Fauli: Alright, we'll go to F-6 and F-8. Madam City Attorney.

City Attorney Ramos: F-6 is 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...

Commissioner Mena: What is this?

Commissioner Quesada: F-6.

City Attorney Ramos: "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments..."

Commissioner Mena: Oh.

City Attorney Ramos: And Small Scale amendment procedures from "Commercial Mid-Rise Intensity" to "Mixed Use" for Lots 23 to 29, Block 3, Crafts Section; and from "Commercial High-Rise Intensity" to "Mixed Use" for Lots 19 through 22, Block 3, Crafts Section (100 Miracle Mile,

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115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. Since we're consolidating the public hearing for this item, I am also going to read in F-8, which is a resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and 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," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19 through 29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. As I said, this is a consolidated public hearing and I'm asking the Clerk to please swear in the public that wishes to speak on this item.

Mayor Valdes-Fauli: Alright. Who's here?

City Clerk Urquia: If anyone expects to testify on this item today, if you can please rise. Raise your right hand. Do you solemnly swear or affirm that the testimony you will offer today will be the truth and nothing but the truth?

Commissioner Quesada: Just a quick point before we get started. It's actually Commissioner Mena's idea. We shouldn't have to do the boards anymore. Why can't we just have it on the TV? Make it easier and cheaper for everyone, right?

Planning and Zoning Director Trias: Yes. You're correct. The applicant is bringing the boards. And maybe next time we'll do it earlier.

Commissioner Quesada: I think it's just easier on everyone.

Vice Mayor Lago: Are you required to do that by staff?

Planning and Zoning Director Trias: Absolutely, I...

Commissioner Quesada: Save some paper. Save some trees.

Vice Mayor Lago: Were you required to do that by staff or...

Mayor Valdes-Fauli: Okay.

Planning and Zoning Director Trias: No, that was (INAUDIBLE)...

Mayor Valdes-Fauli: Make a presentation. Mr. Trias.

Planning and Zoning Director Trias: Mayor, this is second reading.

Mayor Valdes-Fauli: Yes.

Planning and Zoning Director Trias: You have the updated conditions, very similar to what you had before. Some very minor changes. That's why you got it today. The main issue is there are some conditions that we worked with the City Attorney that addressed the TDR issue. In addition, the applicant has finalized the design of the open space. I believe that's why they brought those boards because that was done fairly recently, I think, as far as I -- I got it today, so...

Commissioner Quesada: No, they're great. I'm not...

Planning and Zoning Director Trias: Right.

Commissioner Quesada: I'm just trying to make it easier and cheaper for everyone.

Planning and Zoning Director Trias: Absolutely. And lastly, you -- I think you received a letter from Mr. Savage -- Attorney Savage explaining that the Andalusia Condominium Association was no longer objecting to the project and some suggestions. So, I will let the applicant explain all those details and they'll answer any questions.

Mayor Valdes-Fauli: Good morning.

Jorge Navarro: Good morning, Mr. Mayor, Commissioners.

Mayor Valdes-Fauli: Are you going to have scooters in there?

Mr. Navarro: We will have some docking stations, if you'd like, for the scooters as well. So, good morning. For the record, Jorge Navarro, with offices at 333 Southeast 2nd Avenue. I know we went through this site plan in great detail at first reading, but I'd like to highlight just three enhancements that we've made to this project since the last time that we were before you. First, we've reduced the building height to 145 feet 8 inches, which is the height that was agreed to with the residents -- the representatives of the 100 Andalusia Condominium. Secondly, we've updated our landscape plan to provide for 20-foot size street trees at the time of planting so these will be large, beautiful, mature trees that will be planted and that will provide shading, which is, I think, what Commissioner Lago wanted us to go ahead and incorporate to make sure that these are lush trees at the time of planting. And also, most importantly, we've updated our public (INAUDIBLE) improvement plan. As you can see, we've gone ahead and extended and matched the paver pattern and detail that was used for the Miracle Mile streetscape project and we've extended it along the entire frontage of Galiano and Andalusia. And also, we've included similar paver detail and design as part of the alley which, as we discussed during first reading, is going to be widened and beautified to provide for safer access.

Mayor Valdes-Fauli: Beautiful.

Mr. Navarro: I think your Planning Director referenced a letter that was submitted by Mr. Paul Savage, who represents the 97 families comprising the 100 Andalusia Condominium. They submitted a letter this morning withdrawing any objections and supporting the project. There are some conditions in that letter, which I'd like to formally put on the record that we are agreeing to. And I think we will work with your City Attorney to make that part of our covenant. And also, I'd like to submit into the record Devon Vickers from my office will be submitting 45 petitions in support of the project that we've received from our local business owners and property owners in the area. We're very excited for this project. I know that we've made a big effort citywide to have people live, work and play in downtown Coral Gables and I think this project accomplishes that by bringing a residential component to serve the existing office...

Mayor Valdes-Fauli: Beautiful.

Mr. Navarro: And commercial uses, so we ask for your support.

Mayor Valdes-Fauli: From a personal point of view...

Mr. Navarro: And we're here to answer any questions...

Mayor Valdes-Fauli: That's what I'm looking for.

Mr. Navarro: That you may have.

Vice Mayor Lago: Thank you.

Mayor Valdes-Fauli: Thank you. We have two people that wish to speak.

City Attorney Ramos: As they come up, sir, I just want to read that we did, in fact, address the TDR issue. Section 3 of the site plan resolution requires that all TDRs be obtained through the

City process within six months of the date of this resolution or this resolution shall be rendered null and void. And of course, the Commission can extend that time provided where the applicant demonstrates good cause for needing additional time.

Mayor Valdes-Fauli: Alright. The first is Paul Penny. Paul Penny. Good morning, sir.

Paul Penny: Good morning.

Vice Mayor Lago: Good morning.

Mr. Penny: I have two issues to deal with. But first, I'd like to know how many stories is this new building? It was 16; what is it now?

Mr. Navarro: So, to confirm, the height of the building is 14 stories now, so we've lost two stories of building height and the residential units that were originally included within those stories.

Mr. Penny: Well, I'm sort of opposed to this project because it's just too tall. It doesn't agree with the rest of Miracle Mile, but it sets a precedent with the rest of the Miracle Mile will end up like that. That was one. The other item I wanted to bring up was this morning on my recording telephone and at another house yesterday, we get this message, if you have (INAUDIBLE) to do, come to this meeting and -- but remember, it has been postponed and it will be at 2 p.m. So, it looks to me like this was...

Commissioner Mena: That's the parking garage issue, sir.

Vice Mayor Lago: Yeah.

Mayor Valdes-Fauli: That's another issue. That's the parking garage issue, not this one.

Mr. Penny: To me, it's ethics.

Mayor Valdes-Fauli: Sir, that's another issue.

Commissioner Mena: That's a different project.

Mayor Valdes-Fauli: That's a different project.

Mr. Penny: Okay.

Vice Mayor Lago: So, what you're talking about is the two -- the proposed two parking garages on Andalusia. These are...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Lago: This is a private development. And just so -- also to clarify, these 14 stories are not on Miracle Mile. It's a total of 50 feet on Miracle Mile.

Mr. Penny: Even that strikes me as being extremely high.

Vice Mayor Lago: Yeah, it's not allowed...

Mr. Penny: Yeah, even 14 stories. But that's my opinion.

Vice Mayor Lago: That's not allowed by the Code, just so you know.

Mr. Penny: And I'm only five blocks away.

Mayor Valdes-Fauli: Okay. Thank you, sir. And the 2 pm is a different issue. It's not this one.

Mr. Penny: But they said it was this one.

Mayor Valdes-Fauli: It isn't. Well, okay. I'm sorry -- whoever called you was wrong or was trying to misguide you.

Mr. Penny: Or devious.

Mayor Valdes-Fauli: Or devious. A liar and deceitful, yes. And Javier Chavez. Yes, sir.

Vice Mayor Lago: Good morning.

Javier Chavez: Good morning. My name is Javier Chavez, and I'm associate director of the Coral Gables Art Cinema. I'm here...

Mayor Valdes-Fauli: I'm sorry. Start again slower.

Mr. Chavez: My name is Javier Chavez. I'm associate director of the Coral Gables Art Cinema. And I'm here on behalf of the cinema and its entire leadership, who are in full support of this measure as the new residents that it will bring in represent potential new patrons to the cinema who would greatly benefit from the diverse cultural offerings that we provide. Thank you.

Mayor Valdes-Fauli: Thank you, sir.

Vice Mayor Lago: Thank you, sir.

Mayor Valdes-Fauli: Thank you very much. Alright, any other person that wishes to testify? Alright. Do I hear a motion?

City Attorney Ramos: We need two separate motions, one on F-6 and one on F-8.

Commissioner Quesada: I move for approval of F-6.

Mayor Valdes-Fauli: Second?

Vice Mayor Lago: I'll second.

Mayor Valdes-Fauli: Will you call the roll, please?

Commissioner Quesada: Yes.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

Commissioner Quesada: Move for...

Mayor Valdes-Fauli: F-8.

Commissioner Quesada: Approval Item F-8.

Vice Mayor Lago: I'll second.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Quesada: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

Mayor Valdes-Fauli: Thank you very much (INAUDIBLE).

Vice Mayor Lago: May I interrupt two seconds to just -- just a few points really quick, Mayor. I want to compliment the developer here. And in most cases, we never get an opportunity to do this because a few things that this individual did. Number one, they got consensus from all the residents, which is critical. Number two, this is not the tallest building. The tallest building is about 40 feet taller than the adjacent building, so I want to be very clear. And another building is 160-plus, so I want to be very, very clear on that. But not only that, they understand how important this Commission appreciates lush landscaping. They understand that. They heard our advice. They listened to our advice. The continuation of the sidewalk on Miracle Mile is going to pay big dividends.

Commissioner Mena: Yeah.

Vice Mayor Lago: Okay, and I don't think we really understand it right now, but when you see what's going on in the alley -- right now, the alley's -- and I'm sorry to say this because we're responsible for it, but it's an abomination. It's much better than any other city, but it's not within the character of the City of Coral Gables. This is going to be beautifully done. It's going to extend all the way down Galiano. It's going to loop around the project. So, it's going to be a benefit not only to the developer and I -- he understands that, but it's also going to be a benefit to this community. And we need to make sure that we tell anyone who comes to this Commission that this is the type of consensus and, you know -- that we need from projects that are coming before us. We need them to be considerate of what the City of Coral Gables is. And this is going to only benefit the downtown area. This is where I think this type of project is well suited and well serving.

Mayor Valdes-Fauli: Thank you, Commissioner. Thank you. Commissioner Mena.

Mr. Navarro: Thank you very much.

Mayor Valdes-Fauli: Thank you.

Commissioner Mena: Thank you, guys.