

City of Coral Gables City Commission Meeting
Agenda Item F-3 and F-12 are related
May 31, 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, Jr.

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Development Services Director, Suramy Cabrera

Public Speaker(s)

Mario Garcia-Serra

Alicia Fernandez

Terrance McKinley

Agenda Items F-3 and F-12 are related [11:38 a.m.]

F-3: 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 multi-family project referred to as "301-341 Madeira" on the property legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

F-12: A Resolution of the City Commission granting Conditional Use approval pursuant to Zoning Code Section 2-400, "District Overlays," Section 2-405, "Residential Infill Regulations (RIR)," for a multi-family project referred to as "301-341 Madeira" located on property zoned Multi-Family 2 (MF2) legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including

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required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Mayor Lago: I'd like to hear items F-3 and F-12, which are time certain, and then move on subsequently to item F-13.

City Attorney Ramos: I'll read F-3 and F-12 together, Mayor, so we can consolidate the public hearing. This is a public hearing item. Obviously, Mr. Clerk, anyone testifying will need to be sworn in and if there has been any ex parte communication, they should be disposed at this time. Commissioner Fors.

Commissioner Fors: Thank you Madam City Attorney. As I stated on first reading, I'll be recusing myself because my mother served as the President of a Board when the condominium association was taking an official position with regard to the project and pursuant to the City Attorney's advice, I'll be recusing myself, as I did on first reading again.

City Attorney Ramos: So with that I'll read F-3, 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 multi-family project referred to as "301-341 Madeira" on the property legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. And F-12 is, A Resolution of the City Commission granting Conditional Use approval pursuant to Zoning Code Section 2-400, "District Overlays," Section 2-405, "Residential Infill Regulations (RIR)," for a multi-family project referred to as "301-341 Madeira" located on property zoned Multi-Family 2 (MF2) legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Development Services Director Cabrera: Good morning.

Mayor Lago: Ms. Cabrera, how are you.

Development Services Director Cabrera: Good. Suramy Cabrera, Development Services Director. Will you put up the presentation please?

Mayor Lago: Quick question, before we get into the presentation. Have there been any changes from first reading?

Development Services Director Cabrera: The only changes have been the additional recommendations that the Commission had.

Mayor Lago: Traffic calming, trees.

Development Services Director Cabrera: Yes. And I could go through those. So, just for everybody's recollection, this is the location. It extends from LeJeune to Salzedo, Madeira. Those are the lots and block numbers. On the left you have the Comp Plan, which is multi-family medium density; on the right you have the zoning district, which is multi-family district 2. The requests are for a PAD and conditional use site plan review. This is because its an RIR and over 20,000 square feet, which allows them to go from 50 units per acre to 100.

City Attorney Ramos: Ms. Cabrera, I'm sorry to interrupt you. I don't know that you were sworn in.

City Clerk Urquia: Please raise your right hand. Do you swear or affirm the testimony you'll provide today will be the truth and nothing but the truth?

Development Services Director Cabrera: Yes, I do.

City Clerk Urquia: Thank you.

Development Services Director Cabrera: Some of the elevations. There's that community park there. This is a comparison. Pretty much everything is by right, except that RIR for those 20,000 square feet or more, which gives them the additional density, but the height, the FAR, everything else is what's allowed.

Mayor Lago: In regard to the green space, something that, again, its becoming, Mr. Garcia-Serra said it before, all developers know that the Commission is going to request open space. That is the standard. I do not want to see any projects setback to setback. If you're going to go setback to setback, that's perfectly fine. Find us an adjacent piece of property where we can start connecting green spaces. What is this project doing in regard to green space?

Development Services Director Cabrera: So, there's the community park there. I don't know the exact square footage. I was told by staff this morning that its somewhere around 5,000 square feet.

Mayor Lago: Perfect.

Development Services Director Cabrera: And this table actually shows the green space, the open space which is about 28 percent and that does include that community park.

Mayor Lago: Which is more than what's required by the code.

Development Services Director Cabrera: Right. The requirement is 25 percent.

Mayor Lago: Perfect. Obviously, I would love to see the green space larger, but if you make it larger then the height of the building has to go up. Got to play with that relationship. Okay.

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Development Services Director Cabrera: This is the site plan. They are going to be improving Madeira. We've added to the conditions that, I think there was a comment from the Commission last time about the tree that was not in good shape. So, we've added to the condition is that all the trees on Madeira between Salzedo and LeJeune will be evaluated by the Green Space Management Director, and any that she feels need to be replaced, will be replaced. The species and size haven't been determined yet, but it would be up to the Green Space Management Director. We also added, this is project specific stuff. None of this has changed. The number of parking spaces, the multi-family units, the live/work units, none of that has changed. This is a review timeline; they did go to the Board of Architects, they had the neighborhood meetings, the Planning and Zoning Board, of course it was in Commission on March 29th and its now here for second reading. The 1,000-foot radius for the property owners that were notified. The public notification. So, staff's determination is that this application is consistent with the Comp Plan, with its goals, objectives and policies. We recommend approval with conditions. Some of the conditions, I'll go over them now. The application complies with the finding of fact and the standards for approval are satisfied subject to conditions of approval, which are the first four there are the ones that the Commission had requested under first reading, which is \$100,000 should be contributed to traffic calming. We've actually requested that it be contributed prior to issuance of the permit. New replacement of trees on Salzedo in poor condition. I don't think the presentation has been updated, because I just went over this with staff late last week, but we have added that it will be all the trees, east and west side, between Salzedo, I mean on Madeira between Salzedo and LeJeune. Any trees that need to be replaced would be replaced and that would be up to the Green Space Management Director. The sidewalks – we've actually added a site plan that shows what sidewalks need to be replaced. I'll show that next. And \$125,000 towards the North Ponce Streetscape Program and we've also added to that, that should be contributed prior to the permit issuance. The other conditions were the conditions in the first reading. This shows the traffic calming; the crosswalks that I believe the Mayor had requested during first reading; the shade trees; widened sidewalks.

Mayor Lago: Traffic calming. Did we address traffic calming, Madam Cabrera?

Development Services Director Cabrera: Yes. Actually, this is the traffic calming; the contribution will be used for those streets in particular.

Commissioner Anderson: I have a question, because we did talk about some traffic calming on the three streets west of LeJeune Road. I cannot see that map.

Development Services Director Cabrera: Those avenues, Zamora, Madeira, Majorca and Navarre, those are where the traffic calming contributions are specifically to be used.

Commissioner Anderson: I was talking about on the west side of LeJeune. I see the green dot, the blue dot and a blue dot on there.

Development Services Director Cabrera: [Inaudible]

Commissioner Anderson: I feel better then.

Development Services Director Cabrera: The green is the table; the blue is the speed cushion.

Commissioner Anderson: Are those included?

Development Services Director Cabrera: Yes.

Commissioner Anderson: Okay.

Development Services Director Cabrera: Is that good?

Commissioner Anderson: Yes. I just wanted to make sure because it was unclear to me.

Development Services Director Cabrera: So actually, this is something that was read up on first reading and I don't know if the Commission had fully seen this, but when this went to the Planning and Zoning Board, there were some comments about the length of the building, and they actually wanted for staff to recommend to the Commission that the Commission considers, not for this project, because it would not affect this particular project, but for future projects, would consider an amendment to our code to limit the length of Residential Infill Regulation buildings to 300 feet. So, I just wanted to make sure that that was out there. I don't think we received any direction during first reading, so I wanted to make sure its here with second reading. And staff actually prepared some wording to change the zoning code to add that.

Commissioner Anderson: Well, before I even consider that, I'd like to see more of the impact on design aspects for projects.

Development Services Director Cabrera: The idea is to break up so that you don't have those very, very long buildings. Our code requires at least 20,000 square feet to get this additional density, but then you get these very long buildings that are the full block. So, the idea is so you don't have these very long buildings – and actually my Planning staff does agree with the recommendation, they feel that it would make for a better streetscape.

City Manager Iglesias: And it would be above the parking structure; the split will be above the parking structure.

Commissioner Anderson: Well, I'd like to circle back and look at the impact on comparisons with existing and future projects and how that would be beneficial, because yes, I don't like the wall-to-wall buildings. This project was unique in its situation because of the narrowness of the lots, basically, the whole length. That's my comment.

Mayor Lago: Mr. Garcia-Serra.

Mr. Garcia-Serra: Good morning, Mr. Mayor and Commissioners, Mario Garcia-Serra.

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Mayor Lago: Thank you Suramy. I appreciate it. Thank you, Ms. Cabrera.

Development Services Director Cabrera: You're welcome.

Mr. Garcia-Serra: With offices at 600 Brickell Avenue, representing Urban 301 Madeira, the owner of the subject property, at 301 Madeira, here along with the rest of the project team. As mentioned, this project was unanimously approved on first reading in March. Since then, we have worked with city staff on finalizing and adding conditions of approval discussed at first reading. In summary, the project as far as public benefit, will be providing the following: a 5,200 square foot park on its eastern end. Streetscape improvements on both sides of the 300 Block of Madeira; and an additional \$125,000 contribution for other streetscape improvements in the North Ponce area. Intersection improvements were indicated on the map that staff just showed; \$100,000 contribution for speed cushions; ten percent of its parking spaces will be for visitors only, as requested by the different neighborhood groups. We are also going to provide for the creation of a residential parking zone in the 300 Block of Madeira to assist with commercial encroachment into the on-street parking, which will be used by the neighbors. And lastly, a new condition of approval which is not in the report, but which we are proffering, which is that we will insert the necessary sleeving in the parking garage so that 100 percent of all parking spaces are EV ready. Mr. Mayor and Commissioners, this has been among the more challenging projects that we have worked on to bring to a successful conclusion, but we should have confidence that it is exactly what we are doing here today. This neighborhood will be considerably improved as a result of this project. Thank you very much. We reserve time if we need to for rebuttal.

Mayor Lago: I have one quick question. Mr. Manager, are we, is staff perfectly fine, is our Public Works Department perfectly fine with the amount of money that was allocated in regard to the speed cushions?

City Manager Iglesias: I think we're fine with that.

Mayor Lago: Okay. And the tree canopy, everything is obviously understood that we are looking for more mature trees. Let's avoid addressing issues like, Commissioner Anderson had, where palm trees were installed instead of shade trees. We are looking for shade trees. No more palm trees, unless Ms. Bell tells me that we need to install a palm tree in that location, for one reason or another. We need shade.

City Manager Iglesias: I believe our Assistant Director understands, Mayor, they have to mature trees and that they are shade trees.

Mayor Lago: Sidewalks – obviously, we are talking about the appropriate length of the sidewalks, cross-sections. I want to make sure that there is no interpretation, by the way, this is not this only project. Every single project we have the same discussion and I want to make sure that this is the moment to ask and put things on the record, so that everybody feels comfortable with what's forthcoming.

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City Manager Iglesias: Yes Mayor. We'll include that as part of the permit drawings, and all these will be incorporated.

Mayor Lago: Okay. Good. Any other questions?

Commissioner Anderson: No.

Mayor Lago: Anything else for the record?

Commissioner Anderson: I appreciate you taking the extra step for sleeving the entire building. I think it will be beneficial in the long run. I see such an explosion in electric vehicles for obvious reasons. So, thank you.

Mayor Lago: Mr. Clerk, any comments?

City Clerk Urquia: Yes sir. The first speaker is Ms. Alicia Fernandez.

Mayor Lago: Ms. Fernandez.

City Attorney Ramos: Mr. Clerk, you might want to swear everyone in at the same time.

City Clerk Urquia: Those who will be speaking today, 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 Speakers: [Off mic – I do]

City Clerk Urquia: Thank you.

Mayor Lago: Ms. Fernandez.

Ms. Fernandez: Good morning, Commissioners, Mayor, everyone. My name is Alicia Fernandez, I live at 6000 Granada Boulevard, and I am here in favor of this project. I am familiar with it. I've driven by the area. I think the project fits the area where there are old duplexes in the area, and this would be new, and it would be good for the young professionals that want to live and work in the area. I just want to say, I do agree with it. It looks pretty. It will improve the area tremendously. And that's all I can say. I really approve it. It's a nice project for the area and it will make it look very nice.

Mayor Lago: Thank you for your comments. Have a nice day.

Ms. Fernandez: Thank you.

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City Clerk Urquia: Mr. Terrance McKinley.

Mayor Lago: Mr. McKinley, thank you for being here.

Mr. McKinley: Good morning. I'm Terrance McKinley, 600 Biltmore Way, 901. I'm a native of Coral Gables and I'm currently a resident and property owner. As a matter of fact, at one time in my life, I live across the street from the 301, 341 Madeira development. I've thoroughly examined the proposal and plans of this project. I've walked the neighborhood and looked at it, and in my opinion, this project is very beneficial for the neighborhood and of great value to the City of Coral Gables, considering the conditions for approval. I encourage your approval. Thank you.

Mayor Lago: Thank you sir. Mr. Clerk.

City Clerk Urquia: That's it, Mr. Mayor.

Mayor Lago: If there is no further comment, I will entertain a motion.

Vice Mayor Mena: I'll move it.

Commissioner Menendez: I'll second.

City Attorney Ramos: This would be on F-3, Mr. Clerk.

City Clerk Urquia: Yes.

Vice Mayor Mena: Yes

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Mayor Lago: Yes

(Vote: 4-0)

Commissioner Fors: Recused

City Attorney Ramos: F-12.

Vice Mayor Mena: Move it.

Commissioner Anderson: Second.

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Vice Mayor Mena: Yes

Mayor Lago: Yes

(Vote: 4-0)

Commissioner Fors: Recused.

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Mr. Garcia-Serra: Many thanks Mayor and Commissioners. Looking forward to breaking ground on this project.

Mayor Lago: Thank you very much.

Commissioner Anderson: Thank you.

Mayor Lago: Thank you very much. Like Commissioner Anderson said, the concessions in regard to the trees, the sidewalks, the traffic calming, it's going to pay significant dividends, not only for the neighborhood, but for the people who are going to live in that building. So, thank you for all that.

Mr. Garcia-Serra: It would be a win-win.

Mayor Lago: Thank you.