

City of Coral Gables City Commission Meeting
Agenda Item H-7
January 22, 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
City Clerk, Billy Urquia

Public Speaker(s)

Agenda Item H-7 [10:55:46 a.m.]

A discussion of approved site plan design features.
(Sponsored by Commissioner Keon)

Mayor Valdes-Fauli: Okay, next is a discussion of approved site plan design features.
Commissioner Keon.

Commissioner Keon: I spoke with Ramon about this and asked him that when we review plans where -- particularly, where we ask -- one, in the residential neighborhoods when we believe that a home is being built as a spec home, that they pay particular attention to those plans because they're not owner driven. They're generally profit driven and sometimes -- some of the things

City Commission Meeting
January 22, 2019
Agenda Item H-7 - Discussion of approved site plan design features.

they do and that's where the issue of the carports, you know, started as opposed to garages and whatever. But also, in commercial properties, when we give bonuses, particularly, architectural bonuses or the Med bonuses to buildings and in return, what we get are arcades. And, the purpose of the arcade is to allow a shaded walkway. They, in general, are supposed to be at sidewalk level, so that they don't -- there's not a break between the sidewalk and that arcade, so you can walk freely between them. If that's the case, that we really need to -- you need to examine the plans and whoever is doing the inspections need to be certain that they are built that way. And if they are -- if in the event when they are perpetual easements, they can't put tables and they can't put stuff in the easements or in the way, because the intent of those were for pedestrian passage. So, you know, we're giving you additional height in return for those things. So, you can either say to them -- you know, you either open up the arcades or you go remove two stories off your building, which at that point, is too late to do. So, it needs to be upfront that they need to be reviewed, and you need to know what you're doing and enforce it from the very beginning. And that isn't being done as well as it ought to be.