

City of Coral Gables City Commission Meeting
Agenda Items F-8 and F-13 are related
February 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
City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Jorge Navarro
Robert Behar
Bill Brady
Brenda Moe
Paul Savage
Tim Plummer

Agenda Items F-8 and F-13 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

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Agenda Items F-8 and F-13 are related- 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 for 100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street.

“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 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)

(This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

Mayor Valdes-Fauli: Alright, we’re going now to the next item, which is F-8 and F-13. City Attorney.

City Attorney Ramos: Yes, sir. F-8 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, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures 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 providing for an effective date. Mr. Trias.

Planning and Zoning Director Trias: Thank you. Mayor, this is a request that has several steps and some of them are not ready for you to take action, so I'll do my best to introduce the issue and then the applicant will explain in more detail. The building that is being proposed is inserted here, and you can see it in that lighter color in the context of the existing conditions all around the Miracle Mile and downtown. The parcel includes an existing building facing Miracle Mile. It spans an alley, which is shown in white, and then it includes the parking lot -- the existing parking lot that is there now that is used by the building right in front. So, that is the property. As you can see, in more detail, the property faces several -- three streets and it's at the end of the block right there. In terms of the land use and zoning, the front is the high-rise land use, which is typical along Miracle Mile, but there are other additional zoning regulations that apply on Miracle Mile. And then there's mid-rise on the back area of the site. The zoning is commercial, as all of the downtown -- or almost all of the downtown is. Now, the conceptual rendering shows an existing renovation -- renovation of the existing building that is the same height, except for some additional amenity deck structures, but generally, it retains the same height, it has more openings, more windows. And also, it changes the use from office in the upper levels to residential, but the commercial remains in the ground level. It's opened up. And then there are bridges to cross over the alley, which is the encroachment requested. Then the parking -- the parking podium is in the back area. And as you can see, there's residential above the parking. There's commercial downstairs also in the back area. Now, I -- the applicant informed me that the building is -- has been reduced in height slightly from what is shown here in this depiction. The one that we reviewed was 158 feet. I think now they're in the 140s, so it's a little bit less tall. The number of stories is 14 and that is the new building. So, that is the concept. Now, to get to this concept, this -- the three requests. One is the comprehensive land change to mixed use. Now, what does that do? What that does is that that allows some extra height in the back. Right now, we're at mid-rise. The height -- the Med bonus Level II will be 97. With the mixed use, you're able to -- as a Commission, you're able to determine some height -- additional height without having to commit to a high-rise designation, which will allow 190. So, you can get something in between. That is the concept I think the fundamental idea behind the request for the land use amendment. The second request is the -- a TDR request that is -- we have it as a strike-through in this image just because it's not

ready for you to review. This is something that the applicant would like to go through. They have a plan on how to accomplish it. They have discussed it with staff and with the City Attorney and ways to achieve that as a condition. But in terms of what the Code says today, what the process is, they have not followed that process. So, therefore, you cannot take action on this request. And the last request is the mixed-use site plan and encroachment, which would be typically dealt with on the second reading, so you typically would not deal with that today either, but...

City Attorney Ramos: I'll just add that that third request will have a caveat that it will expire within six months if the TDRs are not obtained. But again, it's not on today. It'll be at the next meeting.

Planning and Zoning Director Trias: And you're not able to act on it either because of the fact that the TDRs hasn't been finalized as the site plan includes the extra FAR from the TDRs in the request. So, these are some of the complexities that I think that the applicant is ready to explain. The comp plan amendment, again, is to mixed use. And the existing designations, as I mentioned before, are two, so they are combined into one. There's a downtown overlay that applies in addition to the zoning request. And as you know, the Code tends to have all these overlapping requirements. And that overlay, if it were to be applied and if it were to be followed would typically limit the height in the front to 70 feet. Now, they're doing 50. They're (INAUDIBLE) so that really doesn't apply in this issue, but I'm just giving it to you for information. And here we have in context, some of the heights and some of the issues around the site. As you can see, the building is tall, but it's not the tallest building around. The Colonnade is a little bit taller, for example, the...

Commissioner Mena: What is the current proposed height?

Planning and Zoning Director Trias: What is the exact height now, the revised?

Commissioner Mena: No. That's not it.

Jorge Navarro: Good morning, Mr. Mayor, Commissioners. For the record...

Planning and Zoning Director Trias: And this is information that they...

Mr. Navarro: Yeah. This is just information.

Planning and Zoning Director Trias: Gave me this morning.

Commissioner Mena: I'm just asking the question, what's the current proposed height?

Mr. Navarro: So, we -- late last night, we reached an agreement with the 100 Andalusia Association and the building height is being reduced to 145 feet, six inches, so that will be the revised height that we will be proffering today. As part of my presentation, I'll be submitting a covenant limiting the height to that.

Commissioner Mena: Okay.

Planning and Zoning Director Trias: The...

Commissioner Mena: I just wanted to, as we look at this...

City Attorney Ramos: One forty-five.

Mr. Navarro: One forty-five, six inches.

Vice Mayor Lago: Because if you look...

City Attorney Ramos: And that covenant would be tied to the approval changing the comp plan, correct?

Mr. Navarro: Correct, yeah.

Vice Mayor Lago: And I'm happy you brought that up because when -- I know that all of us have probably met with the residents for 100 Andalusia. One of the documents that they provided in the meeting that I was in stated the building was 163.5 feet, which is -- I think it's on the seventh page of the document they provided me. And now you have a document...

Planning and Zoning Director Trias: It has been...

Vice Mayor Lago: Which is being provided by Ramon showing it to 158, so I see, obviously, you're heading in...

Mr. Navarro: Yeah.

Vice Mayor Lago: I think, an appropriate direction...

Mr. Navarro: Yeah, we...

Vice Mayor Lago: In this neighborhood.

Mr. Navarro: We've been working since we originally submitted, we started at about 175 feet. And since then, we've been reducing our stories and building height. And last night, I think that - it was a great collaborative process. I think the project's a lot better and we've agreed to reduce the height further.

Vice Mayor Lago: So, you're putting it on the record today that you've received the support of 100 Andalusia?

Mr. Navarro: Yes. And I think that they have their representative here this morning as well who could confirm.

Vice Mayor Lago: Perfect. Okay.

Planning and Zoning Director Trias: Alright, Commissioner Mena...

Mr. Navarro: I think I saw them.

Planning and Zoning Director Trias: Do you have any questions?

Commissioner Keon: That's not my -- okay. That's not my understanding.

Commissioner Mena: I just wanted to -- well, you're obviously showing us what I think is an important visual here. And so, what we're talking about now would be 145 feet, just to try to place that in context. So, that would be shorter than 2525 Ponce or 2501 Ponce, right?

Vice Mayor Lago: The Colonnade.

Planning and Zoning Director Trias: Yes.

Vice Mayor Lago: Starwood.

Planning and Zoning Director Trias: And the number of stories remains at 14. They have reduced...

Commissioner Mena: Right.

Planning and Zoning Director Trias: The height. As you can see, in context, it's certainly not the tallest building. Certainly, there are some buildings that are less tall. I mean, that's just the context, the existing.

Commissioner Mena: And -- well, I'll let them go through their presentation and then I have some other questions.

Planning and Zoning Director Trias: And we can go back at any point to this. So, as I said, the TDR process needs to be followed through. It hasn't been done. That's an issue to discuss. The encroachment -- the alley remains. Access to the parking garage is through the alley, which I think is going to be very good for pedestrian flows and so on. They're setting back slightly from the alley to give more (INAUDIBLE) ability to the automobiles going in. And the encroachment is simply a -- two bridges. There is no encroachment of parking. It's just simply the circulation that is encroached above the alley. And as you can see, the elevation -- I think the architect is here or the applicant could explain it in more detail. But the elevation of the existing building is significantly enhanced with openings and windows and so on. And the proposed building is depicted as this.

Commissioner Mena: The current SunTrust building that fronts Miracle Mile is how tall?

Planning and Zoning Director Trias: Yes.

Commissioner Mena: Is how tall?

Planning and Zoning Director Trias: It's the same height.

Commissioner Mena: Fifty feet?

Planning and Zoning Director Trias: Yeah.

Commissioner Mena: Okay.

Planning and Zoning Director Trias: So, what they're doing is they're adding the pool deck and they may be adding some additional amenities on top, but in terms of the actual program...

Commissioner Mena: It's the same size.

Planning and Zoning Director Trias: It's the same. The applicant could explain it in more detail also. So, it's enhanced significantly, but it's not changing in terms of height. And as I said before, the (INAUDIBLE) overlay allows 70...

Vice Mayor Lago: 70.

Planning and Zoning Director Trias: So, it's way below that, way below that. Now in terms of the review timeline, you'll see in June, Board of Architects, in September, the required neighborhood meeting in November and additional meetings afterwards, as I understand it. The Planning and Zoning in December. Staff has reviewed -- and the different departments have provided comments. The letters to property owners, again, going back on the notice is 1,500 feet which is because of the land use. Whenever we have a land use change, we go beyond the 1,000. We go to 1,500. Public notice, as we can see, is multiple, many times. Three times letters to property owners for the neighborhood meeting, Planning and Zoning and Commission, four times the property was posted. As you know, in addition to the letters, we also post the actual property, four times. The website was also posted four times and there were two newspaper advertisements. So, there's plenty of public notice. And the summary is also in the staff report, if you have any issues, but basically, it's what I described, the change of the land use provides for extra height. I mean, that's the fundamental idea, extra height on the back, same height in the front, on Miracle

Mile. The TDR allows for additional 23,000 square feet that they would like to include in the project.

Commissioner Mena: Will this be updated to reflect the -- I understand you just go the new proposal, but...

Planning and Zoning Director Trias: Yes. It's 145 feet.

Commissioner Mena: Right. But I just want to make sure -- you know, I don't want somebody looking back on this in a week or a year...

Planning and Zoning Director Trias: We're coming back on second...

Commissioner Mena: And being misunderstood about the project being discussed, so I want to make sure you get the actual current information for the building and however Miriam is appropriate to like supplement the record about what we're actually discussing here today, I think it's important to do that. Because what happens is people go back later -- and we're not talking about a 158-foot building here. Today, we're talking about a 145-foot building, so...

City Attorney Ramos: Well, I'm going to ask that the applicant submit the updated document and that the Clerk have them as part of this item so that it's obvious...

Commissioner Mena: Yes.

City Attorney Ramos: What it was presented today in the record.

Planning and Zoning Director Trias: Yeah. And what happens is that this is just first reading and then in second reading we certainly will have the final version.

Mr. Navarro: Yeah. We'll make sure to submit updated plans between first and second reading so when we come back before you the board has the entire updated package.

City Attorney Ramos: Yeah. And on that point, remember that the resolution which would approve the amount -- or the height...

Commissioner Mena: Will be on the second, right.

City Attorney Ramos: Will be on second anyways.

Commissioner Mena: Gotcha.

Mayor Valdes-Fauli: I'm sorry. Say that again.

City Attorney Ramos: The resolution that's actually going to approve the height as part of the site plan, which is not on today, it's on with second reading. Today, really the only thing that's on is the comp plan change -- the ordinance change in the comp plan.

Planning and Zoning Director Trias: Yes. And also, the...

Mayor Valdes-Fauli: Well, that's a very crucial meeting today and what they're asking for is critical.

City Attorney Ramos: Agreed, yeah.

Planning and Zoning Director Trias: And just to clarify the issue. The second reading of the land use amendment requires you to adopt the height, so that's also required in the...

City Attorney Ramos: Correct.

Planning and Zoning Director Trias: Mixed use.

Mayor Valdes-Fauli: But today we are discussing the height.

Planning and Zoning Director Trias: Absolutely. Today, you're -- the only thing you can do today -- and this is factual. This is not just a matter of opinion -- is the request number one. That's the only...

City Attorney Ramos: Which we're changing it to mixed use.

Planning and Zoning Director Trias: Which is the first reading...

City Attorney Ramos: Yeah.

Planning and Zoning Director Trias: To change it to mixed use.

City Attorney Ramos: Correct.

Planning and Zoning Director Trias: The land use.

Mayor Valdes-Fauli: But the mixed use is...

Planning and Zoning Director Trias: The other request, you can't take action on.

Mayor Valdes-Fauli: Very much tied into what was presented to us, right, by you.

Planning and Zoning Director Trias: Yes. What's presented to you is what the applicant intends to submit with the minor revision of the height to 145. However, they also have to explain the

process for the TDRs in a way that the staff and the City Attorney are satisfied to recommend the approval because...

Mayor Valdes-Fauli: I'm...

Planning and Zoning Director Trias: Yeah.

Mayor Valdes-Fauli: I'm against approving something subject to the next meeting or subject to further information and not having all the information before us at this point.

Planning and Zoning Director Trias: Yes. And that...

Mayor Valdes-Fauli: I'm very much against that.

Planning and Zoning Director Trias: That is factual. You do not have all the information at this point.

Commissioner Keon: Then why do we -- why are we considering it?

City Attorney Ramos: The applicant chose to move forward. It is their right to be on the agenda.

Mayor Valdes-Fauli: It is their right to be on the agenda, but it is our right to demand all of the information...

City Attorney Ramos: Certainly.

Mayor Valdes-Fauli: For things coming in front of us.

Commissioner Keon: To defer it or to continue it to the next meeting?

City Attorney Ramos: You may defer it or deny it. It's up to you.

Planning and Zoning Director Trias: So, the recommendation is deferral. At the end of the day, that's really the recommendation from staff. And certainly...

Mayor Valdes-Fauli: I very much would like to defer this.

Commissioner Mena: That recommendation is based on the TDR issue, isn't it?

Planning and Zoning Director Trias: Yes, because it is -- it really changes the design, so it does affect the site plan.

Commissioner Mena: I understand.

Planning and Zoning Director Trias: If it didn't affect the site plan, then it wouldn't be -- yeah.

Commissioner Mena: I understand, but your recommendation for a deferral that I read in the packet was based really on the TDR issue.

Planning and Zoning Director Trias: Yes.

Commissioner Mena: And it's my understanding from our City Attorney that we would have a condition placed on the item that they have to obtain the TDRs within six months. And so, at that point, if they don't obtain the TDRs, it's at their own peril and really, with all due respect, that's your client's problem at that point, Mr. Navarro.

Mr. Navarro: The pressure's on us.

Commissioner Mena: And if you -- and I'm sure they understand that. And if they do, then great, but I just want to make clear that the opinion I read from your office about a deferral was tied to the TDR issue.

Planning and Zoning Director Trias: It was. And the Commission can take the action that you're describing.

Commissioner Mena: Right.

Mayor Valdes-Fauli: But this is very much of an issue that is current and very much at the forefront of Coral Gables today. And I am not going to make a decision based on something where all of the information is not before us.

Mr. Navarro: So -- and if I could clarify because I know you have concerns. The information is complete in terms of the square footage that we're asking for. With the Level 1 bonus that we got, we were allowed 4.0 FAR with TDRs. We're proposing 3.9 FAR. We have a commitment -- we have an agreement to purchase the TDRs. However, until this board formally approves our site plan, we don't know what that exact number is. In other jurisdictions, they make it a condition of the building permit because until you have formal site plan approval, you don't know how many TDRs you're really going to be purchasing. And when you enter into these agreements to purchase TDRs, you have to obviously put a security deposit which most of the time is nonrefundable. So, in the event that that FAR had changed -- in this case, if we had submitted originally when we had come in for 4.2 FAR, we would have all of this additional square footage that we wouldn't know what to do with right now. So, that's the reason why we have not formally gone through the process, but we will, and we've committed to do so within six months. And if the site plan is approved today on first reading, we know we're going to be coming back to you on second reading, but we will already start that process. We just wanted to get a level of comfort as to what is the exact amount of FAR that we should be pursuing.

City Attorney Ramos: So, two things. The site plan will not be approved today; it's not on the agenda. It's just the ordinance.

Mr. Navarro: Okay.

City Attorney Ramos: Just for clarification. The second thing is, we worked with the applicant on this because we have heard from multiple applicants that our TDR process is complicated and it puts it -- it creates a chicken and egg problem for them. So, my solution to that problem was to allow them that contingency and make that site plan, as Commissioner Mena said, approved contingent on them obtaining the TDRs within a certain amount of time.

Vice Mayor Lago: So, two questions. From my understanding, a TDR transfer has only occurred twice in the City, correct?

City Attorney Ramos: Once that I know of, but maybe twice.

Vice Mayor Lago: Yeah, maybe once, even worse. So, again, it's a tedious process that hasn't -- many people have not embarked on. Have you already designated where you're going to acquire these TDRs from?

Mr. Navarro: Yes. We currently have two agreements in place to purchase the TDRs.

Vice Mayor Lago: Have you shown that to staff or to our City Attorney?

City Attorney Ramos: No, and that's part of the problem.

Vice Mayor Lago: Okay. No, I just want to be clear.

Mr. Navarro: Yeah. We have the two agreements as of -- and after our meeting, I think we spoke about this. You know, we were trying to be proactive and get the TDRs. We, obviously, needed a lot more at first. But we are going to be trying to get them from one person because your process, as Miriam said, has several different things that need to be done and it's just easier if we could get them from one person. But there's plenty of TDRs...

City Attorney Ramos: Our Code...

Mr. Navarro: Out there. There's not an issue of...

Vice Mayor Lago: And by the way, I mean, your explanation makes complete sense. And like Commissioner Mena mentioned, this is at your peril. So, if within six months, if you just -- if you receive an approval on first and second reading, again, you're putting yourself and your client at risk. So -- and I...

Mr. Navarro: And ultimately, we'll be back before you anyway with the sites that have been selected and approved by your Historic Preservation Board.

City Attorney Ramos: Right. There's a process for the...

Mr. Navarro: Yeah.

City Attorney Ramos: Sending site and a process for the receiving site. And ultimately, the receiving will come to you.

Commissioner Mena: So, again, to be clear, the particulars of the site plan that I understand have been evolving through last night and a vote that was taken by the board of the neighboring association, that -- we're going to vote on that at the next meeting.

City Attorney Ramos: Correct. That is not...

Commissioner Mena: Today...

City Attorney Ramos: On the agenda today.

Commissioner Mena: Right. The only thing we're voting on today is the comp plan change.

City Attorney Ramos: Correct.

Mr. Navarro: Correct. And the comp plan change is needed in order to have residential use here. So, we're going for a mixed-use site plan, which your Code has been very successful. Over the years, it's led to the complete revitalization of the north industrial district. We're doing the same thing here on Miracle Mile. It's an area that I think really needs residential. We have great hotels. We have great offices, some of the most premiere shops and dining destinations, but you really need that residential use, and that's exactly what this application is going to bring. So, if -- I think this is the right time. I'd like to walk you through the project. Obviously, right now, we're only voting on the comp plan, and between first and second reading, we'll go ahead and make sure that we update the site plan to confirm with what we have. So, I think Devon from my office has a copy of the covenant. We'd like to just submit it to the record. Obviously, we'll work between first and second reading to make any tweaks that you think are needed, but that's the covenant that -- it's a private commitment from a developer to the City saying that we're not going to go above 146 feet, which is what we've agreed to. Our plans that will be submitted will be 145 feet, six inches, but this was working late last night, so there'll be a half a foot difference. With me is Ms. Devon Vickers, my colleague. I'm joined by my client, J.C. Moss and Albert Perez, the project architect, Robert Behar, and our traffic engineer, Tim Plummer. So, our whole team is here to answer any questions. It's been a long process. You've seen some of the public hearings that we've had and public meetings, but really, it's been extensive dialogue with the 100 Andalusia residents. We've really tried to find some common ground. And last night, we were able to do

so, so I want to thank them for taking the time to meet with us. You know, they, obviously, have a stake in this project and they took a lot of time to meet with us on multiple occasions. So, I really want to thank their board for doing so. So, let me introduce you to the project. Many of you know this as the SunTrust building. It's a building that is really not very appealing. It doesn't have any glass, very little active ground floor uses. It's almost like a concrete bunker. And I actually have a photo showing a before and after of what we're thinking of doing. And this project really continues what this Commission did, which has been very successful, and it came out fantastic, which is the Miracle Mile Streetscape Project. It's really transformed Miracle Mile. And this building is not very compatible currently today with what your vision is for the future of Miracle Mile. And we're coming in to enhance that building. We're converting the ground floor. We're blowing it out. We're putting glass. It's going to have covered areas for pedestrians, lots of landscaping, and we're really going to be extending the streetscape project down Galiano, which is -- if you look at the exhibit, right now the whole ground floor is a blank wall, so we're going to be opening that up and converting the upper level uses from office to residential. They're going to have balconies facing over Miracle Mile, something you see in Barcelona, in Paris, in New Orleans and it's been very successful. I'll let Robert walk you in greater detail through that plan. But our idea is really to take this building, open it up to the sidewalk and activate the ground floor. On the rear, we have a residential tower. It has ground floor retail as well. And one of the things that we've done, we've worked very hard in order to redirect the traffic through the alley. I think -- do you have a copy of the site plan, Robert, if you could just put it up? Rather than having the access off of the one-way, which is Andalusia, we've gone ahead and internalized it completely through the alley, which is what your MXD Code actually promotes. And that allows you to have a continuous façade and also connectivity from a pedestrian perspective. It's not broken by any kind of curb cuts or anything regarding traffic. The residential tower is 130 units, including the units that are in the front portion of the building. And we're reducing that to 145 feet, six inches. I have an exhibit -- and I think Ramon also had a great exhibit (INAUDIBLE) regarding the height. If you look, what we're doing -- the building is in line or less than all of the other buildings that are currently in this area. To our south, right across the street, we have a 160-foot office building. Directly to our west, at 2525 Ponce, is about 170 feet. And directly across the street, you see the

same design that we're doing. It's low profile in the front and the higher building height is in the back, and we're just copying that same approach, which has been, obviously, a very successful design along Miracle Mile. You have the Colonnade, right, which has low-rise in the front and then high-rise in the back, and similarly for the 10 Aragon project, which is right across the street. So, with that, I'd like to introduce Robert so he could walk you through the plan and then I'll finish up.

Robert Behar: Good morning. For the record, Robert Behar, Behar Font and Partners, 4533 Ponce de Leon. As Jorge stated, which this is a very, very exciting project. It's a project that is really bringing -- going to bring life to the Miracle Mile. As a resident, as a business owner in Coral Gables, I really think this is going to be one of those that's going to add life to the Miracle Mile in a good way, in a very positive way. Jorge mentioned something which I want to stress to you is that currently today -- and Mr. Trias could attest to this -- Miracle Mile, we could take it up to 70 feet in height. What we're doing is keeping it low, keeping it, you know, really no more than three and a half stories, what we have there. So, the idea is to keep Miracle Mile low and put it on the back side a little bit higher so we could keep that, you know, scale on Miracle Mile, which I think is going to be very important. Jorge mentioned we're going to open up the existing building to create on the ground floor -- right now we have a bank use. You know, in the future, it may be something else, but the idea is to open it up, to activate the ground at the pedestrian level. On the second and third floor, we are bringing residential units, which I think, like Jorge mentioned, you know, New Orleans, Paris, Barcelona, we're going to bring, you know, eyes on the street. Right now, it's an enclosed building. On the backside, we do have approximately about 120 units, you know, of residential, which is where we have our -- in our lot -- and you could see -- I'm sure you're familiar, but I will mention is where we currently have the empty parking lot that serves the building, we're going to be doing about four levels of parking to take all necessary parking for our project in the garage, and then we'll have building above. The way the site plan works, which I think is going to be really nice is -- and this is working with staff -- on Andalusia, we took all the garage entrances away and we put them on the alley. But what we did in order to make it easier, we self-imposed the alley, which was currently 20 feet, we made it, at the narrowest point, 25 feet,

and at the building entrance through the back, we made it 30 feet to make it easy for everybody to use that alley. The entrance -- the access is through the back, so what we are going to do is, on Andalusia, we have the continuous arcade so it's a continuous walkway that connects to the front and goes to Galiano, goes through the front of the building on the side of our current building, which we're going to open up to Miracle Mile. So, the connectivity between Miracle Mile and Andalusia is very well done in a nice pedestrian manner. We have, like I said, a couple levels of parking. Second and third is on the existing building, you see we're creating units fronting the street. Then what -- something that we're doing and I'll show you a rendering is that on top of the existing building, which is a little bit complicated and I may hate myself for it later, but we're putting the pool deck on top of the roof of the existing building and that...

Commissioner Mena: Jorge.

Mr. Behar: Help me out here a second. There's a rendering somewhere here that has the pool deck on top. The idea is to put the pool deck on top of the garage, okay, and activate that whole area which is currently just a roof. So, even from above when you look at it, nobody's going to look at empty roof or air conditioning. It's going to be a nice, you know, area to be utilized by the residents. That's basically it. I mean, it's only about 130 units, but the most important is how we're going to activate the building.

Vice Mayor Lago: If I may, Robert. I just want to ask you one quick question about the alley because you know our alleys are always a focal point that people mention. It's not one of the most beautiful parts of the city. What is your client's plan in regards to ensuring that the alley is a location that's appealing.

Mr. Behar: Well, Commissioner Lago, what we're going to do is the entire alley for the length of our building, not only going to make it wider, we're going to improve it with some paving treatment, not just tile, but something much nicer. Because at the end of the day, that's going to

be our entrance to the building. So, we're going to beautify that portion of the alley up to our property to make it, you know, appealing to our residents and to whoever else (INAUDIBLE).

Commissioner Keon: Are you going to bury the utility lines out there?

Mr. Behar: I'm sorry?

Commissioner Keon: Are you burying the utility lines?

Mr. Behar: Oh, of course. We have.

Mr. Navarro: Yes, definitely.

Mr. Behar: We do have.

Mr. Navarro: And one of the things that we did is the owner has worked with the businesses that are along that frontage to make sure that we're going to leave the alley open. During construction, it's not going to be impacted. And also, as Robert said, by increasing the width of the alley, we're able to do two things. One is make it more enjoyable from a vehicular and hopefully future pedestrian experience perspective. But also, we hope to set the trend that the next person that comes in line continues what we're doing on the alley so these alleys -- you know, in Europe, you see a lot of this. These alleys have become really, you know, basically pedestrian thoroughfares and vehicular thoroughfares and they're not just to pick up garbage.

Mr. Behar: And Jorge, by us making a wider alley, we could make that a two-ways in both directions, not just -- currently, right now it's an alley -- it's a one-way heading west. By making it wider, we could make it a two-way alley for that portion.

Vice Mayor Lago: I have a few other questions, but...

Mr. Navarro: Sure.

Vice Mayor Lago: I'll wait until you finish.

Mr. Navarro: No. Just -- and I wanted to also let you know that as part of this project we are committed to following through with -- I know this Commission has been very strong in ensuring that Coral Gables remains a world-class art destination. Rather than just paying into the fund, we are going to go through the Art in Public Places program. We have our art consultant here, Bill Brady. He has worked at the Guggenheim. He's managed the Chase Bank collection for ten years, has his own gallery for almost 20 years now. We've walked the site with him and our idea is to bring a museum quality piece of art to Miracle Mile so that it could continue everything that the City's done over the last four years to make sure that during Art Basel people stay in Coral Gables and come here and this continues to become a world-class art destination. I know that the Mayor's been big on that as well, so we're committed to that. And he's here in case you have any questions on the kind of art that we're proposing. So, with that, our entire team's here to answer any questions. I think that covers the majority of our presentation.

Mayor Valdes-Fauli: We have some members of the public that wish to be heard, but let's -- if you have questions to...

Vice Mayor Lago: No, no. You want to wait until...

Mayor Valdes-Fauli: No, no, no, no, no.

Vice Mayor Lago: Public comment?

Mayor Valdes-Fauli: If you have questions of him...

Vice Mayor Lago: Okay.

Mayor Valdes-Fauli: To clear it up and then I'll call the members of the public.

Vice Mayor Lago: What is your plan in regards to streetscape? We spent the last three years ensuring that streetscape comes to fruition. We're spending a bundle of money on maintenance, and again, that's an issue, especially being in construction worrying about that sensitive treatment that we have out there not only on Galiano, but obviously, on Miracle Mile. What's your plan?

Mr. Navarro: So, our plan is -- I don't know if you've walked through those sidewalks recently. They're in need of some upgrading. And our idea is, obviously, it will be probably hard to match the exact tile, but we want to do something that really ties into streetscape, and especially along Andalusia. That's an area that doesn't have a lot of landscaping. The sidewalks kind of are unleveled. We want to create an inviting pedestrian experience. One of the things that Robert's done in working with your planning director is make sure that we provide a completely covered arcade, right, and colonnade on Andalusia. But also, we are enhancing the Galiano frontage. I'll let Robert explain a little bit more as to what exactly we're proposing.

Mr. Behar: And to that effect, we could also work with staff, with -- you know, if so be where we could take similar to the paving pattern and bring it across all the way around. You know, as Jorge mentioned, what we've done is created the arcade both on Galiano and Andalusia and opened up the corner. It may be a great opportunity to bring that and tie it all together.

Vice Mayor Lago: That's a good point that you make because if you go right on Galiano -- I used to visit a sandwich shop that was on -- across the street. You have a light pole. That's always a focal point for when the paver meets a light pole, there's always an issue where there's a dip and there's continued maintenance by -- the City has had to go in there and fix it, right there on the corner near Galiano and Miracle Mile. So, that's -- you don't have those pavers that go all the way down. And I think that'd be a good opportunity for your project to get away from having that

break in between the pavers and the sidewalk. I'm not saying that's a requirement, but I think that's something that would be very nice for your project to finish off the streetscape on the side profile of your building. So, that's one thing. The second thing that I wanted to bring up was the issue -- like I always bring it up about the calipers of the trees. You know, let's take a real opportunity -- let's take this opportunity, excuse me, to leave something that will stand the test of time, you know. Let's put, you know, trees that, again, are magnificent trees that cannot -- you know, that'll be enjoyed now. Let's not look for 15, 20 years down the road. And I leave that up to, obviously, the staff and to the applicant.

Mayor Valdes-Fauli: US-1 palm trees.

Vice Mayor Lago: US-1 palm trees. Hey, I leave that up -- this is something that I bring up -- and I brought it up before in your projects and...

Mr. Behar: We do incorporate mature trees. And we will (INAUDIBLE)...

Vice Mayor Lago: And I know it's difficult...

Mr. Behar: The same.

Vice Mayor Lago: I know it's difficult to encounter. I know it costs more money. And I just ask you to consider that. And the last comment that I wanted to make was in reference to Art in Public Places. I'm very familiar with Mr. Brady's programming. I've actually purchased art from his gallery before. And I just wanted to kind of get an idea of what is your plan because we had several comments in regards to a previous project that came before the Commission about a year ago on the location of art. Was it going to be a sculpture? Was it going to be a mural? Was it going to be a feature on the wall? This location is a little tricky because you don't have an exact, you know, ground floor opportunity and I'd really like to see what options we have at our disposal. I would like to see something that is not a mural. I'd like to see something that can be truly enjoyed by

people who are on the Mile that can be a focal point. What are your options? What are you thinking about?

Mr. Navarro: So, I'm going to let Bill Brady come up and tell you because he's really been working on this. And even though I enjoy art, I don't know as much about it -- nearly as much about it as some of the Commissioners on this dais, but nowhere near as much as Bill. But one of the things...

Vice Mayor Lago: I don't think anybody knows as much...

Mr. Navarro: Yes.

Vice Mayor Lago: As Bill Brady does.

Mr. Navarro: Yes. So, I'll let him come up and explain all the wonderful artists that we're considering. But one of the things that I think Robert's done a great job of is if you look at the elevation, this is something that we worked really hard on. All of the parking is concealed from the right-of-way, so it's completely tucked in behind a living wall that we're going to create and it has a piece for a future mural. Now, that future mural likely may not be the Art in Public Places. I think we really want to focus on it and I think this Commission has been very keen on that. We'd rather you spend your money on one good piece than spread it out because that's really what creates a world-class art destination is to have that museum quality art. But we do have that corner piece right there which is just -- that's a placeholder which we could have some sort of -- either it's a local artist or someone like that. But I'll let Bill come up and tell you about the real cool stuff that we're looking at.

Bill Brady: Good morning, Mayor. Good morning, Commissioners. My name is Bill Brady. And 100 Miracle Mile did approach me over a year ago and they asked me to come up with some ideas for a project down here in Coral Gables. Now, this is a very interesting and an important time

because you have the opportunity to bring something world class -- and I'm talking museum quality. In all the countries, all the cities in the world, these artists exist. So, I'm going to try to bring something to Coral Gables that is magnificent. And in doing this process, I presented to the project over 100 different artists, all historically important, and they narrowed it down to three artists that they were very familiar with and they felt comfortable with. One of them is an abstract expressionist named Mark Vesuvio. One is a pop artist named Robert Indiana. And the third one -- Indiana -- is a minimalist. His name is Joel Shapiro. All three of these artists are all fantastic. They're in museum collections all over the world. When we presented the project, they showed the front of the building on Miracle Mile right now. You did a fantastic job of replacing the pavers. It's beautiful there. Right now, there's a corner spot with some trees. There's also -- which is a bump out, and there's also a couple other spaces there that are parking. Maybe we expand the tree section a little bit. But right now we're looking at trying to find the best Joel Shapiro or the best of Robert Indiana for this space. And we're also thinking not massive. We're thinking human scale because when you do go to this location -- the location is not exactly completely large. So, there's many thing we can do. I'm also very eager to work with the City to find out what they would like to do. I know the -- I know Alberto would like me to work with you and come up with the best idea.

Mayor Valdes-Fauli: Thank you, sir.

Mr. Brady: I don't want to just bring something normal. I want something fantastic. And I think that Coral Gables has an opportunity to be a destination where people come and enjoy the art.

Vice Mayor Lago: Thank you.

Commissioner Keon: Could I...

Mr. Brady: If there's anything else?

Mayor Valdes-Fauli: Yeah. But remember, we're talking about...

Commissioner Keon: The art.

Mayor Valdes-Fauli: No. We're not talking about the art. We're talking about...

Commissioner Keon: I want to...

Mayor Valdes-Fauli: The change in...

Commissioner Keon: Right. I just want to ask a...

Mayor Valdes-Fauli: In the planning.

Commissioner Keon: Question about the art.

Mayor Valdes-Fauli: And that's -- but go ahead.

Commissioner Keon: Okay. Are you -- do you see it as a separate freestanding piece of art or do you see it that it is included in the building?

Mr. Brady: No. I see it as a separate freestanding...

Commissioner Keon: Piece of art.

Mr. Brady: Piece of art, correct. And that's why I was speaking human scale.

Commissioner Keon: Right.

Mr. Brady: Because if we get something much bigger than that, it's going to overwhelm...

Commissioner Keon: Small space.

Mr. Brady: The corner...

Commissioner Keon: It's a small space.

Mr. Brady: And the building right now is 20 -- I'd say 20 to 30 feet high. So, something human in scale -- something that any one of us could engage and feel comfortable with.

Commissioner Keon: Thank you.

Mayor Valdes-Fauli: Thank you.

Mr. Brady: Okay, thank you, sir.

Mayor Valdes-Fauli: Remember, we're talking about the amendment to the City Zoning Code. And we have two people from the public that wish to speak. Brenda Moe. Brenda, come up.

Brenda Moe: Hi. Good morning, again.

Vice Mayor Lago: Morning.

Ms. Moe: Thank you for the opportunity. So, Brenda Moe, 260 Aragon Avenue, representing Coral Gables Art Cinema. We express our support for this project. The opportunity to bring 130 additional residential units within a two-minute walk of the Coral Gables Art Cinema is something that, for us, we see so much personal benefit. And just increasing the presence by bringing in this

type of a structure into the area, we think it's a great opportunity and we would love to be on the receiving end...

Mayor Valdes-Fauli: Thank you.

Ms. Moe: Of 130 additional units..

Vice Mayor Lago: Can I ask you a quick question, ma'am?

Ms. Moe: Yeah.

Vice Mayor Lago: I just want to be very clear because the gentleman that I met with from 100 Andalusia, Mr. Stuart McGregor, you know, gave us a pretty impressive presentation in regards to your building's interest in the project. You represent...

Commissioner Mena: No, no, no. She's from the...

Commissioner Keon: From the art cinema.

Vice Mayor Lago: I'm sorry. You're from the art cinema. I don't know why I...

Mayor Valdes-Fauli: From Art Cinema.

Ms. Moe: Yeah, yeah. Just the...

Mayor Valdes-Fauli: Thank you.

Vice Mayor Lago: Okay, perfect. I don't know why I mentioned that.

Mayor Valdes-Fauli: Okay. The next...

Vice Mayor Lago: Excuse me.

Ms. Moe: Thank you.

Mayor Valdes-Fauli: Next person is Paul Savage.

Unidentified Speaker: He represents...

Vice Mayor Lago: He's the one. Okay, excuse me.

Paul Savage: Good morning, ladies and gentlemen of the Commission. It's my pleasure to see you again. My name is Paul Savage. I have law offices at 2555 Ponce de Leon Boulevard, Suite 600, Coral Gables, Florida. I'm here today representing the condominium association known as 100 Andalusia Condominium Association. We have worked in the past three weeks I think now late nights and all the way up until late last night and early this morning on back and forth and reaching an agreement with the applicant. And so, my job here today is very limited and I'm just here to say that I did appear at Planning and Zoning Board and rattled off various objections. And I now withdraw those formally. And I do want to -- I can't really say too much about the project, but I do -- I can say things about the principals. And I do thank and appreciate my own clients as well as those at the applicant. It was sort of unusual for me. I actually had principals of the applicant coming to the meeting and they did what they -- we did work on both sides very hard, but they did what they said they would do when they would do it and the like. And I did want to recognize them and thank them for their good faith work with us.

Mayor Valdes-Fauli: Thank you, sir. Thank you very much.

Commissioner Mena: Can you...

Vice Mayor Lago: Yeah, go ahead.

Commissioner Mena: So, I just want to confirm...

Vice Mayor Lago: A little more clarity.

Commissioner Mena: Can you just -- so, the board of your building has voted in support of the current proposal? Is that a fair statement or can you...

Mr. Savage: Sure.

Commissioner Mena: Summarize for us?

Mr. Savage: And you'll have to -- I apologize in advance for some of the qualifications and lawyer talk that you may hear. But basically, we withdraw all objections. We do not object to the building at the height as proffered today. My board met last night at 7 p.m. and we worked very hard to get the agreement together by then. And they voted that, at that height that's been proffered, not the papers that were already with the City, but the height that they proffered today, there's a covenant to that effect. I think the exact number is 145.

Vice Mayor Lago: Point six.

Mr. Savage: Point six. And at that height, together with the concessions and other things that we negotiated, we don't have any objection to the project.

Vice Mayor Lago: Mr. Savage, if I may.

Mr. Savage: Yes, sir.

Vice Mayor Lago: Would you be willing to put together just a simple email stating that -- you know, what you put today on the record?

Mr. Savage: What, that we no longer object? I'm more than happy to do that.

Vice Mayor Lago: I'd like to put something with the Clerk at the end of the day and just make sure that it's in writing.

Mayor Valdes-Fauli: Thank you, sir.

Vice Mayor Lago: All the items that you mentioned today, 145 in height, the issue with the parking, you know, any other issues that you didn't mention today that you've come to some sort of agreement with the applicant.

Mr. Savage: Okay. I'm more than happy to provide that.

Mayor Valdes-Fauli: Perfect.

Vice Mayor Lago: Thank you.

Mayor Valdes-Fauli: Thank you. Alright, the public hearing is closed. Commissioner Keon, comments?

Commissioner Keon: On the item of the...

Mayor Valdes-Fauli: Not the art.

Commissioner Keon: I can't sit down.

Mayor Valdes-Fauli: The zoning change.

Vice Mayor Lago: Comp plan change.

Commissioner Keon: On the comp change?

Mayor Valdes-Fauli: Yeah.

Commissioner Keon: Yeah. Despite the neighbors agreeing, it was my understanding with the neighbors that they were very concerned that they would get into a protracted and long fight to do anything about the height. And so, they told me their primary reason for accepting the 145 was to -- they no longer -- they didn't want to incur all of the attorney fees that they thought were related to that. And I think that the developer agreed to pay your fees. Is that right, Mr. Savage? So, I think this was sort of a matter of money. But you know, that's -- despite -- I don't necessarily believe that I change the whole -- the zoning or the land use for a whole street for the benefit or as a result of some agreement between one building and another building. With the comp plan, I don't -- to me -- we have mixed use already on the front, so you could actually change it to multifamily and I don't know why you need a change in the comp plan from commercial to multifamily.

Planning and Zoning Director Trias: You're correct, you're correct. The zoning -- the commercial zoning allows for a mixed-use site plan to be approved without necessarily changing the land use. What the land use does is that it gives you the extra height.

Commissioner Keon: So, the reason you're going this way is not so that you can have mixed use or that you can have residential on Andalusia. It's because you want to obtain additional height on Andalusia, which now is mid-rise commercial. I think the Palace is the next building to your east which is 100 feet.

Mr. Navarro: It's 100 feet, but if you count the architectural elements, it's actually 140...

Commissioner Keon: We're talking about habitable space.

Mr. Navarro: Yeah, but when you have...

Commissioner Keon: We always talk about habitable space. We talk about habitable space. Habitable space is 100. On -- that is already 100. If you change this and you allow them to go to even 145, there is -- the property where Barnes & Noble is that are also now looking to develop and have come in to speak to City staff about developing that. You're going to continue that entire street of Andalusia, which was -- which is a narrow street, which is a 60-foot right-of-way -- you're going to change through -- if you give it this and you allow 145 feet there, you're going to have to -- you're going to set the precedent for the (INAUDIBLE) property, which is where the Barnes & Noble is and the big parking lot there, you're going to go to that. You -- the City Commission and Pat Salerno upzoned the lots where the parking lot -- parking garages are now, so you are, in essence, are going to change the entire height restriction on that street.

Commissioner Mena: Can I ask you...

Commissioner Keon: Now...

Commissioner Mena: A question about that?

Commissioner Keon: Yeah.

Commissioner Mena: Just so -- there's -- I'm looking -- because I looked at the...

Commissioner Keon: Right.

Commissioner Mena: Comps in the area. You mentioned the one, the Palace. But you also have the 2525 Ponce building pictured in the lower left there on the...

Commissioner Keon: The 20...

Commissioner Mena: Same block.

Commissioner Keon: But wait. Yes, but they...

Commissioner Mena: Which is 150 something. And then you have this other office building -- I'm not sure what it's called -- on Galiano, the top right, which is immediately to the east.

Commissioner Keon: Right. But the -- there are elements of those buildings that in relation to the scale that this city was planned on gives them the right on -- because the building that faces Ponce, it faces Ponce as a four-lane -- a very wide boulevard. So, the scale -- that -- and if you look at -- and traditionally, you look at the zoning maps and the plan for the city and you know one of the elements that Mr. McGregor did point out to us in the Zoning Code is the purpose of the Zoning Code was to preserve the basic comprehensive plan and layout of the city by its fore founders, more specifically, by George Merrick, which is -- and that is the scale.

Commissioner Mena: But can I ask you about that?

Commissioner Keon: And it is generally a one...

Mayor Valdes-Fauli: You're going to have your time.

Commissioner Keon: To one and a half scale.

Commissioner Mena: I'm talking to her.

Commissioner Keon: Okay.

Commissioner Mena: It's okay.

Commissioner Keon: It is a one to one and a half scale. Now, could we go more than one and a half? Probably, but I don't know that we go three times what it is.

Commissioner Mena: Right, but to...

Mayor Valdes-Fauli: Commissioner Mena, your...

Commissioner Mena: I just want to interact with...

Commissioner Keon: Well, I'm asking...

Commissioner Mena: My colleague to have a discussion.

Commissioner Keon: I'm having a discussion with Commissioner Mena.

Commissioner Mena: Yeah. But to that point about the original planning and George Merrick, which we hear a lot about, wasn't it also originally intended to have high-rise on Miracle Mile and that was only more recently corrected with an overlay that restricts it?

Commissioner Keon: No, but that overlay has been there for a very long time.

Commissioner Mena: But not since the founding...

Commissioner Keon: Since the '60s.

Commissioner Mena: People made the plan...

Commissioner Keon: Well...

Commissioner Mena: That you just referenced.

Commissioner Keon: From the '60s. But at the time when Merrick -- there wasn't -- I mean, that particular zoning plan wasn't in place, but an overlay was placed there to reclaim...

Commissioner Mena: But...

Commissioner Keon: The scale.

Commissioner Mena: Right, but that was later.

Commissioner Keon: But that's quite some time ago to reclaim that scale.

Commissioner Mena: But what is...

Commissioner Keon: When was Miracle Mile actually built out? Ramon, when was Miracle Mile actually built out as a commercial...

Planning and Zoning Director Trias: The commercial -- Miracle Mile -- and Dona can provide more detail...

Commissioner Keon: By Mr. Zane (phonetic).

Planning and Zoning Director Trias: World War II, in the 40s.

Commissioner Keon: What year was that?

Planning and Zoning Director Trias: In the 1940s, that's when most of the buildings on Miracle Mile were built. Now, having said that, the Colonnade clearly is from the 20s and that's...

Commissioner Keon: Right, right.

Planning and Zoning Director Trias: (INAUDIBLE)

Commissioner Keon: The Colonnade was part of that.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: All I'm asking or saying to you is that this could be just -- I mean, they have the zoning that they need to do this. The only reason you're going to go to mixed use is to be able to increase the height. And I'm not even comfortable with the 145. I mean, I think if you go to even 120, it's enough. But you're starting to march down that entire street and it's a narrow street. It's a 60-foot right-of-way to buildings that are going to approximately 150 feet, which are significant...

Commissioner Mena: Right.

Commissioner Keon: Buildings on a narrow right-of-way. The ones that face on Ponce, they face on Ponce. That's the way -- and when we did the overlay for the North Ponce area, we do have a lot of height on Ponce, and then it starts to drop down as you go back toward the residential neighborhoods.

Commissioner Mena: I could be wrong, but that -- you know, we say fronts on Ponce, but the majority of that building, 2525 Ponce -- because I know it well -- is...

Commissioner Keon: Right.

Commissioner Mena: Faces Andalusia. Just looking at it right there, that wide angle is -- that all...

Commissioner Keon: But it...

Commissioner Mena: Faces Andalusia.

Commissioner Keon: But it fronts -- but it fronts on Ponce. That's why 100 Andalusia that's directly behind it is only -- is 100 feet...

Commissioner Mena: And what about...

Commissioner Keon: For that reason. Because it fronts on Galiano and it fronts -- and fronts on Andalusia.

Mayor Valdes-Fauli: Okay. Let's...

Commissioner Keon: So that is the proportionality that we, you know, usually maintain...

Commissioner Mena: Right.

Commissioner Keon: Or we try to maintain in the city with the height of buildings. So, I think it's lovely. I mean, it's very nice. It's very pretty. I'm sure for the developer it is a much more profitable building at 145 feet than it would be at 120.

Mayor Valdes-Fauli: Thank you, Commissioner.

Commissioner Keon: But I still think that it is -- I think it's too tall.

Commissioner Mena: What is...

Mayor Valdes-Fauli: Commissioner Mena.

Commissioner Keon: That's all.

Mayor Valdes-Fauli: Your turn.

Commissioner Mena: What is the height that's allowed on Miracle Mile?

Commissioner Keon: 70.

Vice Mayor Lago: 70.

Commissioner Keon: 70 feet.

Commissioner Mena: Right, so I guess -- and that's been one of my sort of counterbalances because I understand your point. But when I think about a building with -- let's call it 120 feet on Andalusia but then a frontage on Miracle Mile at 70, do I think that's a better designed building? I don't. So, that's -- you know, it's not just the -- I mean, it's not just them asking for the additional height on Andalusia. They're not going to the maximum height on Miracle Mile that they could.

Commissioner Keon: Well, they're not...

Commissioner Mena: And I think that's a good thing.

Commissioner Keon: Well, they have to -- they would have to demolish the building...

Commissioner Mena: Right.

Commissioner Keon: In order to go to that height.

Commissioner Mena: Understood, but I...

Commissioner Keon: They couldn't build on top of it.

Commissioner Mena: I still think I'd rather have a 50-foot building on Miracle Mile than a 70-foot building, so like I'm trying to balance the two.

Mayor Valdes-Fauli: Let's keep...

Commissioner Keon: Okay.

Mayor Valdes-Fauli: Let's keep it -- it's Commissioner Mena's turn.

Commissioner Mena: Yeah, I know, but we -- we're here to discuss this, so I...

Commissioner Keon: We're here to discuss.

Commissioner Mena: So, I appreciate her feedback, which is why I'm engaging with her.

Commissioner Keon: Thank you, Commissioner Mena.

Commissioner Mena: So, that's -- again, I understand your point. It's not -- it makes sense, but when I balance it with a 50-foot on the front...

Mr. Navarro: Yeah. If you were to...

Commissioner Mena: Give me an extra 20, 25 feet on the back, I don't know, I'd rather -- I'd rather keep Miracle Mile in scale. That's just my...

Commissioner Keon: We're going to see development on Miracle Mile...

Commissioner Mena: Perspective.

Commissioner Keon: To 70 feet, though.

Commissioner Mena: Sure.

Mr. Navarro: I think one of -- and that's a great point. If you add up the 70 feet and the 97 and a half feet that's allowed by right, you get a more massive building in terms of building mass. This is a really low profile with a slim tower in the back...

Commissioner Mena: Which I would rather the Palace -- to your point, the Palace is awful and it's only 101 feet. But part of the reason it's awful is because the mass, the envelope of the building, you know, and that's something that maybe could have been broken up with a little more height on part of it and a little less height on another part of it so you don't have this wall -- this canyon effect. So, you know, I think on some level, that's what you all are doing with the 50 to -
- so...

Mr. Navarro: Right. And you have that and even...

Commissioner Mena: And even the Colonnade, I would say on some level I -- like I get the frontage on Miracle Mile, but again, it's a huge envelope that...

Vice Mayor Lago: I mean, and the Colonnade's 185 feet.

Commissioner Mena: Right.

Vice Mayor Lago: Along with -- I mean, I'm going -- as per Mr. McGregor's package that he sent us. The Colonnade's 185 feet and then you have Starwood next to it that's 176. And when you talk about, like Commissioner Keon mentioned, adjacent to this project you have Galiano, which is 162 feet.

Mayor Valdes-Fauli: Wait, wait, wait. Commissioner...

Vice Mayor Lago: So, I mean, that's a pretty massive building...

Mayor Valdes-Fauli: Commissioner Quesada.

Vice Mayor Lago: With zero articulation.

Commissioner Mena: Right.

Mayor Valdes-Fauli: Your turn, Commissioner Quesada.

Commissioner Mena: Your turn.

Commissioner Quesada: Thank you, Mr. Mayor. I like the project. I -- we're in the middle of our downtown. If we're going to have height somewhere, I think it should be there. I have no issues with the height at all. I'm happy to hear that the objections from the neighbors were -- formally

withdrawn. I have one question for Tim Plummer. You can come on down. I'm looking at the ingress and egress and I see it's coming in from the alleyway. And I'm looking at -- now, what page is this? At the blow-ups, the Behar Font submittal, sheet A-1.0. Do you have that? Oh, there you go. You got it. That's what I was looking at. So, we've got Andalusia. We've got Galiano, so all the cars are going to come in and out through the alleyway there. And I'm just trying to think of it practically. I guess I could come down Ponce and turn on that alleyway and come basically the length of Miracle Mile, Andalusia and I guess make a right in there and go on up, or Galiano, come in and make a left, but that's the idea, right?

Tim Plummer: Yes.

Commissioner Quesada: What about coming from Andalusia? I'm looking at Google Maps, so I know it's kind of tough for those watching at home, but does that work coming in off Andalusia and making a left? It seems very tight to get in there.

Mr. Plummer: That's one of the reasons why the alley was widened out to make sure that those turns could be made comfortably coming southbound on Galiano and making the left coming northbound on Galiano.

Commissioner Quesada: And any stacking, obviously, coming from Miracle Mile, from Andalusia, I don't see how that would ever impact Ponce or Andalusia. But I do see Galiano -- there could be an issue there on Galiano. Have you contemplated going south on Galiano -- I mean, maybe not -- maybe disallowing a right-hand turn going south on Galiano. I haven't seen your study on this.

Mr. Plummer: Well, there is no study on this. This was one of the projects that is part of the new resolution that's under the 50 peak hour trips, so there's not a traffic study for this project. Though they did come up at P&Z about potentially making the outbound right turn only to go south on Galiano as a potential option, and then there was some discussion about possibly having time

restrictions where you couldn't come out and make the left, that you would have to go south on Galiano during the peak hours.

Commissioner Quesada: I would definitely agree with that. How do we implement that?

Commissioner Keon: I think that currently where the bank is -- when you go out of the bank, isn't there a sign that tells you you can only turn right?

Mr. Plummer: I believe there is, Commissioner.

Commissioner Keon: There is a sign there that, you know, now it functions that you can only turn right onto Galiano out of the SunTrust bank, so it should be...

Commissioner Quesada: Can I get...

Commissioner Keon: It should be continued.

Commissioner Quesada: Can I get Coral Gables TV to zoom in on my screen? I know that's kind of shoddy, but I think it's helpful just so everyone understands.

Commissioner Mena: You could probably do it on that -- they have a -- there's a (INAUDIBLE) out there, right? I mean...

Commissioner Quesada: Yeah, I guess so. I guess the point is I just want to make sure -- look, I'm supportive of the project. I like it. I like the design. It's nice. I like the height. I think we need more foot traffic downtown, so I'm supportive of it. I'm just concerned about this. I would like to see...

Planning and Zoning Director Trias: Yeah.

Commissioner Quesada: Maybe it's more interplay not so much with the developer but actually with staff on the inbound and outbound. I'm concerned about going south on Galiano and coming into the project and turning right. There could potentially be stacking there. There could be because if you have -- BurgerFi is right there. Barnes & Noble, if there's a pickup or drop-off, there could be a truck back there. Now, all of a sudden, you could potentially get some stacking that could affect Galiano.

Mr. Plummer: Right.

Commissioner Quesada: That's just the way I see it.

Mr. Plummer: We can work with staff...

Commissioner Quesada: Yeah.

Mr. Plummer: Between first and second reading on that. One of the things that we have recommended is for -- that the residents, they will have technology to where when they come into the garage, they will be able to immediately get in. It won't be a slow process for them.

Commissioner Quesada: I know, but you can't -- you almost can't anticipate those trucks downtown. Commissioner Lago, a few months ago, showed us pictures of how those commercial vehicles will park almost anywhere and this is an easy place that you see them park all the time. So, that's it. That's my only concern.

Mr. Plummer: Thank you.

Commissioner Quesada: If I could see it the second reading, if I could get a little more detail.

Planning and Zoning Director Trias: That's the intent.

Mr. Plummer: Absolutely.

Planning and Zoning Director Trias: I just talked to the Public Works director and we intend to give you more information for the second reading.

Commissioner Quesada: Got it. Thank you.

Mayor Valdes-Fauli: Thank you. Commissioner Lago -- I mean, Vice Mayor Lago, I'm sorry.

Vice Mayor Lago: I think I've spoken enough. I'm ready to take a vote.

Mayor Valdes-Fauli: You have?

Commissioner Quesada: So moved.

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: For once.

Mayor Valdes-Fauli: I feel uncomfortable with this and I would like to see everything presented to us -- I'd like to see everything presented to us for us to take a vote. This is the first step in a major project on Miracle Mile. And just like with Paseo on US-1, when we changed everything, we opened the door to -- when we changed the plan, we opened the door to development. I feel uncomfortable voting on this at this point, but I will entertain a motion.

Commissioner Quesada: So moved.

Mayor Valdes-Fauli: Second?

Vice Mayor Lago: Second.

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

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Quesada: Yes.

Commissioner Keon: I'm going to vote no, but I'd like to tell you it's because -- for the same reason. I don't think we have all the information.

Mayor Valdes-Fauli: Yes.

(Vote: 4-1)

Planning and Zoning Director Trias: Of course, the...

Mayor Valdes-Fauli: Thank you very much.

Planning and Zoning Director Trias: The only motion is for the land use change.

Mayor Valdes-Fauli: Alright, F-9.

Commissioner Quesada: Should we take F -- hold on. But that was on F-8.

Vice Mayor Lago: Yeah. We got to go to the...

Commissioner Quesada: Should we move...

Mayor Valdes-Fauli: Yeah. Got to go to F-13.

City Commission Meeting

February 26, 2019

Agenda Items F-8 and F-13 are related- 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," Page 49 and Small Scale amendment procedures for 100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street.

City Attorney Ramos: No. F-13 is not on for consideration today.

Commissioner Mena: Right.

Commissioner Quesada: Oh, okay.

Mayor Valdes-Fauli: It's not on.

Commissioner Quesada: Mr. Mayor, can we come back to item -- the time -- 10:30 time certain that were -- that we skipped over?

Mr. Navarro: I just wanted to thank everybody. And we will make sure to have the complete package for you when we come back before you.

Commissioner Keon: Okay.

Mr. Navarro: Thank you very much.

Commissioner Keon: I'd like to see it all (INAUDIBLE).

Commissioner Quesada: Mr. Mayor, can we have item G-2?

Mayor Valdes-Fauli: We'll take -- no. We'll take a ten-minute break.