

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-4**  
**July 9, 2019**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Vince Lago**  
**Commissioner Jorge Fors, Jr.**  
**Commissioner Pat Keon**  
**Commissioner Michael Mena**

**City Staff**

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

**Public Speaker(s)**

**Jeffrey Bass, Attorney for the Applicant**

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Agenda Item F-4 [10:25:42 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on September 28, 2010, pursuant to Zoning Code Article 3, Division 20, entitled “Development Agreements,” for the University of Miami, City of Coral Gables Campus, amending Article 17, “Bank United Center” to allow for the sale of alcoholic beverages; providing for repealer provision, severability clause, codification and providing for an effective date. (UM Development Agreement – Amendment) (06 12 19 PZB recommended approval, Vote 7-0)

Mayor Valdes-Fauli: Now we have F-4 and F-5.

City Attorney Ramos: F-4 is an Ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on September 28, 2010, pursuant to Zoning Code Article 3, Division 20,  
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entitled “Development Agreements,” for the University of Miami, City of Coral Gables Campus, amending Article 17, “Bank United Center” to allow for the sale of alcoholic beverages; providing for repealer provision, severability clause, codification and providing for an effective date. This is a public hearing item.

Planning and Zoning Director Trias: May I have the PowerPoint please? This is an amendment to the existing Development Agreement and from my perspective is a fairly minor amendment. The location as you well know is the campus of the Watsco Center, is right on the star and the request is to make some minor changes to the text of the amendment. And the idea is to allow the sale of alcohol at the Convocation Center, also known as the Watsco Center, all throughout the building inside, indoors. Currently there are some regulations that only allow it in some areas of the building, they want to be able to do it throughout the whole building indoors. The text, as you can see, updates the name of the Convocation Center and also removes the language that limits the sale of alcohol. Public notification – we sent two letters to the property owners; the property was posted; the website was posted twice, and they require a newspaper advertisement. The request is consistent with the Comprehensive Plan.

Mayor Valdes-Fauli: Do I hear a motion?

Commissioner Fors: I have one question.

Planning and Zoning Director Trias: The only reason I brought it is for the public record.

City Attorney Ramos: It is a public hearing item amending the Zoning Code. I need Ramon to get through his presentation and to see if anyone wishes to speak.

Planning and Zoning Director Trias: Its just a matter of public record, the information; and as you can see, the approval with conditions, we recommend approval. I think the applicant is here, if you have any questions. Thank you very much.

Mayor Valdes-Fauli: It’s a public hearing, anybody wishes to speak from the public?

Commissioner Fors: I only have one question and whoever is best to answer it can. From what I understand, it’s the Watsco Center, right?

Mr. Bass: For the record, Jeffery Bass on behalf of the applicant, Mr. Mayor, Vice Mayor, its nice to see everybody. Yes, the Watsco Center.

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Commissioner Fors: Watsco Center – OK. And private entities have leased out this space to hold private events, right, in the past?

Mr. Bass: I believe so, yes – concerts, entertainment, non-university, non-academic events have occurred there.

Commissioner Fors: Can alcohol be served at non-university, non-academic events currently?

Mr. Bass: Yes, and it has been.

Commissioner Fors: OK.

Commissioner Mena: Throughout the facility?

Mr. Bass: Yes.

Commissioner Fors: So, the only thing that we are changing here is to now also permit UM to do it just like the other folks who have hosted events there for academic and school related events.

Mr. Bass: Precisely.

Vice Mayor Lago: And since we are talking about that, just to give you a little background. There is also a pretty ridiculous clause in our agreement with the City, with University of Miami, which I've never brought up, but I imagine you've thought about it, that there are certain seats that are blocked off that cannot be used, so when games happen and there are seats that are left open as a result of an agreement when, I think it was Vice Mayor Quesada mentioned in the past, that those seats should be opened up for the students to enjoy, because when you have a big game on campus, as a result of our agreement, we don't allow them to be used, that's correct right? Are you aware of that?

Mr. Bass: There is a difference between the amount of approved seats and the seating capacity. So, the total population of seats has been restricted to beneath the seating capacity.

Mayor Valdes-Fauli: OK. Do I hear a motion?

Vice Mayor Lago: Giving you an idea...

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Commissioner Keon: I think we should look at that really. I think we should bring that back. OK. I'll make a motion. I'll make a motion.

Vice Mayor Lago: I wanted since you have the opportunity to be here and talk about it, just one second, that's it; and its important, you are not bringing more traffic to a neighborhood that I live in, you're not. If you open it up to the students who go to the University of Miami, they can enjoy the games. A lot of UM students can't make the games, especially for high profile games like Duke or North Carolina when they come on campus and those tickets remain empty, when at least you can at least give them to the students who can enjoy it.

Mayor Valdes-Fauli: OK. The motion has been made, is there a second?

Commissioner Mena: Second.

Mayor Valdes-Fauli: Will you call the roll please.

Commissioner Mena: Yes

Commissioner Fors: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

Mayor Valdes-Fauli: Yes, thank you very much.

Mr. Bass: Thank you.

[End: 10:30:26 a.m.]