

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-6**  
**June 12, 2018**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

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

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**  
**Planning and Zoning Director, Ramon Trias**

**Public Speaker(s)**

**Jorge Navarro**

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Agenda Item F-6 [5:57:30 p.m.]

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 mixed use project referred to as "Gables Living" on the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida including required conditions providing for an effective date (03-14-18 PZB recommended approval. Vote 5-0)

Mayor Valdes-Fauli: And now we go to item F-6.

City Attorney Ramos: Item F-6 is a Resolution of the City Commission of Coral Gables, Florida requesting an encroachment agreement and mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "Gables Living" on

the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida, including required conditions providing for an effective date. So this is a public hearing item, because it is the approval of a mixed use site plan.

Planning and Zoning Director Trias: Mayor really quickly through the PowerPoint just because it's easier to show some of the changes. May I have the PowerPoint please? But basically, the applicant has been working on the redesign and they have made the units a little bit larger. Here we have the numbers – the density has come down to 190 units per acre and the smallest studio is 505 square feet. That's what they've done and that's the design. Now you've asked the question of some other projects: the 2020 Salzedo has six studios out of 224 units that are between 384 and 414 square feet, so they are about an average of about 400 square feet. Those are the only ones that I've noticed, recent ones that are small. Historically, some of the apartments in North Ponce and so on are even smaller than that. Those are the ones from the 40's and the 50's; those are the units that tend to be the smallest units in the City. And if you look at the David Williams, for example, there are some that are 450 square feet. Now in terms of other places, the City of Miami has a 400 square foot size for the efficiency and they have this special unit called the micro unit, which is very small, at 275.

Commissioner Keon: That's a bunk.

Planning and Zoning Director Trias: That's the way they do it. If you look at Hollywood its 400 also and you can see...300. So generally speaking, the 400 seems to be the range that other places tend to regulate.

Commissioner Keon: I'm glad we do better.

Planning and Zoning Director Trias: In this case, like I said, they changed it to 505 as the smallest unit and the rest of the project was the same, no other changes and the drawings are included. So staff recommends approval with conditions.

Mr. Navarro: Thank you. Commissioners, I know it's been a long meeting, we have plans and everything, but I just wanted to hone in on the issues that you asked us to go back and study and we did. We spent some time looking at the unit types. Over the last couple of weeks there have actually been some articles; it's funny how things happen, regarding the national trend to go toward smaller units. These are not micro units, but the articles were saying where people actually now rather live on their own and have their own space, as opposed to sharing space like roommates, so people tend to cook less, Uber-eats is very popular, and also they tend to go out more, they are more active. So, this is what this project is actually focused on. What we've done

is, overall we've actually reduced the number of units by three, but most importantly we've created ten percent of the units are at 505 square feet. The average for our smallest unit, the studio is 550 square feet. So we got to that 550 square foot number, I know that you, Commissioner Keon wanted us to look at to try to provide a better living environment for the future residents. We've also increased the number of one bedrooms, so we've gone away from the studios, we've added two-one bedroom units; we've added five-one bedroom units that have a den, so there is an additional area, so when guests or family come over there is a better living environment and overall, all those changes have led to a reduction in three units, so this is a much better project than what we started on. Thank you for giving us the time to go back and work with your Planning Director on this and I hope with these changes we could have your recommendation of approval here this evening.

Mayor Valdes-Fauli: You know what this reminded of? We had a former Mayor who when Burger King wanted to open a shop on Miracle Mile, he was very much opposed to it, because he said that Burger King was not elegant enough to be on Miracle Mile. I think I'm very much a believer of market forces and that people want to live in small apartments they should be able to and Coral Gables should not because of...from this Commission, regulate where they should or shouldn't live or the size of the units. But you've made a very good presentation. Thank you.

Speaker: Thank you.

Commissioner Keon: Thank you.

City Attorney Ramos: Sir this is a public hearing item.

Mayor Valdes-Fauli: Anybody wants to speak? Come on somebody speak.

[Laughter]

Commissioner Keon: I'll move the item.

Commissioner Mena: Second.

Mayor Valdes-Fauli: It's been moved and seconded. Will you call the roll please?

Commissioner Lago: Yes

Commissioner Mena: Yes

Vice Mayor Quesada: Yes

Commissioner Keon: Yes

Mayor Valdes-Fauli: Yes  
(Vote: 5-0)

[End: 6:02:51 p.m.]