

**City of Coral Gables City Commission Meeting**  
**Agenda Items F-3 through F-11 are related**  
**May 30, 2017**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

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

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**Assistant City Manager, Peter Iglesias**  
**City Attorney, Craig E. Leen**  
**Deputy City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**

**Public Speaker(s)**

**Mario Garcia-Serra**  
**Dean Warhaft**

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Agenda Items F-3 through F-11 are related [0:00:00 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, entitled “Zoning Districts,” adding Section 4-207, entitled “North Ponce Neighborhood Conservation Overlay District,” to modify and supplement the existing Multi -Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood;

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City Commission Meeting  
May 30, 2017

Agenda Items F-3 through F-11 are related – Ordinances of the City Commission of Coral Gables, Florida providing for amendments to the City of Coral Gables Official Zoning Code, Future Land Use Map, Zoning Map, and Comprehensive Plan to include provisions for the North Ponce de Leon Boulevard Mixed Use District.

providing a repealer provision, severability clause, codification, and providing for an effective date. (07 13 16 PZB recommended approval; Vote 7-0)

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, entitled “Development Review”, Division 14, entitled “Zoning Code Text and Map Amendments”, to create the “North Ponce Neighborhood Conservation Overlay District,” for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; providing a repealer provision, severability clause, codification, and providing for an effective date. (Legal Description on file with the City) (07 13 16 PZB recommended approval; Vote 7-0)

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, entitled “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Small Scale Amendment procedures (S.163.3187, Florida Statutes), providing for the “North Ponce de Leon Boulevard Mixed-Use Overlay District;” providing for a repealer provision, severability clause, and providing for an effective date. (Legal description on file with the City) (12 14 16 PZB recommended approval, Vote 5-0)

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, “Table FLU-4. Mixed-Use Land Use,” pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, entitled “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments;” amending the “MXOD, Mixed-Use Overlay Districts” Land Use Classification to provide that a Mixed-Use Overlay District may be permitted as an overlay in the Multi-Family Medium Density Land Use; providing for a repealer provision, severability clause, and providing for an effective date. (12 14 16 PZB recommended approval, Vote 5-0)

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, entitled “Development Review”, Division 14, entitled “Zoning Code Text and Map Amendments”, to create the “North Ponce de Leon Boulevard Mixed Use District” for portions of the Douglas Section, Section K, and Section L, Coral

Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (Legal description on file with the City) (12 14 16 PZB recommended approval, Vote 5-0)

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 4, “Zoning Districts,” Section 4-201, entitled “Mixed Use District (MXD)” to allow an MXD Overlay District to be assigned in a Multi-Family 2 Zoning District under certain conditions, and to include provisions for the “North Ponce de Leon Boulevard Mixed Use District,” to modify and supplement the existing Commercial and Multi -Family 2 standards and criteria to allow appropriate redevelopment that promotes walkability, enhances Ponce de Leon Boulevard, and provides a transition to the North Ponce Neighborhood Conservation District; providing for a repealer provision, severability clause, codification, and providing for an effective date. (12 14 16 PZB recommended approval, Vote 5-0)

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 3, entitled “Development Review,” Division 10, “Transfer of Development Rights,” to modify criteria for sending sites north of Navarre Avenue, and to allow for Commercial zoned properties with the “North Ponce de Leon Boulevard Mixed Use District” overlay, to be receiving sites subject to certain criteria; providing for a repealer provision, severability clause, codification, and providing for an effective date. (12 14 16 PZB recommended approval, Vote 5-0)

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, “Table FLU-1. Residential Land Uses,” pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, entitled “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments;” amending the “Multi-Family Medium Density” Land Use Classification to provide for an increase in maximum density, intensity and height, to be permitted for development pursuant to Residential Infill Regulations; providing for repealer provision, severability clause, and providing for an effective date. (03 15 17 PZB recommended approval, Vote: 6-1)

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, entitled “Zoning Districts,” adding Section 4-206, “Residential Infill Regulations” to modify and supplement the existing Multi-Family 2 standards and criteria for certain properties located within the North Ponce area, to allow as a conditional use appropriate redevelopment including increased density, intensity and height; providing for a repealer provision, severability clause, codification, and providing for an effective date. (03 15 17 PZB recommended approval with conditions, Vote: 4-3)

Mayor Valdes-Fauli: So, we go to F-3.

City Attorney Leen: Yes. So, Mr. Mayor, I’m going to be reading now into the record F-3, F-4, F-5, F-6, F-7, F-8, F-9, F-10 and F-11. So, if anyone wants to take a moment to -- just a break, you’re free to do that. So, here I go. F-3 -- it may take a few minutes. F-3 is an ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, entitled “Zoning Districts,” adding Section 4-207, entitled “North Ponce Neighborhood Conservation Overlay District,” to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood; providing a repealer provision, severability clause, codification, and providing for an effective date. The July 13, 2016 Planning and Zoning Board -- pardon me, the Planning and Zoning Board on July 13, 2016 recommended approval by a vote of 7-0. Item F-4, which -- is an ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, entitled “Development Review”, Division 14, entitled “Zoning Code Text and Map Amendments”, to create the “North Ponce Neighborhood Conservation Overlay District,” for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; providing a repealer provision, severability clause, codification, and providing for an effective date. Legal description on file with the City. The Planning and Zoning Board, on July 13, 2016 recommended approval by a vote of 7-0. Item F-5 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, entitled “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Small Scale Amendment procedures (S.163.3187, Florida Statutes), providing for the “North Ponce de Leon Boulevard Mixed-Use Overlay District;” providing for a repealer provision, severability clause, and providing for an effective date. Legal description’s on file with the City. Planning and Zoning Board, on December 14, 2016, recommended approval by a vote of 5-0. Item F-6 is an ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, “Table FLU-4. Mixed-Use Land Use,” pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, entitled “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments;” amending the “MXOD, Mixed-Use Overlay Districts” Land Use Classification to provide that a Mixed-Use Overlay District may be permitted as an overlay in the Multi-Family Medium Density Land Use; providing for a repealer provision, severability clause, and providing for an effective date. Planning and Zoning Board, on December 14, 2016 recommended approval by a vote of 5-0. Item F-7 is an ordinance An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, entitled “Development Review”, Division 14, entitled “Zoning Code Text and Map Amendments”, to create the “North Ponce de Leon Boulevard Mixed Use District” for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. Legal description on file with the City. The Planning and Zoning Board, on December 14, 2016, recommended approval by a vote of 5-0. Item F-8 is an ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 4, “Zoning Districts,” Section 4-201, entitled “Mixed Use District (MXD)” to allow an MXD Overlay District to be assigned in a Multi-Family 2 Zoning District under certain conditions, and to include provisions for the “North Ponce de Leon Boulevard Mixed Use District,” to modify and supplement the existing Commercial and Multi -Family 2 standards and criteria to allow appropriate redevelopment that

promotes walkability, enhances Ponce de Leon Boulevard, and provides a transition to the North Ponce de Leon -- pardon me, the North Ponce Neighborhood Conservation District; providing for a repealer provision, severability clause, codification, and providing for an effective date. The Planning and Zoning Board, December 14, 2016, recommended approval by a vote of 5-0. Item F-9 is an ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 3, entitled "Development Review," Division 10, "Transfer of Development Rights," to modify criteria for sending sites north of Navarre Avenue, and to allow for Commercial zoned properties with the "North Ponce de Leon Boulevard Mixed Use District" overlay, to be receiving sites subject to certain criteria; providing for a repealer provision, severability clause, codification, and providing for an effective date. On December 14, 2016, the Planning and Zoning Board recommended approval by a vote of 5-0. Item F-10 is an ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, entitled "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Multi-Family Medium Density" Land Use Classification to provide for an increase in maximum density, intensity and height, to be permitted for development pursuant to Residential Infill Regulations; providing for repealer provision, severability clause, and providing for an effective date. The Planning and Zoning Board recommended approval by a vote of 6-1 at its March, 15, 2017 meeting. Item F-11 is an ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, entitled "Zoning Districts," adding Section 4-206, "Residential Infill Regulations" to modify and supplement the existing Multi-Family 2 standards and criteria for certain properties located within the North Ponce area, to allow as a conditional use appropriate redevelopment including increased density, intensity and height; providing for a repealer provision, severability clause, codification, and providing for an effective date. The Planning and Zoning Board, on March 15, 2017, recommended approval with conditions by a vote of 4-3. These items are ordinances on second reading, so they're here

before you for final approval. All of them are being consolidated for purposes of the public hearing, but each will require a separate vote.

Mayor Valdes-Fauli: Yes, sir.

Planning and Zoning Director Trias: Thank you, Mayor. May I have the PowerPoint, please? We're here to deal with the last step in this very lengthy and interesting process, which has been to come up with a new way of developing the North Ponce area of the City. As you know, that is one of the most historic areas, one of the best-known drawings from the heritage of the City by Walter DeGarmo of Douglas Entrance. It's the very start of this project. And I think that very few cities are lucky enough to say that they had such a fantastic beginning in terms of the high quality and the expectations that were set up. So, we're lucky to have that legacy. And we're very lucky also that this district is very well-situated within the South Florida area, very centrally located, extremely interesting in terms of the historic architecture and the opportunities that we have. When we did a study of the existing conditions, we found that there were many things going on, multiple things going on. And we also realized that for the last 30 years, the City had tried multiple times to come up with ways to enhance regulations for the area and that nothing had really come to fruition until now, thanks to your leadership as a Commission, those of you who were here and those of you who are new. Because of whatever reason, for the first time in probably 30 years or so, we have some precise regulations ready to be implemented. One of the things that I learned that really made a difference and we are trying to address with some of the issues is that there's a distinction between buildings built prior to 1964 and after '64. And the key here -- the '64 year is when parking regulations were implemented. So, what happens is that in this diagram, the darker buildings, the ones in the darker red are the ones after '64. So, you can see that there's multiple buildings all over the place -- very rare. Most cities that have these issues have a lot of vacant land, not Coral Gables because it's a very strong market. But what happens is that a lot of the buildings that were built prior to '64 have not evolved with time and sometimes are perceived as not being in great shape. So, we had to come up with ideas for that. We also had to come up with ideas for the corridor right down the middle, Ponce de Leon, which

has much larger buildings. And finally, we had to figure out a way to transition between the levels of the scale, the small buildings, the larger buildings and so on. So, it was a real challenge, a real challenge that I think that the community was able to help and contribute through multiple meetings that we had. We had many opportunities to do workshops and meetings and get input from the community. Some of the tours that we did to look at the conditions on the ground in great detail were very well attended and we got excellent ideas. We were able to collect detailed input through a series of surveys that we prepared. And at the end, I think we looked at the opportunity to do many things, many things. And when one looks at a small area, a very small area, you can see all of the different opportunities that can be coordinated, if coordinated properly, can create a fantastic neighborhood. Now, Craig did a fantastic job reading the many items and they're multiple items, as you know. However, what I would say is that they can be summarized into three topics. One is the Conservation Overlay District topic, which deals with the smaller buildings, the buildings that are not along Ponce de Leon, basically. And what happens is that what we are proposing there is that for properties that are less than 20,000 square feet in area, there will be some historic preservation incentives, some design standards, some landscape standards and some breaks in parking requirements, which is key, and that goes back to that pre-'64 map that we saw. To be able to optimize the value of all of those very beautiful buildings that -- yes, sir.

Mayor Valdes-Fauli: Say that again. Say that again.

Planning and Zoning Director Trias: The pre-'64...

Mayor Valdes-Fauli: Yeah.

Planning and Zoning Director Trias: Buildings mostly are located in this conservation overlay district boundary, and those are the smaller buildings, the ones that don't have parking requirements. As you can see, Ponce de Leon is not included. Ponce de Leon would be the



second topic. So, we have three topics. One is the conservation district. Number two will be the mixed-use district.

Commissioner Quesada: I'm sorry to interrupt. I apologize. I didn't -- I guess I overlooked the conservation district aspect of it. So, you're saying any buildings that are older than '64 in this district, in this area will be saved, preserved?

Planning and Zoning Director Trias: No, no. That's not what I'm saying. What I'm saying is that we are allowing that to happen...

Commissioner Quesada: You're allowing what to happen?

Planning and Zoning Director Trias: We're encouraging the restoration of the historic buildings by giving some breaks. And I'll say that in more detail later on in the presentation.

Commissioner Quesada: Okay, please note...

Vice Mayor Keon: But I think...

Commissioner Quesada: That I'll be...

Vice Mayor Keon: Can Dona provide us...

Commissioner Quesada: Focused on that.

Vice Mayor Keon: Maybe Dona can provide some information on what historic district -- what are historic buildings we have in that North Gables that you are attempting to -- you would like to see preserved, after this is all presented.

Planning and Zoning Director Trias: Yeah.

Vice Mayor Keon: Just for clarification for the Commission and for the public.

Planning and Zoning Director Trias: Commissioner Quesada, I'm just trying to simplify it a little bit, and then we can go into details.

Commissioner Quesada: No, I know. But today is second reading, so I want to make sure that we're clear on these kind of things.

Planning and Zoning Director Trias: Yeah, absolutely, absolutely.

Commissioner Quesada: And you know, it's funny. The North Ponce area, just sort of the impetus behind it all was one of the first things that I brought up years ago. And I know Commissioner Keon has really taken it to heart. I mean, everyone as well, but I know Commissioner Keon has also played special attention to this item. And one of my goals is some of the older, uglier buildings that we see, to spur, you know, the redevelopment of that and get...

Planning and Zoning Director Trias: Right.

Commissioner Quesada: Rid of some of the ugly ones, so I'm concerned when you say that. So, I don't want to see some of -- look, if there's a historical significance, absolutely, of course, we could save it. But just because a building is old doesn't mean that we need to keep it.

Planning and Zoning Director Trias: And from a design point of view, what I would propose to you is that when you look at the buildings in the late '60s and '70s, which is when parking became a requirement, that's when you see the ugliest buildings, the ones that had parking in the ground level. So, I think those are not the ones that I'm thinking. I'm thinking the historic buildings...

Commissioner Quesada: Okay.

Planning and Zoning Director Trias: Or buildings could be historic.

Commissioner Quesada: I just want it to be clear so that there's no confusion in the future. That's it.

Planning and Zoning Director Trias: Absolutely.

Commissioner Quesada: Once we get out of here after the second reading.

Planning and Zoning Director Trias: No, no, and thank you. And if I'm unclear, please help me because this is confusing to some extent.

Vice Mayor Keon: Well, I think that having some pictures of what you are trying to preserve and what you would not like to preserve or what you would like to see redeveloped, or what you would like to not see replicated would be helpful for everyone here and for the public as well.

Commissioner Lago: You know, so we...

Vice Mayor Keon: So we can maybe -- I'm sure Dona has that information. And so we can -- when you're done, you can give those examples.

Planning and Zoning Director Trias: Absolutely.

Commissioner Lago: Mr. Trias, I think a great example you made right now -- and I think that Mr. Mena will enjoy also because you got to become a little more, you know, accustomed and understanding of North Gables. And I am -- even though I've driven through it many times, I

still try to understand as much as possible about the north part of our city. The way you described it about buildings before 1970 that have no parking on the first floor, I think...

Vice Mayor Keon: '64.

Commissioner Lago: '64 -- I think really hit it home for me. I mean, now I'm -- started thinking about the buildings in the North Gables and I started understanding, okay...

Historic Preservation Officer Spain: You know, when they had that parking requirement...

Commissioner Lago: When they had that requirement.

Historic Preservation Officer Spain: And elevated it...

Commissioner Lago: It changed the whole dynamic in reference to the layout of the building, and I think it's a pretty significant way to really describe...

Historic Preservation Officer Spain: Right, right. And we -- when we did the -- when the Commission approved the inclusion of the North Ponce area as sending sites for historically-designated apartment buildings...

Vice Mayor Keon: For TDRs.

Historic Preservation Officer Spain: We did a report on what we thought was out there that was historically significant, and I can provide that for you.

Vice Mayor Keon: I think that...

Commissioner Lago: That'd be great.

Vice Mayor Keon: Would help.

Commissioner Lago: Yeah.

Vice Mayor Keon: I think it would help with the -- you know, those that haven't been -- haven't seen this before. It would also help the public to understand...

Historic Preservation Officer Spain: Right.

Vice Mayor Keon: What we're doing. Thank you.

Commissioner Quesada: Thank you.

Planning and Zoning Director Trias: Thank you very much. If I could have the PowerPoint back. Then the mixed-use district will be the second big idea. There are already some mixed-use buildings -- there are mixed-use buildings on Ponce de Leon Boulevard. And what we are trying to do is see if we can provide some better design guidelines that hide parking, that create the right shape, and so on, some better transition towards the area in the back through paseos and some requirements in terms of landscape. And then, proposing that this could be a receiving area for TDRs, just like Dona used to explain the sending area would be the historic buildings. This could receive some of that. Also, downtown is a receiving area. And then, that the density will be 125 units per acre. Now, in the past, in some of the discussions, some of this density was associated with attainable housing and so on. That is not the intent at this point, based on the Commission's request. And there was a couple of typos still in the text that I intend to correct, but that reflected some of the older discussion. Now, the third issue is the residential infill regulations. The one that I think it will probably address, Mr. Quesada, is redevelopment ideas more directly, which is, in the whole area, if you look at the small buildings, the big buildings -- in the whole area, one could have up to 100 units per acre and up to 2.5 FAR, which is a higher

density and higher FAR that is required now for parcels that are over 20,000 square feet. So, the larger parcels, the parcels that are likely to be redeveloped as residential and somehow have not happened in the past, we feel the input that we had with the community and with the development community, there was some discussion that additional density and additional FAR would be helpful, so that is what is being proposed. So, those three ideas overlap and coordinate and so on, are what -- at the heart of the proposals for the North Ponce...

Commissioner Lago: Ramon, do you have a copy of that map so I can see the cross streets better? A little more easier.

Planning and Zoning Director Trias: You have it on your package.

Vice Mayor Keon: It's in the package.

Commissioner Lago: Is it under which...

Planning and Zoning Director Trias: Yeah. It's -- the PowerPoint was part of the package, so exactly what I'm showing you.

Vice Mayor Keon: Hold on. I'll tell you what...

City Manager Swanson-Rivenbark: We can get copies made, if you'd like, sir.

Commissioner Lago: No, that's fine.

Planning and Zoning Director Trias: I mean, I have it here in my hands.

Vice Mayor Keon: Here, Exhibit A.

Planning and Zoning Director Trias: But I'm sure you have it already.

Commissioner Lago: I'm fine. Don't worry. Keep moving forward.

Planning and Zoning Director Trias: Now, the -- what I would say -- Commissioner Lago, the details of the map are a very good question, exactly where they go. And this was the source of significant discussion and debate. We came up with a solution that I think is best based on the conditions on the ground. However, in the future, if a project is proposed that proposes an amendment to some of those maps and so on, I think that's something that should be a valid request to be considered by the Commission. So, item's F-3 and F-4 are the Conservation Overlay District. They do two things. They add text to the Zoning Code and they also add a map, which is the map that shows the boundary for the district. Those are the two items. Now, Item F-3, as I said, encourages historic preservation, encourages the preservation of some of the landscape characteristics of the garden apartment design, and encourages small-scale new construction through some breaks in parking for additions to existing buildings. So, those are the things that are included. There are some additional uses for the area, bed and breakfast, which was allowed before, but bed and breakfast now doesn't have the parking requirements. That made it impossible in the past. Now, a parking plan will be sufficient, for example. Home office is allowed. Museums, preschools, et cetera. And there is a TDR sending site, as Dona explained, and we also allow some signage for the home office that is not allowed right now. There's some design review provisions and some requirements for front yards and tree protection. The front yards have to be green, and that's part of the quality -- the aesthetic quality of that historic neighborhood. Then the, as I said, the second item, item F-4, is the amendment that says -- that amends the map. The map -- the zoning map, so it simply is the boundaries of this district. Staff finds that all the required criteria are satisfied and consistent with the Comprehensive Plan and staff recommended approval. The Planning and Zoning Board also recommended approval, and the City Commission recommended approval on first reading. And now, we're on second reading, which is the final step. Now, the North Ponce mixed-use item, F-5, has a Comprehensive Plan amendment map. Again, the -- a plan map amendment, which is

the same -- the same thing. It simply creates the boundary in the zoning map. And then F-6 is a fairly technical change in the Comp Plan that allows for the mixed-use overlay to be included when multifamily medium density is the land use designation. This is important because in the back area of some of these projects that front Ponce de Leon, most of the parcel is usually commercial. However, sometimes, there's some residentially zoned and residential land use in the back. So, this allows for a comprehensive development of such a parcel. Now, F-7 changes the Zoning Code map in the same way, with the same boundaries. And then F-8 is the code -- text amendment in the Zoning Code. As you know, we have a fairly comprehensive mixed-use chart in the Zoning Code. We are including this new district, the North Ponce mixed-use district in the chart. And if you read through the chart, it has all the issues -- all the details about the design, the stepbacks, et cetera. There's one -- at least one line that needs to be corrected on the -- on attainable housing that I noticed this morning, but the rest of it is, I think, working fairly well and I await to implement the vision that you have directed us to implement. F-9 is the Zoning Code text amendment. And what it does is that it creates that additional receiving area FAR, which is the same -- is consistent with the way that it's done downtown, so it's the same exact idea. So, then the mixed-use area can act as a receiving area, therefore, encouraging the preservation of historic structures in the vicinity of the area. All of these issues need to be reviewed by staff for consistency with the Comprehensive Plan and we have, and we determined that they comply with the requirements of the Comp Plan. And therefore, staff is recommending approval. The Planning and Zoning Board also recommended approval, and the City Commission also recommended approval on first reading. Item F-10 and F-11, they deal with the residential infill regulations, those that are applied for the larger parcels, the 20,000 square foot parcels throughout the whole North Ponce area. The basic new ideas is that the density can be 100 units per acre and 2.5 FAR. We are also making a small change in height, allowing 100 feet. Right now, it's 97, so it's a slightly taller building than allowed. But some of the Planning and Zoning Board members believed that was a significant issue. So, those are the changes. It's relatively simple, straight-forward. It simply allows for the additional units and FAR. Yes, sir.



Mayor Valdes-Fauli: Tell me -- I'm going to make up an address. 55 Ponce, south of 8<sup>th</sup> Street. I'll make up an address -- how this would prevent a horrible 13-, 15-story building with a 7- or 8-story concrete parking Chinese wall in back of it that destroys the character of the street and that residential neighborhood. Would this prevent that?

Planning and Zoning Director Trias: For the mixed-use buildings, it has very specific regulations that deal with liners. In other words, having uses that are not parking along the front and the back, meaning the parking would be within the building, then some specific stepbacks at 100 feet, which would create a pretty good proportion of the street. The street is 100 feet, so 1:1, 100 feet wide, 100 feet tall generally is a very good rule of thumb for urban boulevards like this one. I mean, that's the boulevards in Paris in the (INAUDIBLE)...

Mayor Valdes-Fauli: Are we requiring that parking be within the building?

Planning and Zoning Director Trias: Yes, yes.

Mayor Valdes-Fauli: Say that again.

Commissioner Quesada: Which is something I want...

Mayor Valdes-Fauli: Say that again.

Commissioner Quesada: To bring -- I would -- something I want to bring up today. It's something I would like to change, but go ahead.

Mayor Valdes-Fauli: This is -- tell me about it.

Planning and Zoning Director Trias: Yes. The parking garage is within the building in the sense that in the outside, parking is not allowed. There's a liner -- what we call a liner in the planning

world, which is a different use, a different use than parking. For example, residential office is a requirement, and that way, the frontage of the building looks more -- looks certainly better from an aesthetic point of view.

Mayor Valdes-Fauli: What about the back of the building?

Planning and Zoning Director Trias: The same things apply for the back.

Mayor Valdes-Fauli: Commissioner Quesada.

Commissioner Quesada: So...

Planning and Zoning Director Trias: Yeah.

Commissioner Quesada: One of the items that I discussed with Peter last week in my pre-agenda meeting, the idea originally that I had for North Ponce when I brought this up, I don't know, five years ago was the first time I brought it up -- actually, when -- I think I was on the only one on this Commission that was there when this happened -- was the whole idea of making a more pedestrian-friendly North Ponce because right now it's not really that. And to get rid of some of the older, non-historical, unsightly buildings and clean that up. That was the whole intent -- the impetus behind it all. What ended up happening in this conversation is, you know, we've made some corrections. We've done some things that I like and I don't like, but hey, if that what everyone agrees to, I'm fine with it. But the biggest problem I think we have with buildings in Coral Gables is the parking pedestal, by far. It makes buildings bulkier...

Commissioner Lago: Taller.

Commissioner Quesada: Taller and more congested. No one -- and I don't think anyone likes it. When you see a building that doesn't have a parking pedestal, you can walk right in the first

floor and there's an elevator to go up, whatever. You never see that in Coral Gables. You make smaller, more aesthetically pleasing buildings. Something that I want to propose today -- and this may result in us not being able to vote on this today, but I want to get your feedback on it is if you currently look at Exhibit H that we have -- and you don't have to pull it up. I'll read it to you. Exhibit H, as related to the zoning districts of North Ponce Neighborhood Conservation Overlay District. So, if you look at Exhibit -- again, don't -- I'll read it to you. Section D, which relates to historic preservation benefits program, 5, parking incentive program for properties designated historic. Now, ii. Says historically-designated properties shall be eligible to use remote parking within a thousand feet of the subject property. That's the key term. Again, you don't have to read it. Take my word for it on that. So, if the location of the parking is within a thousand feet of the subject property, then any kind of parking requirements can be parked at the surrounding buildings or parking garages. What I would like to see here is, I don't want huge buildings on the MF2 side of things. I want the properties to be built up historical so that it's -- there's no parking pedestal. And they can park on the street, or maybe we build some dedicated parking garages, or we work with the developer on a location. Or, if they're within a thousand feet of a trolley stop -- think about it, we've got 1,400 extra parking spaces in Merrick Park. We have -- we run the trolley. It's free to get there back and forth. What I'm saying is, North Ponce, we really have an opportunity to make it special. We really do. And think about what happens. We are -- the proposal from staff is to create these paseos -- you know, these paseos going to the street. How are you going to get retailers in there if you get no foot traffic going through there?

Mayor Valdes-Fauli: How are you going to get a paseo in there? It'll take us about 50 years of development to get a paseo in there.

Commissioner Quesada: Correct. So, if there are -- so, what happens is, if people are required to walk a block or two because the parking is separate, now you have a more beautiful building. You can do a lot -- you can do the garden-style apartments. You can do rowhomes, whatever it is that the developer wants to do. We're going to get a more aesthetically-pleasing product because we're not going to have a parking pedestal. Now, what's the consequence of that?

Yeah, some parking garages are going to have to be built, or the existing office buildings in the area that are overparked will get filled up.

Mayor Valdes-Fauli: Or get developers that are going to build something to provide extra parking for what you're talking about...

Commissioner Quesada: Correct. So, maybe...

Mayor Valdes-Fauli: Give them an incentive.

Commissioner Quesada: Correct. Maybe the commercial property -- so, you asked a question earlier to Ramon is are we going to get the 13-story behemoths. If it's directly on Ponce, that doesn't change anything. Those can still come in. They're still required -- you know, as of right, they're allowed to go in.

Mayor Valdes-Fauli: Stepback.

Commissioner Quesada: Exactly. This doesn't change anything. So, they're going to still have those same parking requirements. But our parking requirements, what we've time and again is that we require more than is actually used. If you've worked in a building in Coral Gables -- I mean, Raul, we used to work in the same building, 355 Alhambra. The top two or three stories of the parking were always empty. So, you know, that's where I think we can get an even better product out of this. I don't know if Peter -- I had told Peter to let you know about that idea.

Planning and Zoning Director Trias: He did, he did, yes.

Commissioner Quesada: But I wanted to discuss it with the Commission. I don't know if you want to finish the presentation, mull it over, think about it.

Mayor Valdes-Fauli: Let's finish the presentation.

Planning and Zoning Director Trias: I'm almost done, so I might as well just -- Can I have the PowerPoint, please? The zoning text simply says additional density, additional FAR, additional height, 100 units to the acre, 100 feet, 2.5. And staff has reviewed those requests for compliance with the Comp Plan and determined that the request is consistent with the Comprehensive Plan and recommend approval. Planning and Zoning recommended approval. The City Commission also recommended approval, and that is the end of the presentation.

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

Vice Mayor Keon: Could you we go back to Frank's comment, so I -- I don't -- could we go back to Frank's comment so we can talk about...

Commissioner Quesada: Yeah.

Vice Mayor Keon: That issue of parking.

Mayor Valdes-Fauli: Why don't we have the...

Vice Mayor Keon: Before I lose that context. Okay.

Mayor Valdes-Fauli: The appearances first, and then...

Vice Mayor Keon: Okay.

Mayor Valdes-Fauli: We'll close the public hearing, and then...

Vice Mayor Keon: Okay, fine.

Mayor Valdes-Fauli: We can discuss.

Vice Mayor Keon: I don't want to...

Mayor Valdes-Fauli: The first person...

Vice Mayor Keon: I don't want to forget it.

Mayor Valdes-Fauli: Mario Garcia-Serra, North Ponce zoning regulations. Good morning.

Mario Garcia-Serra: Good morning, Mr. Mayor, Commissioners. Mario Garcia-Serra, with offices at 600 Brickell Avenue, here today representing the Alliance Starlight Companies, as well as FIPRO Holdings, two companies, both of which own multiple properties in the North Ponce area. We've been involved in this charrette and North Ponce study process since the beginning. It's been about two and a half years now that the process has been ongoing. But I think we have to ask ourselves, as has already been mentioned during Ramon's presentation, how much longer has the effort or the idea been out there to try to find a way to redevelop, to motivate the right sort of development in the North Ponce area. And it's probably been -- the oldest study I've seen dates from around, I believe, the late '80s, early '90s, so we're talking about a 30-year timeframe in which we've been talking about redeveloping the North Ponce area. And I certainly think the property owners, the residents all think it's time to move forward with new zoning regulations that can motivate the right sort of development that everybody recognizes is the appropriate sort of development for the North Ponce area. North Ponce, one of the few areas in one of the most desirable well-planned cities in the country, if not the world, where we still have vacant land. We still have significant vacant parcels which have not been developed, which there may have been previous buildings there, but weren't justifying their existence, have been demolished. Other buildings, as has already been mentioned, which has sort of been aging in place and outliving their usefulness from an aesthetic and historic

perspective, not of much value. So, inevitably, those are just deteriorating and ultimately need to be redeveloped to really represent the style of city that we have. What staff has put forward, after much consideration, is very nuanced. When you look at it, you know, it's the preservation district to see how we try to preserve the fabric of those historic buildings and give them active repurposing. The North Ponce area, which, of course, on Ponce itself needs some attention as far as getting the right mix of uses there, interacting with the residential areas, which are immediately behind them to the west -- to the east, and then the residential infill district which is sort of addressing what my clients are most interested in, which is the idea of these large parcels either vacant or underutilized within the MF2 zoning district, which need to be redeveloped in order to have the right sort of community that we're looking for the North Ponce. And what do we need? We need people living there. We need more people who work there living there so all these ideas (INAUDIBLE)...

Mayor Valdes-Fauli: What type of development would we allow under this plan in one of those large parcels, for example? What, in your conception, would be built there?

Mr. Garcia-Serra: Most likely, rental apartments. That's sort of what's been discussed. You know, a lot of these areas are very residential in nature, so the idea of having any sort of non-residential commercial use wouldn't be appropriate there. It'd be appropriate on Ponce or on 8<sup>th</sup> Street or on Douglas, but not necessarily in one of the interior streets. And so, rental apartments...

Mayor Valdes-Fauli: And what would you suggest for parking?

Mr. Garcia-Serra: You know, parking's an interesting point. When I hear Commissioner Quesada talking about reductions in parking, that's usually something that we welcome. And indeed, we do welcome it because the idea is that parking sometimes is a constraint on redevelopment. You sometimes have to build parking spaces which aren't ultimately utilized. They're costly. They make the building bulkier and more massive, complicate things with the

neighbors because of the size and the massing issues. At the same time, we have to be sensitive to the fact that aside from what we ideally want to see there and what we want to see there over a 30-year timeframe, there's also the immediate market to address. And some buildings just need parking in order for them to be properly sold or rented out. We will hopefully reach the point in time where parking garages, in a traditional sense, are obsolete. But in the meantime, I think there certainly still is a need. So, it's one thing to mandate that there not be any and another thing to accommodate that there not be any. The idea of perhaps permitting properties within 1,000 feet, you know, to be utilized for sort of satellite parking, I think is a welcomed idea. It works in other places. It's worked in the Central Business District. But we have to be careful not to prohibit parking for these residences because, indeed, many of them need it. You know, we don't want to create a situation either where you just have residents driving around all over town looking for an on-street parking space that doesn't exist, increasing the traffic problem. You know, certainly, we welcome the idea of trying to be more scientific about parking and what exactly is needed, relying on parking studies and traditional demand as to what's necessary in trying to incorporate mass transit as much as possible. One slight detail that was lost in the conversation when this was considered in first reading, the infill district, there was some discussion of maybe increasing the FAR from 2.5 to 2.75 in order to enhance...

Vice Mayor Keon: I think we did.

Mr. Garcia-Serra: Amenities and so forth as part of these buildings which are contemplated to be -- many of them to be rental buildings, which now have sort of more amenities than just the usual small lobby on the bottom.

Commissioner Lago: What size units were you looking at, Mario, considering?

Mr. Garcia-Serra: Well, the ideal for us is somewhere around a thousand square feet. And you know, the ideal would be a smaller-type unit, which can serve as a rental as a sort of starter home for the next generation of Coral Gables families.



Commissioner Lago: So, even at a thousand square feet when you're looking at potentially between \$2.50 to \$3 a square foot for the rental rates, which are common, I think even...

Mr. Garcia-Serra: Sure.

Commissioner Lago: Right now certain areas in Coral Gables are even going above \$3 a square foot. You're talking about \$2,500 to \$3,000 a month for rent.

Mr. Garcia-Serra: Sure, yeah. This is still -- potentially, they could be smaller. I think the smallest we've discussed is about 650 square feet.

Vice Mayor Keon: I think the -- in here, the...

Unidentified Speaker: Yeah.

Mr. Garcia-Serra: Right.

Vice Mayor Keon: Requirement for the smallest unit acceptable is 650 square feet, which is a very nice size.

Commissioner Lago: Yeah, which is something that I mentioned.

Vice Mayor Keon: A studio...

Commissioner Lago: Which I'll...

Vice Mayor Keon: Or it could be a small one-bedroom.

Commissioner Lago: I'll go back and I'll -- I don't know -- I don't know that Commissioner Mena and Mayor Valdes-Fauli didn't receive this, but I sent out a memo in March which dealt with a lot of issues that we'll talk about later. But I think that's a very...

Mayor Valdes-Fauli: I think it's wonderful.

Commissioner Lago: Big apartment. I think it's a big apartment. Even for -- I mean, I lived with my wife in 100 Edgewater for three years, and I think it was around 800 square feet and it was more than appropriate.

Mr. Garcia-Serra: Right.

Commissioner Lago: Of course, we didn't have children then, but...

Mr. Garcia-Serra: Right.

Commissioner Lago: Again, it was a great starter...

Mayor Valdes-Fauli: It's a starter.

Commissioner Lago: Home in Coral Gables.

Mr. Garcia-Serra: Sure.

Commissioner Lago: So, I think at a thousand square feet, I would even look for smaller units...

Mr. Garcia-Serra: Yeah.

Commissioner Lago: Because then it makes it even more affordable for elderly, you know, single parents or individuals who are retired or people -- or young professionals that are looking for the area.

Mr. Garcia-Serra: And indeed, I do think that's where the market's going as far as average unit size being below a thousand. So, with that said, I don't want to belabor the point...

Mayor Valdes-Fauli: Thank you.

Mr. Garcia-Serra: For too long, but we are in support of what's being proposed. We'd ask you to move forward because we think after two and a half years, and even after thirty years, it's time to start moving in the right direction.

Mayor Valdes-Fauli: It is 30 years. I started talking about this area and I started talking about development of this area in a historic preservation point of view in 1997, so it is.

Vice Mayor Keon: It's time.

Mr. Garcia-Serra: Thank you very much.

Vice Mayor Keon: It's time.

Commissioner Lago: Thank you.

Commissioner Quesada: I feel like this Commission is taking on all those issues that have been...

Commissioner Lago: Miracle Mile.

Commissioner Quesada: Lingerin forever.

Vice Mayor Keon: Yes.

Mayor Valdes-Fauli: Thank you. And stick around for...

Commissioner Lago: And I think a big...

Mayor Valdes-Fauli: Questions.

Commissioner Lago: I think a big part of this, if we're really going to -- and I have my issues that I want to bring up that we can, you know, talk through. But I think one of the main things that -- the next big step that we're going to have to tackle and when we've tackled it over the last four years with the extension of the trolley and connecting with the City of Miami -- we need to make a concerted effort to find the funds over the next two or three years to expand the trolley. If we're going to really make this serious investment in North Gables...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: For the future of North Gables, we really need to make sure that we start planning now. And I'm not saying to go out there and just, you know...

Mayor Valdes-Fauli: No, no. I agree with that, yeah.

Commissioner Lago: But we need to start slowly looking to see if we could find a different connection except just north-south down Ponce.

Vice Mayor Keon: But we have to create...

Mayor Valdes-Fauli: Next...

Vice Mayor Keon: The density in the area...

Commissioner Lago: No, no, I agree.

Vice Mayor Keon: In order to...

Commissioner Lago: But let's plan.

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

Vice Mayor Keon: Be able to do it.

Mayor Valdes-Fauli: The public hearing.

Commissioner Lago: But let's plan.

Vice Mayor Keon: So, I -- and I think that these will help create that density in that area that will promote...

Mayor Valdes-Fauli: Let's finish the public hearing first.

Vice Mayor Keon: A public transportation program.

Mayor Valdes-Fauli: And then we'll...

Commissioner Lago: Perfect.

Mayor Valdes-Fauli: Close it and then we'll discuss. Dean Warhaft. Good morning.

Dean Warhaft: Morning. Good morning. Dean Warhaft, offices at 100 South Biscayne Boulevard, Miami. And I'm the president of 2020 Ponce Condo Association, as well as the manager of four different -- yeah, four different properties. They're located in the North Ponce district; 33 Alhambra, which you all know, the 44 Zamora site, the 1505 Ponce site, and the Villa Majorca site, located on the corner of Majorca and LeJeune. Good morning, all.

Mayor Valdes-Fauli: Morning.

Mr. Warhaft: Obviously, we have a high vested interest in the North Ponce area, and it's related to all aspects of it, especially because we also own the -- we built the 2020 Ponce Condominium Association, the condo, and we still hold over 50 percent of those office condos and have no intention of selling them. So, our interests aren't just in residential. They're not just in commercial. They're in all aspects of seeing the proper kind of growth long-term for the North Ponce area. And as a result of that, as many of you are aware, I've been involved with this North Ponce conversation, the charrettes, since the very beginning. Some of the Commissioners, I had the opportunity of personally getting to meet them at some of these initial charrettes. That went on with the North Ponce area. We've all been talking about this many years now. There's a lot of different issues that we're trying to address and resolve, and also looking towards the future of the North Ponce district of Coral Gables. One of the things that you were talking about this morning and I think are important are the size of the units, and also, the parking issue. So, first, I'll address the size of the unit. While my good friend and colleague, Mario Garcia-Serra, mentioned about the size of units that his clients are working with, we tend to see in these urban areas that the best sized units tend to be somewhere between 600 and 1,000 square feet, that that's the range that seems to work best, especially when you're looking at whether it's young professionals, people that are in the service industry that are servicing the over 200 restaurants that are here on Miracle Mile and Giralda and all of the other streets that are located in the Central Business District. Also, you have people who are leaving their homes and their kids are

moving out and they're downsizing, and they still want to be part of the urban fabric. You know, people don't want to go and spend their lives in an old home when they're 60, 65 years old and they're still active. This is -- we're not just a different generation, the younger people, but people who are getting older are a different generation than their parents. And these types of units, that's what we see in all of our developments in downtown Miami and in Coral Gables. We see a mix of the whole population and having those size units allows people that either aren't of higher income because of what they're doing with their job or where they are in their career, and also, those people who are now getting closer to a fixed income and need to be able to have some kind of a lower stabilized number, but still want to be able to live within their urban cores of their cities. So, when you have someone who lives in a single-family home in Coral Gables and wants to be able to still live in or close to the urban realm of the city so that they can enjoy it and its walkability, it's not just young people, and that's one of the misnomers, I think, about the size of the units that needs to be addressed. And, as Commissioner Lago mentioned, that has a lot to do also with the pricing, as I mentioned about, you know, people's income level. The other piece about the parking is the following. That I believe -- and in a ton of memos that I've written some proposed legislation that I gave to Commissioner Lago several years ago regarding the parking and how this could potentially work as a second phase to this legislation is that this Commission could then offer some kind of incentive to developers that assemble certain sites in certain locations where they provide retail at grade and a parking structure above and that that is parking for a bunch of other properties that now lose their parking plinth. And that the City could go through another process, separate from this, but related, after this is done, and identify the locations where they'd like to see those facilities. And that then you offer something else to developers where they have some kind of an impact fee waiver for parking or something along those lines, where they're basically buying the spaces that are in those facilities. And there -- even if it were City property that you were using to do that, but the point being that I think that that's a second phase. I think that you can get there and you can get there relatively quickly, but I do think that there is opportunity to do that which does change the nature and character of the buildings, and there's an inherent value to developers because when you're taking that use out of a building, they're saving money on construction costs.

Commissioner Lago: You know, just to give credence to your statement, I -- first of all, I appreciate you giving me that information. You are correct. You gave it to me and it was very insightful. I wrote a memo that I don't know if all of you got. It was in reference to the future of parking and how there's a huge transition moving forward and that, again, we're not there yet because we don't have the public transportation system, but the view is that other cities and other countries are already transitioning to taking these old structures and making them either offices or storage, live/work spaces. Because, again, if you do have mass transportation and we are serious about the SMART Plan, we have to transition from one place to another. I mean, eventually, you're talking about hours and hours and hours just sitting in a car when you're not even being effective. So, I mean, I agree with Commissioner Quesada's comments and -- because I think there's a real big future in this, but there has to be a concerted commitment not only from the public sector, but from the private sector to achieve this goal. I would love nothing more to see less bulky buildings, to see real buildings that have spectacular articulation, to see buildings that offer great amenities and that are not just ramming as much product into, you know, a shell because they got to achieve a certain number. And I think that the only way you can get there -- if you really want to see a great product -- is to find some sort of common, you know, ground.

Mayor Valdes-Fauli: That's right. Anything else...

Commissioner Lago: But that takes a lot of...

Mayor Valdes-Fauli: Mr. Warhaft?

Commissioner Lago: Work, though. This is a...

Mr. Warhaft: So...



Commissioner Lago: That's a lot of work. I mean, I have no experience in that. I mean, we're talking about -- I don't think any other community has done this in South Florida. Kay, are you aware of...

Mayor Valdes-Fauli: No. I think that that's -- yeah, that's (INAUDIBLE).

Commissioner Lago: It's visionary. It's visionary, but it's...

Mayor Valdes-Fauli: Next step from what are we talking about today. Yeah, I agree.

Mr. Warhaft: Yeah, in...

Mayor Valdes-Fauli: And it's something we have to do.

Mr. Warhaft: Sorry.

Mayor Valdes-Fauli: Go ahead.

Mr. Warhaft: In closing, just with regard to the parking -- and I'm happy to, at some other time, come and meet with the Commission, meet with the City Manager and staff and discuss all the things that, as a developer, I currently have been working on for years regarding parking and pulling parking out of buildings so that it changes that issue. And also because of the...

Mayor Valdes-Fauli: That would be very helpful.

Mr. Warhaft: Repurposing.

Mayor Valdes-Fauli: Very, very helpful, yeah.

Mr. Warhaft: In the future.

Mayor Valdes-Fauli: Thank you very much.

Mr. Warhaft: Thank you.

Mayor Valdes-Fauli: That would be very helpful, and we'll take you up on it.

Mr. Warhaft: Thank you.

Mayor Valdes-Fauli: Alright.

Commissioner Quesada: Yeah, if you could...

Mayor Valdes-Fauli: The public hearing is closed. And let's -- Commissioner...

Vice Mayor Keon: I wanted to go back to -- I wanted Frank to talk further -- I was having trouble following exactly what it was...

Commissioner Quesada: Let me summarize.

Vice Mayor Keon: You wanted. Or what you wanted to see.

Commissioner Quesada: Let me summarize.

Vice Mayor Keon: Okay.

Commissioner Quesada: What I'm saying is for this North Ponce district...

Vice Mayor Keon: Yeah.

Commissioner Quesada: Is...

Vice Mayor Keon: This is -- okay, so it's the North Ponce corridor.

Commissioner Quesada: Yeah, the North Ponce...

Vice Mayor Keon: Or the whole...

Commissioner Quesada: Everything we're -- what we're talking about.

Vice Mayor Keon: The whole area.

Commissioner Quesada: The map that Ramon put up on the screen.

Vice Mayor Keon: So, you're talking from Navarre...

Commissioner Quesada: North of Alhambra...

Vice Mayor Keon: From...

Commissioner Quesada: South of 8<sup>th</sup> Street, Douglas...

Vice Mayor Keon: Douglas to...

Commissioner Quesada: LeJeune.

Vice Mayor Keon: LeJeune.

Commissioner Lago: Our infill.

Vice Mayor Keon: Or it was beyond LeJeune.

Commissioner Lago: The entire infill.

Vice Mayor Keon: It's the entire area, okay.

Commissioner Quesada: Yeah, the entire area.

Vice Mayor Keon: Okay, go ahead.

Commissioner Quesada: That not to reduce the parking requirements. Keep them exactly what they are.

Vice Mayor Keon: Right.

Commissioner Quesada: However, the only -- the twist is, parking is not required to be within the actual structure. It has to be -- so, I live in Building A and the parking for my building is 500 feet away. That way -- and then we force the developers to make higher quality buildings, nicer buildings because we'll get smaller buildings and we'll get nicer buildings. That's it. That's...

Mayor Valdes-Fauli: And another alternative...

Commissioner Quesada: That's really it.

Vice Mayor Keon: Well, but I...

Mayor Valdes-Fauli: Is for the City to acquire and the City to build a parking building.

Commissioner Quesada: Or -- that's one option, or do some sort of partnership with, you know, property owner that have -- that are the commercial spaces.

Commissioner Lago: So, are you saying like...

Commissioner Quesada: Commercial zoned.

Commissioner Lago: If you don't mind me interjecting just one second. So, you're saying, let's say, for example, there's a building that's got to build 100 parking spaces.

Commissioner Quesada: Correct.

Commissioner Lago: Okay, instead of building those 100 parking spaces and take maybe two or three floors or one floor to have, you know, that adequate parking, which is required by the Code, they would pay into some sort of fund, which then those monies would be used -- I'm just trying to figure out a way to get there because we've got to, obviously, buy the piece of land.

Commissioner Quesada: Oh, I don't know how to get there.

Mayor Valdes-Fauli: Or...

Commissioner Lago: No, no, no, that's what I...

Vice Mayor Keon: But I think that we already...

Commissioner Quesada: Be clear about that.

Vice Mayor Keon: Know...

Mayor Valdes-Fauli: Or instead of building 100 parking spaces, they can build 150 parking spaces. We give them an incentive and make them available to the neighborhood.

Vice Mayor Keon: But I -- and I think that's exactly what the intent is here with those -- when he -- when Ramon was talking about the historic properties within the North Ponce area, that there were no parking requirements at the time that they were built and a lot of them...

Commissioner Quesada: Of course.

Vice Mayor Keon: Don't have parking. So -- and if some of them you would like to see them be able to expand in some way, or if you would like to be able to see that bed and breakfast, now somebody's going to come there. There's not much -- I mean, even if there is, you know, four units in a bed and breakfast, there probably isn't parking on-site for, you know, four cars or -- plus, you know, the people who own the bed and breakfast. Let's say it's for six cars. So, you know, those -- that type of unit would -- you would allow them to exist. You would allow them to remodel. You might even allow them to expand some under historic preservation, but you're not going to require parking. That is the people that you -- that type of building is the one that you are going to allow them to find parking within...

Commissioner Quesada: I want to be clear.

Vice Mayor Keon: A thousand feet.

Commissioner Quesada: I want to be clear about something. You said don't require parking. You're still requiring parking.

Vice Mayor Keon: Well, no.

Commissioner Quesada: Just the location of where that parking must be...

Vice Mayor Keon: Well, yes, but...

Commissioner Quesada: Has changed.

Vice Mayor Keon: But what you allow them is to -- right now, they are not allowed to expand because of parking. We would allow those to preserve them. We would allow them the TDRs. We would allow them so that they have a plan to preserve that historic site and they can park remotely within a thousand feet. So, the guest -- the host...

Commissioner Quesada: One twist. One twist. It's not only limited to historical properties because you were discussing it as historical properties.

Vice Mayor Keon: Well...

Commissioner Quesada: It can be even in a new project.

Commissioner Lago: But that's what I was saying.

Vice Mayor Keon: Well, I mean, I don't know about the new projects because I think as the new projects are built, they can be...

Commissioner Quesada: Let me ask you a question. You've travelled quite a bit. When you go to those small European town that, you know, we all travel to because we love, little shops, little cafés and people live up top, those old, beautiful, wonderful neighborhoods, they don't have parking in the building. Parking is separate.

Commissioner Lago: Yeah, but it's different, though.

Vice Mayor Keon: But they also don't...

Commissioner Quesada: It's to create -- it's to -- my goal...

Vice Mayor Keon: Well...

Commissioner Quesada: Is to create that atmosphere.

Mayor Valdes-Fauli: But we can start that. Can I make a suggestion?

Commissioner Quesada: Yeah.

Mayor Valdes-Fauli: I think it's a fascinating discussion and I thought about having City purchase lots in order to build parking, but also we can have -- give developers incentives to provide parking to us with incentives. Why don't we vote on this issue first -- I mean, what's before us first...

Vice Mayor Keon: Can we have...

Mayor Valdes-Fauli: And then we can, you know, discuss parking, and I think it's a wonderful issue.

Vice Mayor Keon: So, we would vote on all of these -- F-3 through F-11?

Commissioner Quesada: Now, here's the only problem with that. And I apologize that I'm bringing this up...



Mayor Valdes-Fauli: No, go ahead.

Commissioner Quesada: The day of the second reading because I know I'm throwing a wrench in everything...

Vice Mayor Keon: But now's the time...

Commissioner Quesada: But...

Vice Mayor Keon: To discuss it.

Commissioner Quesada: But here's the thing. If we vote on what's currently before us, tomorrow we're going to have projects being submitted...

Commissioner Lago: Yeah.

Commissioner Quesada: So, what's going to end up happening is we're going to have a piecemeal situation. And say a month from now or two months from now, we decided, hey, it's a good idea to have the remote parking. Staff comes back. They compare it to what's been done in other municipalities throughout the country or the world to make this achievable, now it's going to be a piecemeal situation.

Vice Mayor Keon: But we don't have the remote parking currently in that area, so to not allow it is going to create a tremendous number of problems. I mean, I think that the parking requirements and when they have applied shared parking and these other issues, I think you are adequately dealing with that parking issue. We also know that, you know, as part of the public -- the new public safety building that is being proposed for the North Ponce, there is a parcel that will be a -- or can be or is intended to be a public parking garage, and we have had a great deal of discussion over the value of that because that's in that -- this North Gables infill area. And so,

that garage that can be built at the same time as a public safety building, depending on budgeting issues, will tie into all of this at about the same time as this is happening that we will be providing some...

Mayor Valdes-Fauli: And we will also have...

Vice Mayor Keon: Remote parking.

Mayor Valdes-Fauli: Douglas Entrance has a lot of parking that we can use for this.

Vice Mayor Keon: And Douglas Entrance has some additional parking, although there are some additional uses that are coming in for Douglas Entrance that will probably increase the amount of -- the need for parking in that area. I think the most interesting part of this study -- and I'm sorry we don't have the pictures to show it -- is the whole issue of how the buildings on North Ponce itself, on Ponce, are going to -- they would require them to be shaped so that it provides a very nice vista along Ponce and also steps down and with great respect to the residential neighborhood behind this -- you know, that building. And that's where we will see the paseos. I think that there are two or three large parcels along Ponce -- the one on Zamora. I think that they were just talking about. There's two or three large parcels along Ponce that are over 20,000 square feet that are prime for development where we can -- where these would -- this would apply and we would see very soon or -- I mean, very soon for a building -- within three to four years in the time it takes them to go through permitting and build a building and whatever else, that you will begin to see this reshaping of Ponce, with the paseos and with the setbacks and, you know, with the changes as to how it meets...

Commissioner Lago: But one of the...

Vice Mayor Keon: You know, the residential neighborhood behind it.

Commissioner Lago: I agree with Commissioner Quesada. I mean, I'm willing to have this discussion, you know, a little more further in depth in regards to parking and how we can find different options, if we're really going to redefine this area. But one of the issues -- I just want to -- I want to bring a few points to light that maybe we can have staff verification. One of the items on page 21 of the presentation talks about landscaping requirements. Again, I'm not a tree expert, but when you talk about one shade tree required for every 50 feet of street frontage, I don't know. To me, that sounds...

Mayor Valdes-Fauli: It sounds wonderful.

Commissioner Lago: I think it sounds a little bit too little. I think it should be, I don't know, every 30 feet, every 40 feet. It's just an issue I'm bringing up. Think about it. If we want tree-lined streets and we have to redefine what -- we're going to redefine what North Ponce looks like, I think that's a good opportunity.

Mayor Valdes-Fauli: Commissioner, let me -- go ahead.

Commissioner Lago: No, no, and the other issue, too, was open space. We haven't finalized what true open space it. I brought it up several times. We've seen some projects that have come before us where they modified what open space is to really put forth an incredible, you know, 10,000-square-foot park. We have one that we're going to be discussing today at 5 o'clock, which is presenting, I think, close to 8,000 square feet on the ground floor. I think that is a true amenity in the neighborhoods and we need to have that defined. I would hate to see Zamora come before us and a piece of property which is, I think, close to two acres, which the City is currently using -- how big is that piece of property?

Unidentified Speaker: Sixty thousand square feet.

Commissioner Lago: Sixty thousand square feet, an acre and a half. That it goes from street to street, that the City's currently using right now, thanks to that developer. I would hate to see that property come up and not have a beautiful component in regards to open space.

Vice Mayor Keon: Well, that building will be required to have the paseo.

Commissioner Lago: No, I know, but that's not...

Mayor Valdes-Fauli: That's right.

Commissioner Lago: Open space.

Mayor Valdes-Fauli: But it's...

Commissioner Lago: That's not open space.

Commissioner Mena: It's the opposite of open space.

Commissioner Lago: That's -- I mean, it's a...

Planning and Zoning Director Trias: Commissioner.

Commissioner Lago: Go ahead, sir.

Planning and Zoning Director Trias: But it is open space.

Vice Mayor Keon: It is open space.

Planning and Zoning Director Trias: It's a transition between the smaller buildings.

Unidentified Speaker: No.

Commissioner Quesada: Yeah, but Commissioner, to your point, something that I know you won't like and I think we agree on this. I'm looking at the actual language that we have here in the actual proposed ordinance and it says open space. And it defines open space as courtyards -- okay, we agree -- exterior stairs.

Commissioner Lago: I know, I know.

Commissioner Quesada: Which I don't think is something that we agree...

Commissioner Lago: That's why...

Commissioner Quesada: Is open space.

Commissioner Lago: I didn't want to get into semantics here.

Commissioner Quesada: Breezeways, porches and patios. But obviously -- so...

Commissioner Lago: I didn't want -- look, they consider open space an area on the second floor of a building. It's open space. That's not open space. That's why I've been saying for, I think, close to a year now, we need to redefine open space. I don't want any buildings coming here that meets the requirement of open space -- oh, we met the requirement, 20 percent open space. No, you didn't. If we're looking at North Gables and we're going to redefine the way North Gables is looked at and we're going to change our thought process and we're going to implement these ordinances, I want to make sure that we offer open space. There's a lot of families in that area. There's a lot of people, again, people who want to walk their dogs. I don't know of one piece of property that's open space...

Vice Mayor Keon: Well...

Commissioner Lago: (INAUDIBLE) east or west -- will be west of Ponce that I can think of right now, near that area of (INAUDIBLE), which is being built now. It's just little buildings. Where do people go to walk their dogs?

Planning and Zoning Director Trias: Right.

Commissioner Lago: Where do people go and...

Vice Mayor Keon: But I think that Starlight Properties is looking at developing a particular parcel there and has committed to a significant amount of open space along -- with their project. Now, you know, these are coming forward to us as conditional use, so it's going to come before the Planning and Zoning Board.

Commissioner Lago: I understand.

Vice Mayor Keon: And it's going to come before the City Commission. So, as we start -- you know, as we're looking at how this evolves, we can tweak all of these things. I mean, I would hope at some point that the conditional use is removed and they are just developed as of right, but as we're making these changes, we may -- we'll continue to have them come before...

Commissioner Lago: Okay, that's...

Vice Mayor Keon: So, you can look at these issues.

Commissioner Lago: But that's my point.

Vice Mayor Keon: And then we can change them.

Commissioner Lago: You basically...

Vice Mayor Keon: Yeah.

Commissioner Lago: Went into my point, and that was...

Vice Mayor Keon: I'm sorry.

Commissioner Lago: I want to -- no, no, no. You agree with me. And the point is...

Vice Mayor Keon: Yes.

Commissioner Lago: I don't want to negotiate this on the dais.

Commissioner Mena: Right.

Mayor Valdes-Fauli: No, I know. But let me...

Commissioner Lago: I want to have -- I want to be -- I want to have developers...

Vice Mayor Keon: But they'll know before they come.

Mayor Valdes-Fauli: No, let me...

Commissioner Lago: Go ahead.

Mayor Valdes-Fauli: Suggest something. This is a wonderful proposal. This proposal, for the first time, in 30 years or 40 years, does something to move North Ponce in the right direction. It prevents some of the monstrosities that are there now, and it starts us into the green space movement, and also for us to start considering parking. I would suggest that we deal with this today, and then that we start for the next meeting, talking about parking, talking about open space, talking about all of this. I've never seen Commissioner Lago, as you say, open stairs. Any time anybody builds a park or an open space in front of the building and that building is one foot above the sidewalk, it's useless because nobody's going to go there -- or one foot under the sidewalk. And I'm thinking of Alhambra Circle projects and such. I would suggest, if the Commission desires that we vote on this -- and then go on and do the same planning process that we have -- on an expedited basis, but this is, as it is, wonderful because, for the first time, again, in 30 years, it deals with North Ponce in a very positive manner.

Commissioner Mena: But I...

Vice Mayor Keon: Thank you.

Commissioner Mena: I think one of the concerns is -- and I think Commissioner Keon and Lago were just touching on this, and I think it was really what Commissioner Quesada was getting at a few minutes ago is once we approve this, people will be proceeding under these new guidelines. And to then try to incentivize them to do something that differs from this in some way is going to be challenging.

Mayor Valdes-Fauli: And we will tell our Planning and Zoning Board and we will tell our -- you know, we need more open space or we need more parking, or we need more whatever.

Commissioner Mena: But...

Vice Mayor Keon: What is our regulation...



Mayor Valdes-Fauli: Let's not approve it.

Vice Mayor Keon: Now with regard to open space? I thought we changed the regulations with regard -- did we do anything with open space because we said it had to be on the ground floor.

Planning and Zoning Director Trias: We have...

Vice Mayor Keon: Didn't we clarify that?

Planning and Zoning Director Trias: We have not changed the definition, as Commissioner Quesada was showing. What we have done is made some changes as we propose things to you, such as, for example, in the conservation district, there's a requirement to have a lawn in the front...

Vice Mayor Keon: Right.

Planning and Zoning Director Trias: And that's required. That's a big deal. That's a big deal.

Commissioner Lago: And I agree with you, and that was my point. It's going to be very, very difficult to grab developers who own 25,000 square feet and 25,000 square feet to come together and put some sort of open space in between them because the projects get developed, you know, over different timeframes. But when you have a piece like Zamora, you have to take advantage of -- I'm in favor of giving bonuses to a project when you give something as significant as open space.

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: But, look...

Commissioner Quesada: You know, what helps that? Remote parking.

Commissioner Lago: And I agree with you. That's why...

Mayor Valdes-Fauli: Right.

Commissioner Lago: That's why -- because, again, when you have remote parking, you have a more articulated building. You have a building that has a little bit -- you know, several different floors that you can use to your advantage. But I just want to go over a few things and I want to tell you why I'm not ready to vote on this today, okay. I wrote a memo on March 9, that I don't know if you got a copy of it and the Mayor, and it was a few points that concerned me. One of them was dealt with today, which is the micro units, 650 square feet. The other issue was the idea of open space and what qualifies as open space and what are the intended common uses and enjoyment of the public for open space, and why do I believe that, you know, rooftop terraces and fully enclosed spaces, such as stairwells should not be considered public open space. We haven't dealt with that yet. So, I would rather tell a developer now this is what we're requiring before they continue to spend hundreds of thousands of dollars in reference to architecture and engineering fees. We need to get this done. I've been talking about this for a year.

Vice Mayor Keon: I'm prepared to vote on this today.

Commissioner Lago: Okay, but let me...

Vice Mayor Keon: And -- I'm sorry, go ahead.

Commissioner Lago: It's alright.

Vice Mayor Keon: Were you finished?

Commissioner Lago: No, no. I'm almost done.

Vice Mayor Keon: I'm sorry.

Commissioner Lago: Literally, two seconds, and I promise I won't say another word. Density.

Commissioner Quesada: That's a lie.

Commissioner Lago: My -- no, it's the truth. It's the truth. Hey, we've been talking about this for 30 years, right, Mayor? Density. The issue of density. I don't think that -- in my opinion, I think -- we're going from 50 units, once you get to a Med bonus -- we're going now to -- they're requesting a hundred. When we first started discussion, it was 75. I even gave a little bit further, 75 to 85 units, with all incentives considered. The residents in the area -- and I've spoken to many -- are extremely concerned with traffic congestion and the number of additional vehicles these projects could potentially bring to the neighborhood. Now, if you move in the direction of Commissioner Quesada, you get -- I'm willing to give you a bonus, but there has to be real detailed, thoughtful planning. And the final issue, developers must demonstrate that it has made site improvements to the surrounding neighborhood. For example, indigenous trees. I'm not a tree expert, but I think 50 feet is a little bit too far. Look what happened in the Mile. We put some trees -- and again, it's not our fault. I know that we were very -- we were tight in reference to money at the end, but there's some trees there that are so -- you know, they're so flimsy that a little wind will knock them over. You know, it's going to take 30 years to get a canopy. Let's build -- let's put something nice. And my last common, natural LED lights, reconstruction of sidewalks, traffic-calming opportunities in line with the City's masterplan guidelines and acceptable to the area neighborhood. Let's make it walkable. Let's make it pedestrian-friendly and bike-friendly. Those are my comments. I'm willing to wait on voting on this to do it the right way.

Mayor Valdes-Fauli: Okay, let me make a comment, and then I will call for a motion or to take it up or not take it up. This is a very good plan. This is a very good proposal for North Ponce, one of our neglected areas. If we postpone this, a very good -- in search of the optimal, in search of the -- sometimes the optimal is an enemy of the good. If we reject the good at this point in order to call for more studies, those studies are going to take six months, eight months, a year, and a very good plan will be turned down by us. We can deal with the proposals that are going to come tomorrow or day after. The developers are here. They have listened to our concerns and we can reject those and ask for something else. But at this point, I would urge the Commission to take this very good plan up, pass it. It goes in the right direction substantially, and let's take up the others immediately in the next Commission meeting, two Commission meetings, ask staff to prepare that. But for us to start looking at a parking plan and whether we acquire properties or whether we give incentives or whatever, that will put off this very good plan for months, if not a year.

Vice Mayor Keon: I agree with you. I think when we did the charrettes and we invited in the various urban planners within our community that joined us and, you know, we sat and talked about all of these issues and, you know, this idea of the paseo is really to split very long blocks so that it is a much more walkable city. Because just as you're talking about, in all of these older, you know, cities that we come to and we love so much, you know, they don't have these real long blocks, you know. These blocks, you know, are short. What is the -- where is Ramon? What is the distance that is ideal in planning where a block should cut? How far, how long?

Planning and Zoning Director Trias: About 300 feet or so.

Vice Mayor Keon: Right. And how long are these blocks? They're like 500 feet?

Planning and Zoning Director Trias: Yeah, yeah.

Vice Mayor Keon: Yes. So, you know, we're splitting these blocks into -- you know, it also creates, you know, cut-throughs in neighborhoods and, you know, shortcuts and everything else. I -- you know, is it perfect? No, because it hasn't been tested yet. But we have to allow things to move forward knowing that we always have the opportunity to come back and deal with the issues as they arise. And again, to your point, I agree with you on open space. But these are -- it's all conditional right now. So, everything has to go to the Planning and Zoning Board. Everything will come to this Commission. It is very clear that there is no -- to my knowledge, since I have been on this Commission, I haven't seen any developer come in with anything as conditional and not had a conversation with this Commission or not had a conversation with our Planning staff or not had a conversation as to what the expectation is and the aesthetic that we are looking at and what we want in this building.

Mayor Valdes-Fauli: Alright.

Commissioner Lago: And...

Mayor Valdes-Fauli: Let me...

Vice Mayor Keon: So, I guess, for that, I'm pretty...

Commissioner Lago: While I...

Vice Mayor Keon: Comfortable with it.

Commissioner Lago: While I agree with you on your points, we were talking about going from 50 units with the Med bonus to 75. And I was saying, I'm willing to go to even 85, if you meet these following criteria. Now, we've jumped to 100, which I said very clearly...

Vice Mayor Keon: Well, I think at the...

Commissioner Lago: Which is something that I'm...

Vice Mayor Keon: Right.

Commissioner Lago: Opposed to.

Vice Mayor Keon: But, at the last...

Mayor Valdes-Fauli: Maybe 100...

Vice Mayor Keon: But, at the last meeting...

Mayor Valdes-Fauli: Is the right -- but let's...

Vice Mayor Keon: When it was discussed, it was what...

Mayor Valdes-Fauli: I think we've discussed this enough. Can...

Vice Mayor Keon: But Robert Behar was here and a variety of developers were here, and we had the discussion about the hundred. And we gave direction to -- as a Commission, we voted to give direction to them to that 100. Did we not?

Commissioner Quesada: We did.

Commissioner Lago: But no, no. But I gave direction...

City Manager Swanson-Rivenbark: You asked -- I'm sorry.

Commissioner Lago: I gave...

Vice Mayor Keon: The majority of this Commission voted on the 100.

Commissioner Lago: Yeah, but let me...

Vice Mayor Keon: So, that was the direction that was given by the Commission at that time.

Commissioner Lago: Commissioner Keon...

Mayor Valdes-Fauli: Okay.

Commissioner Lago: Sometimes we vote on issues on first reading to push them forward. I wrote a memo. The City Manager went to the Planning and Zoning where we presented my memo along with her other issues in regards to this topic.

Vice Mayor Keon: But...

Commissioner Lago: It's -- my memo's clear. It's written. Everybody got a copy of it; City Manager, City Attorney, City Clerk...

Vice Mayor Keon: Right.

Commissioner Lago: Director of Planning and Zoning. I'm just giving you my -- and the Commission. I'm very...

Vice Mayor Keon: Right, but...

Commissioner Lago: I knew exactly what I was doing, okay.

Vice Mayor Keon: Right. But, we -- I know you did. But, we also, as the majority of this Commission, voted on the hundred units (INAUDIBLE)...

Mayor Valdes-Fauli: Okay, gentlemen. We...

Vice Mayor Keon: With that direction to the Manager to go to the City. So, yours differed from what the direction...

Mayor Valdes-Fauli: But let's not discuss what happened...

Vice Mayor Keon: From the Commission as a whole was.

Mayor Valdes-Fauli: And who voted what. Let's deal with this issue at present. Commissioner Quesada, you wanted...

Commissioner Quesada: Yeah. I want to make a motion. First of all, I love the enthusiasm behind it, so I want to make a motion to approve -- go ahead.

Mayor Valdes-Fauli: We have to -- I'm sorry. We have to vote motion by -- I mean, item by item.

Vice Mayor Keon: Item by item.

Commissioner Quesada: Okay. That's fine.

Mayor Valdes-Fauli: And so, if you want to make...



Commissioner Quesada: I want to make one amendment to the motion of approval, and this is going to apply to all of them. I know we have to do a motion for each one of them, but this amendment applies equally all the way through. It is -- the caveat is, for the time being, you know, I want to direct staff to study this parking proposal that we've discussed today, the one that I brought up. And in the interim period, if any developer or any applicant submits any kind of plan, that they also have to submit a parking proposal, with the caveat that they are going to be fully aware that we could change the rules in this process when it comes to parking. So, we're approving it, but we don't want any complaints in the future to say, well, hold on a second. You guys approved this and now you're changing the way the parking works.

Mayor Valdes-Fauli: If there is a parking element that...

Commissioner Quesada: If there is a change.

Mayor Valdes-Fauli: Is there a second?

Vice Mayor Keon: I'll second it.

Mayor Valdes-Fauli: Alright. Will you...

City Attorney Leen: So, Mr. Mayor...

Mayor Valdes-Fauli: Call the roll?

City Attorney Leen: If I could clarify. The -- so, as part of -- this is a conditional use process as well, so you will need to present the parking plan through the planning -- to the City staff, to the Planning and Zoning Board, and to the Commission. And they have the power to impose conditions of approval related to that plan.

Commissioner Quesada: And to be clear on the parking plan, it's a parking plan to deal with if you are required to provide remote parking within a set of feet that staff will direct you to.

Vice Mayor Keon: I think it was within a thousand feet is what it calls for here.

Commissioner Quesada: But staff may think that...

Vice Mayor Keon: Okay, whatever.

Commissioner Quesada: A smaller number or greater number is applicable.

Mayor Valdes-Fauli: Will you call the roll?

City Attorney Leen: Yes. So, Mr. Clerk...

Commissioner Quesada: So, that's a motion, Item F-3.

Vice Mayor Keon: F-3.

City Attorney Leen: So, this is on Item F-3.

Mayor Valdes-Fauli: F-3.

Commissioner Lago: So, are you going to differentiate between every single item and...

Mayor Valdes-Fauli: Every single item.

City Attorney Leen: Yes.

Vice Mayor Keon: Every item has to be voted...

City Attorney Leen: We're going to go...

Vice Mayor Keon: On separately.

City Attorney Leen: There's going to be nine votes.

Mayor Valdes-Fauli: We have to. They're ordinances.

City Attorney Leen: We're going to start with F-3. There was a motion and a second, wasn't there, Mr. Mayor?

Vice Mayor Keon: Yes.

City Clerk Foeman: Yes.

City Attorney Leen: Okay.

Vice Mayor Keon: Commissioner Quesada. I seconded.

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

Vice Mayor Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Commissioner Quesada: Same motion on Item F-4.

Vice Mayor Keon: I'll second it.

Mayor Valdes-Fauli: Call the roll, please.

Commissioner Lago: No.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Vice Mayor Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Commissioner Quesada: Same motion on Item F-5.

Commissioner Mena: No.

Commissioner Quesada: Yes.

City Clerk Foeman: Vice...

City Attorney Leen: Was that seconded?

Vice Mayor Keon: I second it.

City Attorney Leen: Okay.

Vice Mayor Keon: Yes.

Commissioner Lago: No.

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City Commission Meeting

May 30, 2017

Agenda Items F-3 through F-11 are related – Ordinances of the City Commission of Coral Gables, Florida providing for amendments to the City of Coral Gables Official Zoning Code, Future Land Use Map, Zoning Map, and Comprehensive Plan to include provisions for the North Ponce de Leon Boulevard Mixed Use District.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Commissioner Quesada: Same motion on Item F-6.

Commissioner Quesada: Yes.

Vice Mayor Keon: I second it.

Vice Mayor Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: No.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Commissioner Quesada: Same motion on Item F-7.

Vice Mayor Keon: I second it.

Vice Mayor Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Commissioner Quesada: Same motion, Item F-8.

City Attorney Leen: 9.

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City Commission Meeting

May 30, 2017

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Commissioner Quesada: F-9.

City Attorney Leen: Is it F-9, Mr. Clerk?

City Clerk Foeman: F-8.

Commissioner Quesada: F-8.

City Attorney Leen: F-8, I'm sorry. F-8. There's a motion. Is there a second?

Vice Mayor Keon: Second it.

Commissioner Lago: No.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Vice Mayor Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Commissioner Quesada: Same motion on Item F-9.

Vice Mayor Keon: Second it.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Vice Mayor Keon: Yes.

Commissioner Lago: No.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Commissioner Quesada: Same motion on Item F-10.

City Attorney Leen: Who's the seconder?

Vice Mayor Keon: I second it.

Commissioner Quesada: Yes.

Vice Mayor Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: No.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Commissioner Quesada: And same motion on Item F-11.

Vice Mayor Keon: Second it.

Vice Mayor Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Mayor Valdes-Fauli: Thank you very much, gentleman and lady, Vice Mayor. We will take a ten-minute break at this point. Thank you.