

City of Coral Gables City Commission Meeting
Agenda Items F-7 and F-8 are related
March 29, 2022
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago
Vice Mayor Michael Mena
Commissioner Rhonda Anderson
Commissioner Jorge Fors
Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias
Parking Director, Kevin Kinney
Public Works Director, Hermes Diaz

Public Speaker(s)

Mario Garcia-Serra
Robert Behar
Sylvia Aquino
Raul Perez
Terence McKinley
Alicia Fernandez
Emilio Mascaro
Kevin Shea
Tom O'Malley

Agenda Items F-7 and F-8 are related [2:30 p.m.]

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Agenda Items F-7 and F-8 are related - Ordinance of the City Commission granting approval of a Planned Area Development pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a multi-family project referred to as "301-341 Madeira" on the property legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida. Page 1

An Ordinance of the City Commission granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a multi-family project referred to as "301-341 Madeira" on the property legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

A Resolution of the City Commission granting Conditional Use approval pursuant to Zoning Code Section 2-400, "District Overlays," Section 2-405, "Residential Infill Regulations (RIR)," for a multi-family project referred to as "301-341 Madeira" located on property zoned Multi-Family 2 (MF2) legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

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

Mayor Lago: Welcome back. Now we'll take on time certain item 1 PM, Agenda Item F-7 and F-8. Madam City Attorney, will you read them into the record?

City Attorney Ramos: F-7 is an ordinance of the City Commission granting approval of a Planned Area Development pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a multi-family project referred to as "301-341 Madeira" on the property legally described as Lots 4 thru 24, Block 1 of Revised Plat of the City of Coral Gables Section K, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. F-8 is a site plan approval that is not for consideration at this time. This is a public hearing item. Mr. Clerk, can you swear everybody in that's going to be testifying today?

City Clerk Urquia: All those who are planning on testifying on this item, please raise and place your -- raise your right hand -- stand and raise your right hand. Do you swear or affirm that the testimony you'll provide today will be truth and nothing but the truth?

(COMMENTS MADE OFF THE RECORD)

City Clerk Urquia: Thank you. Madam City Attorney, we do have one person who will be speaking and it's on Zoom, but it's only via telephone. We're not able to see them.

City Attorney Ramos: They can speak, but it will not be considered testimony as we can't swear them in.

City Clerk Urquia: Thank you.

Commissioner Fors: And before we commence, I'd like to announce that I'll be recusing myself from this item for the reasons that my mother serves on the -- as the president of the homeowners association of the building directly across the street. Her and other folks who live there who I know personally have strong views about this particular project, and therefore, after being advised by the City Attorney, I should recuse myself based on a conflict of interest or an inability -- or perceived inability to fairly and impartially make a decision on this matter. So, I'll step out, and please remember to call me in when the matter's resolved.

Mayor Lago: Sure. Thank you, Commissioner Fors.

Commissioner Menendez: Can I go with him?

Mayor Lago: We've -- that happened with us with Vice Mayor Mena. Mr. Trias, the floor is yours.

Planning and Zoning Director Trias: Thank you, Mayor and Commissioners. May I have the PowerPoint, please? 301 Madeira has two requests, a PAD, planned area development, and also a conditional use site plan. The location is right north of Madeira, Salzedo towards the east, and to the north is the City limits. So, north of the project is unincorporated County, and in yellow, you see the whole parcel. And you can see it here in the plat. The red line is the unincorporated area of the County. The land use and the zoning is not being changed, but the project is taking advantage of the infill regulations in the overlay. So, there are two requests. The first request is the PAD. And the PAD requires public benefit, and the architect is going to be able to explain this in more detail. But in this sketch, you can see a park by Salzedo, and the high-quality sidewalks at the landscaped areas at the ground level, which I think are part of the public benefit. Again, the applicant will be able to go into more detail about this. The PAD requires one acre. This is 1.3 -- 1.43 acres. The FAR is 2.5, and the rest of the information on the site plan is right here. The second request is a conditional use site plan, which requires a design that takes advantage of all those public benefits. The ground level is a streetscape live/work units. The corner is the lobby. And there are 135 units and 227 parking spaces. And as you can see, the massing of the project has been broken into the different elements required by the Med Bonus program. The review timeline, Board of Architects in December, neighborhood meeting in January, Planning and Zoning in February, and the first reading is today for the City Commission. Letters were sent to property owners within a thousand feet, as required by Code, including outside of the City limits. There were three letters that were sent. The property was posted twice. The website posting happened three times, and the newspaper advertisement for Planning and Zoning happened once. The project is consistent with the Comprehensive Plan, and staff recommends approval with conditions. And there are some updated conditions that the applicant will explain in the presentation, minor things, but I think significant. And the application complies with the requirements of the Code. Some of the conditions deal with the streetscape enhancements, construction staging, undergrounding of utilities, and traffic monitoring for three years. Planning and Zoning recommended that maybe there should be a regulation that has a maximum width of

buildings at 300 feet. That was just an idea that they suggested, so we included that for you to think about, but it's not part of this request. I believe the applicant has a presentation.

Vice Mayor Mena: Before you -- sorry, before you sort of hand the baton off...

Planning and Zoning Director Trias: Yes.

Vice Mayor Mena: Can you explain specifically for the benefit of the public the -- a little more precisely what the residential infill regulations are when they were...

Planning and Zoning Director Trias: Yes.

Vice Mayor Mena: Passed as part of the Ponce Overlay, et cetera.

Planning and Zoning Director Trias: Yes, thank you. As for the Ponce Overlay, in that area north of the -- in the North Ponce area of the City, the infill regulations allow for 100 units per acre, 100 feet of height as long as certain public benefits are achieved in terms of the public spaces and the design of the sidewalks so...

Mayor Lago: Just to dovetail off the Vice Mayor's comments. Can you also provide what year that was approved?

Planning and Zoning Director Trias: About five years ago if -- I don't remember exactly the year.

Mayor Lago: Who was the only elected official who is currently serving on the Commission that voted on that?

Planning and Zoning Director Trias: Voting against it, I believe...

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Mayor Lago: No, no. Who voted -- who had to make a vote on this Commission right now?

Planning and Zoning Director Trias: I think it was...

Mayor Lago: I'm trying to give some cover to my guys up here.

Planning and Zoning Director Trias: I think it was you, Mayor. I think it was...

Mayor Lago: And who was --? And what was my vote on that?

Planning and Zoning Director Trias: I recall that it was no. And furthermore, I wanted to say that the staff recommendation was less density. It was 75 units per acre.

Mayor Lago: Thank you. I just want to put it on the record. When this was proposed before the Commission, it was proposed to go from 50 units to 75 units an acre. A Commissioner who's no longer on the dais asked on the dais to increase it to 100 units an acre, and that was approved, and that's what you're currently facing right now in regards to the Zoning Code. So, I wanted to put that on the record because we have to be very careful and be very clear, so people understand, especially people who don't face the Zoning Code every single day, that they understand the history and the trajectory of how we got to where we are today.

Vice Mayor Mena: What I don't recall is where the residential infill regulation, was it baked into the Ponce Overlay, or was that a separate...?

Planning and Zoning Director Trias: There are several...

Vice Mayor Mena: It traveled separately, or was it part of this?

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Planning and Zoning Director Trias: It was done at the same time, but it was separate areas. The area around Ponce was the mixed-use overlay...

Vice Mayor Mena: Right.

Planning and Zoning Director Trias: Which allows different things. And the infill overlay was meant to enhance the development in the MF2, the residential zoning, because Ponce de Leon is commercial.

Mayor Lago: And I'm going to bring up that legislation later when we have further discussion after the applicant presents.

Planning and Zoning Director Trias: And the last thing is that the recommendation of Planning and Zoning was to add the 300 feet maximum. That's only for you -- for information and discussion.

Mayor Lago: Thank you, Mr. Trias.

Planning and Zoning Director Trias: Thank you.

Mayor Lago: I appreciate it. Mr. Garcia-Serra...

Mario Garcia-Serra: Good afternoon...

Mayor Lago: Welcome.

Mr. Garcia-Serra: Mr. Mayor, members of the City Commission. My name is Mario Garcia-Serra, with offices at 600 Brickell Avenue, here today representing the applicant, Urban 301 Madeira. That's also the property owner. I'm joined today by Mr. Jonatan Sredni and Jack Azout, both principals of Urban 301 Madeira. And the Azouts and the Srednis in partnership have been long-time developers and owners of multifamily properties, including several in Coral Gables. This for them is a long-term investment and something which they plan on having a sort of -- as a sort of legacy for both of their families. I think what we have to ask ourselves today is what context are we here in today. The applicant certainly is here to propose the project pursuant to your zoning regulations and to get it approved. The City, I think, and the City Commission is here in the context of what is best and for the long-term future of the City and implementing a plan that's been on the books in the City already for some time. The implementation of this planning effort actually started in 2002 with several North Ponce studies that ultimately culminated in the adoption of the residential infill regulations that we're talking about today. And that effort was meant to address the challenge of making sure that the quality of housing in the North Ponce area would be a high quality. It is no secret that many of the buildings in the North Ponce area are in a slow decline. For 50 to 70 years, they served their purpose, but now it is very hard to economically justify their improvement and maintenance. In order to incentivize new quality housing, the City Commission, after about 15 years of study, adopted the residential infill regulations. And if you go to those residential infill regulations -- I've excerpted there on the screen the purpose and intent of the ordinance -- and you'll see that there is much mention of encouraging greater housing opportunities, promoting, and encouraging pedestrian activity, encouraging compatible and engaging streetscape. All of this is part of a long-term, very significant, very important planning effort for the City of Coral Gables. Now, how are the residential infill regulations intended to work? Well, they provide incentives. They provide incentives but only to a certain extent. Within the existing building envelope that is permitted by the underlying and pre-existing zoning, which is MF2, you have to work within that building envelope of a 2.5 FAR and pretty much the same height. Under MF2, you're permitted a height of 97 feet. Under the residential infill regulations, you're permitted a height of 100 feet, so three feet more. The big change in incentive is what was

just alluded to right now by the Mayor in that there is a significant increase in density. Typically, under the MF2, you're permitted 50 units per acre. Here, under the residential infill regulations, you're permitted 100 units to the acre. That indeed is the primary incentive to try to encourage redevelopment of new housing inventory in the North Ponce area. These code regulations are already in the books. We did not invent them or propose them. We are just asking for approval to utilize them as permitted and encouraged by your City Code. Here is the project site. It's about 1.4 acres on the north side of Madeira, on the extreme northern boundary of the City, a portion of the unincorporated neighborhood of Little Gables is to the north. We're requesting, as Ramon mentioned, RIR and PAD approval, and both of those require that we provide some sort of public benefit as part of the project. Robert Behar, our project architect, will go into more detail, but that public benefit can basically be found entirely on the ground floor of the project, and it consists of a 5,200 square foot park, widened sidewalk and landscaped pedestrian area, walk-up townhome type units to activate the street, and the same streetscape improvements that are being requested of us on our side of the street, we have agreed to install also on the south side of the 300 block of Madeira. We've also agreed to make monetary contributions to further North Ponce streetscape improvements as well as to implement traffic calming improvements. Since the Planning and Zoning Board, we have made some revisions to the plans. The apartment unit count was reduced from 143 to 135. The public park was increased in size by about 1,000 square feet. Parking was increased by about 15 spaces, and the length of the building was slightly reduced also; all of this in an attempt, of course, to try to address objections that we've heard from the neighbors. Today, we're willing to go further, and we're willing to proffer additional conditions of approval regarding creation of a residential parking zone along the 300 block of Madeira so that there isn't overflow or encroachment of parking from outside the neighborhood on the street, add designated visitor parking. The City Code does not require it right now, but we're willing to provide 10 designated visitor parking spaces on the ground floor to address concerns of where visitors will be parking. And as well as with the traffic and pedestrian improvement, things such as crosswalks and speed tables and so forth, we're willing to incorporate. With that said, I'll now defer to Robert so that he can present the project to you.

Robert Behar: Thank you, Mario. Mr. Mayor, Commissioners, for the record, Robert Behar, offices at 4533 Ponce de Leon, Behar Font & Partners. I want to start just to put you in context where this project sits in relationship to the area. And here's one example, looking southeast where the property to the north, which is Miami-Dade County, is currently zoned multifamily, allows currently up to 40 feet, but potentially could be rezoned for higher density. To our south, you have multiple projects, Sophia, a couple projects on Ponce that you see the scale of the project, which is very similar. Obviously, today the projects -- again, you know, the density -- is taking advantage of the density of the infill regulation. Again, here is -- on the south of us is the Sophia, which is to the top of the building -- top of the roof is about 75 feet. I originally had made a mistake. When we put the drone, it gave us wrong information. We went back to confirm. It is 75 feet. Our top of roof is a hundred, so we're not too far. That project was probably developed, I would say, 15 years ago, maybe more, when the regulation was not in place. If not, I'm sure the developer would have taken the same opportunity today. This is our ground floor, and I'm going to go through the whole project to show you the attempt that we have made and what we're trying to do to be more in compliance with what we think is the appropriateness of the site. The building -- the drawings to the -- the buildings to the bottom are the buildings -- the four buildings that really are abutting our project, the Villa Sophia -- Villa Isabella, I'm sorry, which is right in front. We're fronting them with live/work units, and I'm going to show you that now. To the right, we have the entry to the -- we located the lobby entry to the building. And to the right of that, you see the green area in which I will go -- that's the park that we're incorporating. I want to show you because one of the changes that Mario made since the Planning and Zoning, you see the red outline -- dotted line. Originally, that was the building -- the length of the building and we cut it back to increase that park area from 4,000 to about almost 5,300 square feet. What we intend to do in that park -- and I'm going to show you the illustration shortly -- is that there is a big tropical almond tree there that we're going to do everything possible to relocate that tree to the park. It is a significant tree, and we want to locate it to the park -- and I'll show you the renderings -- because we think that's going to be something that -- to keep for the neighbors. You could see on my ground floor that you have

the work/live units that are fronting Madeira. And what we have done is created some park -- pocket green areas to make it, you know, more green spaces along the street. What we also done is we have located four units that have stoops that come up to five feet from the sidewalk. The actual units is set back 10 feet, but we want to activate the street frontage. And we have a couple of them that front the park. The only vehicular access you have here is the entrances to the garage; we have two. One is done -- dedicated to the service. We want to internalize all service. We don't want the trash or anything else to happen on the outside of the property, so we located everything internalized. That's the park. Again, we have an area of approximately 5,200 square feet. But what's unique about this or what's important is that the closest park that we have is about a third of a mile in both direction, so this is going to be a great opportunity to have a park within this area. And that's why this illustration is there. On the second and third floor, a 100 percent of the garage from the street, both Salzedo and Madeira, is completely concealed. You don't see any parking. Everything -- every square foot of that façade has a habitable liner unit on it. When we get up to the fourth floor, we locate the pool deck approximately at the end of the building, which is going to be about 35 feet from the ground floor, which is very comparable to the buildings to our west. We stepped the building back, and we start with a unit, fourth floor. That's amenity, then we have five, six, seven, and eight, which are pretty much typical floors. On the ninth floor, we went back after listening to some of the neighbors, and that's how we reduced some of the units also. We stepped the building back in the center to break up that façade. And I'm going to show you in the renderings how that façade is not only broken horizontally, but vertically as well. This is the park that we're creating. We're leaving it right now almost like a blank canvas so we could sit with staff and the Parks Department so we could work on it. The only thing that we have done showed here is in the back that we show the big mature tree, the almond sitting in the back. But this is the -- an aerial view of that green space, so you could see that it's a significant space, green area for the community. And I'm going to start showing you the rendering, and you could see the articulation and how we're breaking up the massing both horizontally and vertically. And you could see it there. You could see in the middle the attempt to break it. One of the conditions that we're going to be asking for in the PAD is the location of the stoops that you see there, which is five foot four

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inches from the property line. And the -- in the middle of the portion, we have those balconies that have that columns and frame. We will be allowed to do -- and I'm going to show you an example in the following. You've got some projects, some buildings that have the floating slab that is permitted. For us, I thought it was important to be able to articulate it and do it in a fashion, in a manner that have more of a diverse and break so it's not all little slab floating. So, those are the two conditions, the stoops and -- in the PAD, the stoops, and those areas. There's only balcony, just with a frame. As you come further down west on Madeira, you see that the whole garage is lined with units. You see where the pool deck is done, which is only a three story, the walk-ups of the -- of Madeira, the units, because again, the -- be able to activate the street, it was very important to us. I have -- this is some landscape plans. I have...

Mayor Lago: Mr. Behar, sorry to interrupt you, I apologize. Can you go to the previous slide? Can you remember --? What slide number is that? R-15?

Mr. Behar: R-1.5.

Mayor Lago: Okay, perfect. I want to come back to that slide after.

Mr. Behar: Okay.

Mayor Lago: Thank you.

Mr. Behar: You're welcome. Our landscape architect is here. If there's any question, I'm going to leave that to them. Again, we feel this is a very compatible project. We have done work with the neighbors, and we're willing to continue with the neighbors. So, that concludes my presentation. If you have any questions, I'll be more than happy to answer.

Mayor Lago: Thank you, Mr. Behar. I appreciate it.

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Mr. Garcia-Serra: I'll just wrap up, Mr. Mayor, and then we can open it up. Coral Gables is a great city. But remember, it was planned and is a city. It isn't a hamlet, or a village, or a town. This site is in the apartment district of that great city. And after considerable effort and study, the City Commission adopted the residential infill regulations to ensure that the City will have a high-quality and vibrant apartment district. This project will be a significant step in fulfilling that goal, and we ask you to follow your staff recommendation, and the approval of the Board of Architects, and the unanimous recommendation of approval of the Planning and Zoning Board and vote to approve this project. Sound planning decisions are not easy sometimes, but that is what we need today, a sound planning decision backed by the Code and over 15 years of work. Thank you very much for your time and attention. Our whole project team is here available for any questions you might have, and we'll reserve a little time for rebuttal if necessary.

Mayor Lago: Thank you, Mr. Garcia-Serra. Unless you have any comments, I'd like to open up to the public. Mr. Clerk.

City Clerk Urquia: Yes, sir. So, the first speaker is...

Mayor Lago: How many comments --? How many individuals do we have?

City Clerk Urquia: About seven or eight, Mr. Mayor.

Mayor Lago: Okay, perfect.

City Clerk Urquia: So, the first speaker should be logging in. Cable TV should be putting them through. It's Ms. Sylvia, I believe is the name.

Sylvia Aquino: Yes, hello.

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Mayor Lago: Sylvia, good afternoon. The floor is yours.

Ms. Aquino: Good afternoon. Our son is right there. I understood from -- at the beginning of this meeting that our testimony -- our comments will not be taken as testimony since you cannot see me and swear me. But our son, Raul Perez, is right there, and he will be able to say our comments to you.

Mayor Lago: Okay.

City Clerk Urquia: Alright. So, in that...

Mayor Lago: Mr. Perez.

City Clerk Urquia: Case, Mr. Raul Perez.

Mayor Lago: How are you, sir? Welcome to the City. The floor is yours.

Raul Perez: Hello.

Mayor Lago: Your name and your address.

Mr. Perez: Sure. My name is Raul Perez. I represent -- I'm here on behalf of my father, Raul Perez, as well, and his wife, Sylvia Aquino. They reside in 344 Madeira, Apartment 404. Their comments is we're not here today to oppose the construction of the building nor the progress of the City. We're here to bring to the attention of this Commission that the proposed building 301 and 341 Madeira Avenue is an MF2 zone, which allows 50 units per acre. It was awarded three incentives that allowed the developer to build 100 units per acre instead, and to increase the height

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of the MF2 building from 70 feet to 97 feet. Given the proportion of this lot, which is approximately 560 feet per 120 feet depth, the dimension of the topography of the property makes it -- makes this building into a screened wall -- excuse me -- and exponentially increases the demography density of the area. If approved this building will set a bad precedent in regards to the neighborhood and zoning that will be detrimental of the well-being of the residents and citizens of Coral Gables. The Code was first created to protect the well-being of these residents and the building proposed is detrimental to it. Thank you.

Mayor Lago: Thank you very much.

City Clerk Urquia: Julio Gabriel.

Mr. Garcia-Serra: Mr. Gabriel had to leave early unfortunately, but he was here in support of the project.

City Clerk Urquia: Terence McKinney -- McKinley.

Mayor Lago: Mr. McKinley, the floor is yours. Thank you for being here.

Terence McKinley: Good afternoon. Terence McKinley, 600 Biltmore Way, Unit 901. I am a native of the City of Coral Gables, and obviously, have lived here a very long time, or at least in the City of Coral Gables and surrounding areas. I'm currently a property owner in the City, and I keep track of development projects that go on in my hometown. So, I'm here to speak on behalf of this Madeira Avenue project. At one time in my life, I lived on Madeira directly across the street to the east from this development, so I'm somewhat familiar with the neighborhood. I have reviewed the plans for this development project and have recently visited and inspected the neighborhood. In my opinion, this project is very well planned and conditioned on the use of and compliance with the IRI -- RIR and the conditions for approval. Again, in my opinion, I think this

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project is a -- represents a significant improvement to the neighborhood, and in fact has financial benefit to the City of Coral Gables. With that, I would encourage Commission approval of this project. Thank you.

Mayor Lago: Thank you, sir. Thank you for being here. Mr. Clerk, before we call the next person, I'd like to have Vice Mayor clear the record because I make an -- I made an error, and I'd like for him to clear it.

Vice Mayor Mena: No, I pulled the -- I think it was my...

Commissioner Anderson: You made a mistake?

Vice Mayor Mena: I believe...

Mayor Lago: Hey, it's my first one this hour.

Vice Mayor Mena: I believe my first meeting as a Commissioner actually was voting on the residential infill regulation, and I was the second no vote actually, so just...

Mayor Lago: My bad.

Vice Mayor Mena: To be clear.

Mayor Lago: My bad. We were the only two no votes on that, so I apologize for that. Thank you for clarifying that.

City Clerk Urquia: Ms. Alicia Fernandez.

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Mayor Lago: Ms. Fernandez, nice to see you.

Alicia Fernandez: Hi. Nice to see you.

Mayor Lago: Thank you for being here.

Ms. Fernandez: Thank you. Good afternoon, everybody. My name is Alicia Fernandez. I have been a resident of the City of Coral Gables 59 years, since 1963. I live at 6000 Granada Boulevard. I am here in support of the Madeira project. I am familiar with the site. I went to see the neighborhood to see what was there and what it would -- what was going to take place at the Madeira site. This new project fits perfect for the area, and it is in keeping with the vision of the City Commission neighborhood, plus a new park at the corner of Salzedo, which is very nice green space. One advantage for the City is the incoming income from property taxes. This is an excellent project for most young professionals who want to live and work in the area. Parking for the project would not be a problem. The project will have enough parking for its residents. There will not be a need for residents parking in the street. I remember some years ago when the Commission wanted to see the growth in the North Gables area, and for this and many other reasons, I support this project.

Mayor Lago: Thank you, Ms. Fernandez. I appreciate it.

Vice Mayor Mena: Thank you.

Mayor Lago: Mr. Clerk.

City Clerk Urquia: Jorge Sonville.

Mayor Lago: Mr. Sonville.

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City Clerk Urquia: Emilio Mascaro.

Mayor Lago: Mr. Mascaro, how are you? Thank you for being here. The floor is yours.

Emilio Mascaro: Thank you. My name is Emilio Mascaro. I have been a Coral Gables resident for almost 62 years, and I came here to support the project. Thank you.

Mayor Lago: Thank you, sir.

City Clerk Urquia: Kevin Shea.

Mayor Lago: Sir, good afternoon. Thank you for being here.

Kevin Shea: Well, thank you for taking the time. Appreciate it, Mr. Mayor and Commissioners. I've lived in the Villa Isabella for the last six years, right across the street. If you have that diagram where it shows -- yes, exactly. Superimposed on that is our building. One thing that I find important when I look at it -- this is what I see -- is I see Villa Isabella superimposed, and actually, to me, it makes the other building not so big. But Villa Isabella has 29 units; that other building has 140 whatever. Huge, 350 -- no, that's a 500 percent increase. My point is, the problem this is going to cause and the congestion on that street going out to Le Jeune, which is scary because I've done it the last six years, three times a week. And I'll tell you, I don't even do it anymore. I won't drive there between quarter of 8 and 9:30 because the cars coming from Coral Gables -- basically, what they do is they come along -- the speed limit's 40 -- when they approach Madeira, there's another light. They increase the miles per hour from 45 to 50, and it's really scary getting out. Now, you got a new building going in that's going to have a 350 percent increase in the amount of people that used to live on that area was only 40 units, now it's 144, 350 percent increase. The area and the quiet neighborhood just cannot support it. And what's going to happen, you're going

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to have a lot of people -- we're getting out of COVID. It's -- they're going back to work. My wife went back to work today. She works for a multinational corporation. They're all in the office now, and that traffic is going to be tough. It's really going to be congested. And also, sure, you have the young executives whatever. You'll have families, you'll have children, you'll have mothers and fathers taking their kids to school, and there's no school that's within walking distance because the one that was, they will not accept more people, so you got that. And I'm just concerned. I'm afraid that it's really designed for a terrible accident. And I think it's very possible. The other thing about the building is you look at that building, it's huge. It's nine stories, 70 percent of the street. It doesn't design -- it's not designed for that little neighborhood. It's designed for downtown Coral Gables, Miami, somewhere around. It's just -- and not only that, they have it -- my understanding is ten feet from the sidewalk. The buildings in there now, they're two-plex and four-plexes -- I mean, duplexes -- they're two stories -- are 25 to 40 feet from the street. So, finally, my point is, please really consider it and not approve this for this small, quiet neighborhood. And you know, I was doing a search here last night trying to understand what are the responsibilities of the Commission board. You folks know, I don't know. I have no idea. But you know, you do a great job enforcing the codes and all that. But one of the things I saw on the Commission for Board of the County Commissions (sic) of Miami-Dade, Number 12, it said, enforcing regulations are a -- are necessary for the public protection. And I'm really asking you to really consider this. Don't oppose this -- don't vote for this in its form for the public protection and safety. That's my personal opinion. Thank you.

Mayor Lago: Thank you. Before we move forward, Mr. Clerk, I'd like to have a word with the Manager, and maybe we can have Mr. Garcia-Serra come up here one second. I want to address this gentleman's comments. He spoke about the Code. The project falls within the Code requirements, correct?

Mr. Garcia-Serra: Correct, falls within the Code requirements as far as height, density, floor area, all those parameters. The only relief we're seeking has to do with setback on -- for the stoops and step back for the balconies.

Mayor Lago: But you meet the setback requirements? Because the gentleman brought up the fact about the setbacks.

Mr. Garcia-Serra: Correct.

Mayor Lago: Voting on this issue...

Mr. Garcia-Serra: The face of the building...

Mayor Lago: Based on the Zoning Code. And I want to be very clear -- I want to be very clear because your architect, who has probably designed more buildings than anyone in this community and understands the Code, mentioned that there was two items that they were seeking relief for, correct?

Mr. Garcia-Serra: Correct.

Mayor Lago: I want to put that on the record again. Will you clearly articulate what those two items were?

Mr. Garcia-Serra: Sure. It's to permit the stoops that are -- the walk up to the townhome units on the ground floor to be set back five foot eight, I believe it is, if I remember right, as opposed to the ten that they're typically required. And then the balconies -- the framing of the balconies that are around them typically require a step back from the pedestal of ten feet, and they're stepped back, I believe, three feet two inches.

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Mayor Lago: Mr. Trias.

Planning and Zoning Director Trias: Yeah, Mayor. One of the requirements of the infill regulations is to have a 10-foot grass or landscape area, so they're encroaching with the stoops, which are the steps that lead to the -- that's, I think, the most significant.

Vice Mayor Mena: Is there a visual of that?

Mayor Lago: Yes. But I want -- let's -- I want to -- do we have a visual of what...?

Vice Mayor Mena: Do you have a visual that shows the stoops?

Mr. Behar: As a matter of fact...

Planning and Zoning Director Trias: That's the rendering that the Mayor...

Mayor Lago: Right there.

Planning and Zoning Director Trias: Mentioned.

Mayor Lago: That was the one I was going to mention before that I wanted to take a look.

Vice Mayor Mena: It's just those step -- the little pathway.

Mr. Behar: The actual building is ten feet back, as required by Code, and we're meeting, you know, that, and in some cases, exceeding because some of the -- some of it is ten feet, but some of them go back even further. Just those four stoops that I don't know if...

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Mayor Lago: Do you have a laser pen?

City Clerk Urquia: Do you have a laser?

Mr. Behar: I do. Let me see if it works there.

City Clerk Urquia: Or if it doesn't work, just (INAUDIBLE).

Mr. Behar: It doesn't work on the TV.

Mayor Lago: No, it doesn't.

City Clerk Urquia: Here you go.

(COMMENTS MADE OFF THE RECORD)

Planning and Zoning Director Trias: In my PowerPoint, I can actually use the pointer. I can maybe, maybe not.

Mayor Lago: That's alright.

Unidentified Speaker: It shows for the (INAUDIBLE).

Mayor Lago: We're too technologically advanced. It doesn't work.

Planning and Zoning Director Trias: It may work -- there you go. Can we go back to the rendering?

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Mr. Behar: To 1.5.

Planning and Zoning Director Trias: Let see...

Mr. Behar: And actually, you should probably look at, Mr. Trias, that rendering right there, that one. That's -- okay.

Commissioner Anderson: You can enlarge that?

Planning and Zoning Director Trias: Well, I mean...

Mr. Behar: Because...

Commissioner Anderson: We need some binoculars.

Planning and Zoning Director Trias: It's not working.

Mr. Behar: Those little stoops, there's only four of them that are five foot eight from the property line. The building itself is 10 feet. I don't know -- do we have the mouse?

Mayor Lago: So, it's more like a decorative element, correct?

Mr. Behar: That's it, just to -- okay, here you go. So, if we go back -- if you see right there, that's the stoop, and that's one. And if you look at here, I have two more, in total, four that those are like...

Planning and Zoning Director Trias: The stoops are the entrance to the live/work units. So, it's designed as part of the landscaping...

Mayor Lago: So...

Planning and Zoning Director Trias: But it's not grass.

Mayor Lago: So, with that being said, to me -- to me personally, what's most important are the following three things, and I've said it over and over again when we talk about projects. Number one, is the height within the zoning code, Mr. Trias?

Planning and Zoning Director Trias: Yes, the height is within the...

Mayor Lago: Are they seeking any relief in regards to the height or asking for...

Planning and Zoning Director Trias: No, no.

Mayor Lago: Additional height?

Planning and Zoning Director Trias: No.

Mayor Lago: Okay. What is the allowable density, unit count, as per the Code here?

Planning and Zoning Director Trias: It's 100 units per acre. I think -- I don't know what the maximum...

Mayor Lago: Are you below that, or are you...?

Mr. Garcia-Serra: Yes.

Mr. Behar: We're below. We're allowed...

Planning and Zoning Director Trias: They're below.

Mr. Behar: Like 149 units.

Mayor Lago: Okay.

Planning and Zoning Director Trias: They're 139 -- 35.

Mayor Lago: So, you're actually building ten less.

Mr. Behar: Or more, more than ten. What are...?

Mayor Lago: Excuse me?

Mr. Behar: We're building 135. We are like 147 or so, what we're allowed by Code.

Mayor Lago: Okay. And the FAR is the final issue for me. Are you building within the FAR, or are you...

Mr. Behar: Yes, we are.

Mayor Lago: You asking for additional bonuses on the FAR?

Mr. Behar: We are not exceeding the allowable 2.5 FAR.

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Planning and Zoning Director Trias: Yes, and that's another one of the infill regulations, 2.5 maximum FAR.

Mayor Lago: Okay, thank you for that. Now, I have a question for the applicant. Can I have Mr. Garcia-Serra come back up? The gentleman brought up the issue -- now that we've clarified some points on the zoning, the gentleman brought up an issue which is very important also to everyone in this Commission, and we just dealt with Alexan Craft, which you're very familiar with. One of the proposals that was provided by Alexan Craft, which I think received rave reviews from the residential neighborhood, was traffic calming.

Mr. Garcia-Serra: Correct.

Mayor Lago: Okay. This gentleman brought up the issue of excess traffic or speeding on Madeira. What is the applicant willing to proffer to ensure that we have real traffic calming for the residents that live in the neighborhood?

Mr. Garcia-Serra: Alright. The concern essentially is that Madeira is a speedway almost.

Mayor Lago: Yes.

Mr. Garcia-Serra: You know, a shortcut to Le Jeune. We don't want that either ourselves.

Mayor Lago: I mean, it doesn't benefit your building.

Mr. Garcia-Serra: Exactly, as a long-term property owner.

Mayor Lago: It's an investment not only in the neighborhood, but it's an investment in the City.

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Mr. Garcia-Serra: Exactly. And so, the staff condition of approval, recommended condition of approval already requires traffic calming, monitoring. We're willing to go a step further and...

Planning and Zoning Director Trias: It's a three-year monitoring of traffic.

Mr. Garcia-Serra: Right.

Vice Mayor Mena: What's the calming?

Mayor Lago: Yeah, what's it calling for besides monitoring? There has to be something prescribed.

Planning and Zoning Director Trias: It's calling for the Public Works Department to evaluate the traffic and...

Mayor Lago: I need something else. I need something else besides that.

Planning and Zoning Director Trias: We certainly -- I think that the applicant was ready to proffer more specifics.

Mr. Garcia-Serra: Right.

Mayor Lago: Okay. So, let -- I don't -- we have a project that is within the Zoning Code, just like Alexan Craft was. And they're doing something very similar in regards to Alexan Craft. They're relocating trees. They're proffering a park. You're seeing that this is becoming the norm now, where this Commission is in support of projects that are providing green space, that are relocating trees -- Commissioner Anderson -- that are falling within the Zoning Code, and there are public

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benefits that will be given. But one of the things that really caught my eye about the Alexan Craft project was that they were installing actual traffic-calming devices on the street. And I'm all for monitoring, like we did at Paseo for a certain amount of years, but I need -- we're done with monitoring, okay. We need to install traffic calming everywhere. And if I can get a developer to pay for it, I'm going to institute it on the floor.

Planning and Zoning Director Trias: And that's an appropriate condition.

Mayor Lago: No, no, I'm not...

Planning and Zoning Director Trias: Yes.

Mayor Lago: I'm not asking, I'm telling. So -- and my colleagues I think will support me on that because it's a benefit to people living in that building, crossing the street, animals, walking your dog, you know, children playing at that park. It slows people down, and it'll result in a potential catastrophe of my opinion.

Mr. Garcia-Serra: Anticipating that issue, based on our discussions with neighbors and so forth, I drafted a series of four additional conditions of approval, which I provided to staff already. The ones on traffic in particular, let me read them to you. They're at least a...

Mayor Lago: Yes, sir.

Mr. Garcia-Serra: Potential starting point, and maybe we can talk about how else we enhance them.

Mayor Lago: Okay.

Mr. Garcia-Serra: Traffic improvement. Subject to Miami-Dade County and City of Coral Gables review and approval, applicant shall install speed tables or other City recommended traffic calming improvements on the 300 block of Madeira. This roadway improvement shall be completed prior to issuance of a final certificate of occupancy and be subject to review of the City's Public Works Director.

Planning and Zoning Director Trias: So, if you would like to have it mapped and very clearly delineated, we could work on that prior to second reading.

Vice Mayor Mena: Yeah.

Mayor Lago: And if -- I know the Vice Mayor probably has some comments and so does Commissioner Menendez. I'll be brief. If it's one, two, or three, you know, tables that are required, I'm all in favor of it. Just take a page from the Aragon parking garage, which you can see beautifully, tastefully landscaped traffic calming devices which are not too costly, and the benefits to the community and to the applicant are -- you know, it'll increase rents, to put it to you that way.

Mr. Garcia-Serra: Exactly.

Mayor Lago: So...

Vice Mayor Mena: Yeah, that was precisely the example I was going to give you, which is the speed table outside of Books and Books on the parking garage there.

Mayor Lago: Yeah, exactly.

Vice Mayor Mena: Which has landscaping on either end. It's a speed table. It slows people down. It has pavers, I believe, right?

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Mayor Lago: Yeah, it's beautiful.

Vice Mayor Mena: That's the type of thing I think we would want. Obviously, you know, if there's some other...

Planning and Zoning Director Trias: Yeah.

Vice Mayor Mena: Thought from staff, let us know. But to me, that's what has been most effective and more aesthetically acceptable to our residents when we've installed them in other places.

Planning and Zoning Director Trias: Okay. So, what I would request is that the applicant provide a drawing that identifies the location and the design prior to second reading.

Mayor Lago: Commissioner Menendez.

Commissioner Menendez: A couple of residents brought up the issue, and I've witnessed it myself, not only in Madeira, but all the streets leading to Le Jeune Road. Is there anything that we can do at the end of Madeira where it meets Lejeune Road to sort of better manage the flow of traffic? I don't know, right turn -- I don't -- you know, thoughts that some residents were saying make it right turn only. You -- drivers won't use that street necessarily to get everywhere off of Le Jeune. Several residents approached me about that.

Vice Mayor Mena: That's -- we've...

City Manager Iglesias: Commissioner, when you say that...

Vice Mayor Mena: I don't have a...

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Commissioner Menendez: I'm sure it involves the County.

City Manager Iglesias: Le Jeune Road is a state road.

Vice Mayor Mena: I don't have a problem with it but...

City Manager Iglesias: Le Jeune Road is a state road.

Vice Mayor Mena: The County has pushed back when we've tried to do that other places, specifically on 57th Avenue we tried to do that. In fact, they came in and ripped out what we had put in.

Mayor Lago: Yep.

Vice Mayor Mena: And so, you know, if the residents support it, I'm all for the applicant trying to achieve that, but you know, I don't think it can be a...

Commissioner Menendez: I'm not making it a requirement...

Vice Mayor Mena: Yeah.

Commissioner Menendez: But something to look into if there's support. If not then, you know, I'm fine with it. I just wanted to communicate what a few residents had mentioned.

Mr. Garcia-Serra: We can certainly try looking into that between first and second reading.

City Manager Iglesias: Le Jeune Road is one notch above. It's a state road, which is what happened with 57th Avenue.

Vice Mayor Mena: Right.

City Manager Iglesias: So, it's more difficult, but you can try.

Mayor Lago: Listen, we can try. And we had a battle on 57th Avenue and Bird with those neighborhoods, which are residential -- this is a residential single-family home neighborhood. And Commissioner Mena -- Vice Mayor Mena will tell you that we fought tooth and nail with the County, and they basically came out and we told them we're not removing it. And the Manager will tell you, they came out in the cover of darkness and removed it themselves...

Commissioner Anderson: Alright.

Mayor Lago: After it had been installed.

Commissioner Anderson: If I may.

Mayor Lago: Yeah, of course, please, Commissioner.

Commissioner Anderson: The only exception seen to that is where you have a traffic signal so close to an intersection, such as on Sevilla, where we had the light put in for the fire department. That's the exception where they allowed a right-hand turn only. Now, I also have received, you know, a considerable amount of contact from the folks on the west side of Le Jeune who are impatiently waiting for their traffic calming. And are you able to proffer anything for those folks on the west side?

Mr. Garcia-Serra: There was another condition of approval I had drafted that reads within one year of the issuance of a temporary certificate of occupancy, the applicant shall, in consultation with the City's Public Works Department, prepare a study which recommends right-of-way improvements to provide traffic calming and pedestrian safety in the immediate vicinity of the project. Said traffic calming and pedestrian safety improvements shall be completed prior to issuance of a final CO and be subject to City review -- be subject to the City's Public Works Director review. So, that's not just talking about Madeira, like the first condition I talked about, but looking at the greater vicinity around there, which could include west of Le Jeune also too.

Commissioner Anderson: Yeah.

Vice Mayor Mena: There -- is there a median on Le Jeune there, or no?

Mr. Garcia-Serra: At this stretch of Le Jeune?

Vice Mayor Mena: I know some parts of Le Jeune have. No, right? I didn't think so.

Mr. Garcia-Serra: I do not think so.

Mayor Lago: No, there's not.

Mr. Behar: And I was going to say -- because the table, I think, on Madeira is going to work. I personally observed a lot of the traffic coming eastbound crossing Le Jeune Road and using Madeira to go over. So, I think the speed tables are going to be very effective in that street.

Commissioner Anderson: It'll be very effective for, you know, pedestrian safety as well. And being I live a bit south of there, I know the traffic patterns of people cutting through, so we already do have traffic speed tables designated in the 400 and 500 blocks of Madeira and a few other blocks

there that I think could benefit from these conditions of approval. In particular, Madeira, Zamora, and Majorca have a tremendous amount of cut-through traffic, and I think this would be a long way towards addressing the concerns of those residents on the increased density.

Mayor Lago: Mr. -- thank you, Commissioner. Mr. Garcia-Serra...

Planning and Zoning Director Trias: Mr. Garcia-Serra...

Mayor Lago: You have two other points...

Vice Mayor Mena: Yeah.

Mayor Lago: You wanted to make, two other opportunities...

Mr. Garcia-Serra: Sure.

Mayor Lago: Or investments in the neighborhood, which I think will be very beneficial -- mutually beneficial for all parties?

Mr. Garcia-Serra: Yes. Based also on the input that we've received already from the neighborhood, the other one was that -- regarding visitor parking. Applicant shall designate a minimum of 10 parking spaces on the ground floor for use by building visitors only. And the second one is a residential parking zone. Applicant shall fund the creation of a residential parking zone on both the north and south side of the 300 block of Madeira Avenue, subject to City review, approval, and administration of the zone. You're familiar with those parking zones. They basically...

Mayor Lago: Yes.

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Mr. Garcia-Serra: Permit only residents who live there, as well as their visitors, with some decal parking or parking pass to be able to park on that street so as to avoid the encroachment of parking from other parts of the City or commercial areas.

Mayor Lago: Okay, thank you very much. Mr. Clerk.

City Clerk Urquia: Tom O'Malley.

Mayor Lago: Mr. O'Malley, the floor is yours. Welcome back.

City Clerk Urquia: Mr. O'Malley, I'm not sure if you were sworn in prior. Please raise your right hand. Do you swear or affirm that the testimony you'll provide today will be the truth and nothing but the truth?

Tom O'Malley: I do.

City Clerk Urquia: Thank you, sir. Please state your name and address for the record.

Mr. O'Malley: Tom O'Malley, 616 Jeronimo Drive. Hello, Mr. Mayor, Commissioners.

Mayor Lago: Morning, sir.

Mr. O'Malley: It's nice to see you again. I've been listening to the conversations here, and I may need a clarification, and it may be a very, very small thing, but -- I may have this wrong, but I -- so I'd like to ask the question. The approval is 100 units per acre, and I believe the property is 1.43 acres, which would allow 143 units. Counselor said that they were asked to -- counselor for the developer was asked to reduce the units by 9, taking it to 135, so that gives it the number under

143. But I believe they added nine live/work spaces, which takes them to 144. So, does live/work spaces include -- to be included in the 143, or is that excluded? That's my question.

Mayor Lago: Mr. Trias, will you provide us with a little guidance?

Planning and Zoning Director Trias: That's a very perceptive question. They're excluded because they're live/work. They're not counted as residential.

Mayor Lago: Okay. And that's by the Code?

Planning and Zoning Director Trias: Yes.

Mayor Lago: So, they're complying with the Code, correct?

Planning and Zoning Director Trias: Yes.

Mayor Lago: Okay.

Mr. O'Malley: So -- thank you, Ramon. So, basically, they're -- they still have residential units that include work that puts them at 144, which is one over. Okay, so I got -- thank you for that clarification. The second is, I just found it curious -- I don't know if you saw this, and maybe it's not worth anything. But we had a lady come up here and read notes and talk in favor of the project. When she concluded her presentation, she walked over to the counselor and presented the counselor with the notes, the notes being very similar in nature to his very own speech and the speech given to the gentleman -- by the gentleman that preceded her. I didn't know if you were aware of that transaction that occurred here, but the lawyer does have those notes in his possession right now. Curious that a presenter would be handing notes to the counselor for the project. I just wanted to bring that up. Thank you very much.

Mayor Lago: Well, before you step off, before you step off, Madam City Attorney, this gentleman is bringing up the possibility that someone spoke here and handed some documents over to the applicant's lawyer. Is there anything illegal about that? Is there any impropriety? What is your opinion on the matter?

City Attorney Ramos: No, Mayor. The resident or whomever else spoke has the right to give their notes to whomever they choose.

Mayor Lago: Okay. The only person that I'm aware of that's not allowed to share notes is myself with my colleagues and my colleagues with myself. I can share notes with Miriam, our City Attorney, which I do constantly. Sometimes I'll share a note with the City Manager, or I'll stand up and talk in his ear, you know, to make sure that our conversation stays private and that I don't influence Commissioner Menendez who's sitting right next to him because we're abiding by the Sunshine Law. Anyone here who would like to pass a piece of paper to somebody else because they want to share something and they don't want to interrupt the process, they're more than willing to do that. If you'd like to give me a note, I'll accept it right now.

Mr. O'Malley: No, you're...

Mayor Lago: The point is that what we're here to do is discuss a project, and that's why I was very, very clear about the three things that are the most important to me, to me. And remember, this is -- when I started, Vice Mayor Mena, who was a Commissioner back then and myself voted against this piece of legislation, but right now it's law. And if you follow the law, it clearly states that the applicant is within the Zoning Code based on height, based on density, and based on intensity. They do not supersede what is permissible by the Zoning Code. They're actually offering more green space that's required by the Zoning Code. They're actually offering a park.

Mr. O'Malley: It's minimal, sir, but yes, they are.

Mayor Lago: I'd take minimal than the bare minimum. You know, I'd take a little bit more than the minimum that's allowed. I mean, at least we got something compared to nothing. There wasn't a park there before. There wasn't a green space there before. So, we're trying to, you know, do some -- do certain things. And right now we're getting traffic calming for the neighborhood, which I think is a positive thing for the neighborhood. Is there anything else that you'd like to see in the neighborhood? Do you live in the neighborhood?

Mr. O'Malley: I live in Coral Gables, sir.

Mayor Lago: I'm saying but do you live in the neighborhood? You didn't give us your address.

Mr. O'Malley: No, sir.

Mayor Lago: Would you give us your address?

Mr. O'Malley: Yes, I already have. It is 616 Jeronimo Drive.

Mayor Lago: So, what would you like to see in that neighborhood besides...

Mr. O'Malley: I have no comment about that, sir. I have no comment about what -- my neighborhood.

Mayor Lago: But I'm saying, what would you...

Mr. O'Malley: (INAUDIBLE).

Mayor Lago: Like to see -- what -- what I'm asking is, what would you like to see in this neighborhood?

Mr. O'Malley: So, I'm bringing up items to the Commission because you are the people that make the decisions. But when you talk about open green space or open land space, we know that the setback from the neighbor's yard behind the building is 10 feet, and that 10 feet is part of the open green space, so it's not as if they have huge parks or space in front of the building. It's at the absolute minimum. I think they have -- are required to have 25 percent of green space and they're at 26 percent.

Mayor Lago: I think they're 28 percent, correct?

(COMMENTS MADE OFF THE RECORD)

Mayor Lago: So, they're required 20, and they're at 28. But let me address that comment that you brought up about the setback, which I think is a very good comment. So, I'd like for Mr. Garcia-Serra to please step up here if possible. Quick question, can you put up the diagram of your project that shows the actual green space because I'd like to show Mr. O'Malley what is possible as per the Zoning Code. So, step right there -- stop, go back, the one that shows the green space in the building. Right there. That green space right there, if you wanted to, if you wanted to, Mr. Garcia-Serra, how far can you push that building, in turn potentially lowering the height, but not delivering at least a green space?

Mr. Garcia-Serra: Side setback is?

Mr. Behar: Ten feet.

Mayor Lago: So, ten feet.

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Mr. Garcia-Serra: Yes.

Mayor Lago: So, if they push that building all the way 10 feet to the sidewalk, you could get rid of the building and you could potentially lower the building by what? Five feet, ten feet maybe. So, you'd have a building that would be at 90 feet, but you wouldn't have a green space. So, those are the things that we're trying to find balance. Did you get what I said or you --? Because you seem kind of -- maybe I con -- maybe I didn't properly articulate myself. If you push the building all the -- you know what, as a matter of fact, let me have Mr. Behar.

Mr. O'Malley: I thought the open landscaped space was determined on the space of the property not the building. So, no matter what, if the size of the building goes left or right, taller, skinnier, it's based on the size of the lot, not the size of the building.

Vice Mayor Mena: Yeah, that's correct.

Mayor Lago: That's correct.

Vice Mayor Mena: But the building...

Mayor Lago: But that's not the point.

Mr. O'Malley: So, if they...

Vice Mayor Mena: But if they...

Mr. O'Malley: I'm sorry, Mr. Mayor. I don't want to be in an argument with you.

Mayor Lago: No, we're not arguing.

Mr. O'Malley: I'm done with my conversation so thank you very much for your time.

Mayor Lago: We're not arguing. What I'm trying to show you is -- but I think it's worthy of your input because I'm interested in your input because that's the way that we can -- that's the way we can continue to progress on certain things. If you look at the building -- and I'm asking for your input -- you see right here -- look, here's an example. If you look at the building, if you push the building all the way to where the green space is, 10 feet from the setback, your building height will go down. You can compress your building -- you understand? -- by probably a floor. But then you lose that green space. So, we're trying to find that balance where they've got to go to 100 feet to be able to leave some green space versus not leaving the green space and being -- and having nine floors instead of ten. I'm not arguing with you. I'm just saying what do you think is a better look for the City. It's already within the zoning code. They're going to build something there. Do you prefer nine stories or ten? Or do you prefer ten stories with a green space, nine stories with no green space?

Mr. O'Malley: I'm still confused. If the landscape open space is determined on the size of the lot...

Vice Mayor Mena: Right.

Mr. O'Malley: It is not determined on the size of the building. So, whether the building is nine or ten, or fatter or skinnier, how much open landscape space should be is based on the lot size.

Vice Mayor Mena: It could go from, let's say the 28 percent that they're at...

Mayor Lago: To 20.

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Vice Mayor Mena: Closer to the 20 by expanding the envelope of the building.

Mayor Lago: And dropping the height.

Mr. O'Malley: I'm sorry. I really don't want to argue with you with...

Vice Mayor Mena: We're not arguing.

Mayor Lago: We're not arguing.

Vice Mayor Mena: We're just trying to talk to you but that's okay.

Mr. O'Malley: I don't want to have a discussion.

Vice Mayor Mena: Alright.

Mr. O'Malley: I'm done.

Vice Mayor Mena: Thank you for your comments.

Mr. O'Malley: Thank you very much, Mr. Mayor.

Mayor Lago: Appreciate you.

Mr. O'Malley: Thank you for your...

Mayor Lago: Mr. O'Malley, it's always...

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Mr. O'Malley: Educating me again.

Mayor Lago: It's always...

Mr. O'Malley: Thank you.

Mayor Lago: You're always welcome and we appreciate your insight. Thank you, sir.

City Clerk Urquia: Okay.

Mayor Lago: Mr. Clerk.

City Clerk Urquia: That's it, Mr. Mayor. Alright. Mr. Trias.

Planning and Zoning Director Trias: So, what I would advise is that we update the conditions and bring you back that drawing with the traffic calming for second reading. But in the meantime, staff recommends approval. It does meet the Zoning Code.

Mayor Lago: Mr. Behar, would you please put up the front (INAUDIBLE) building so I can see the trees in the front? You know nobody gets away with this one.

Commissioner Anderson: And...

Mayor Lago: I bring it up every single time.

Commissioner Anderson: And while you're doing that, I'd also like you to look at the loading and unloading zones.

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Mayor Lago: Yeah. So, let's go to the front, right there. So, if you notice, it always looks beautiful in renderings, and it's not the developer's fault. It's not the architect's fault, or the attorney. It's just the way it is. When the building is done, when you go look at the trees, they're a popsicle with just a -- you know, barely six feet tall. I'm asking -- I'm imploring from the developer and from the attorney and from staff -- more importantly from staff -- make sure that the trees that are installed, number one, are shade trees; number two, are not palm trees under any circumstances. If I see a palm tree installed, I'm going to go personally and rip it out myself. Because this just happened the other day, and it infuriated not only me. My colleagues on the Commission, I mean, back me up.

Commissioner Anderson: No, they are.

Mayor Lago: Back me up because everybody's laughing and it's the truth.

Planning and Zoning Director Trias: Mayor, I...

Mayor Lago: And the final point is when you show a rendering of a tree -- let's do this together. Ready? One floor, two floor, three floors. The tree is shown as three floors in height. Give me a tree that is three floors in height. Do not deliver on a small tree, please.

Mr. Behar: Mr. Mayor, if I may. The trees that we're specifying there are Bridalveils, which is typical in that area.

Mayor Lago: Okay.

Mr. Behar: Okay. And we're calling between 16 to 18 at planting.

Mayor Lago: Okay.

Mr. Behar: 16 to 18 feet at planting. That's almost...

Mayor Lago: Okay.

Mr. Behar: It may not be -- it's more like in the two stories, like you know, some of them are illustrated. So, we would adhere to that, 16 to 18. We're going to put them down. And if we put them down, when they come for inspections, we got to comply with that, and we're committed to do that.

Mayor Lago: I appreciate that. Thank you. Because then we're the ones that have to field the questions where they -- you know, the residents say look at the trees they installed, and they always remember the trees that were shown and (INAUDIBLE)...

Planning and Zoning Director Trias: Mayor, I also made an effort to explain to staff that they cannot make any changes to the landscaping through the permit process without coming back to Commission or at least reviewed by the whole staff. So, in the past, that has happened unfortunately, so I hope that in the future it doesn't happen again.

Vice Mayor Mena: The size that he just described, that's part of the approved plan, correct?

Planning and Zoning Director Trias: Yes, sir.

Mayor Lago: The traffic calming will be addressed between first and second reading.

Planning and Zoning Director Trias: The details, yes. I mean, it's already in -- it's a condition generally, but the specifics, yes.

Vice Mayor Mena: So, the -- what Mr. Garcia-Serra read will be added to the...

Planning and Zoning Director Trias: Yes, sir.

Vice Mayor Mena: To the (INAUDIBLE).

Planning and Zoning Director Trias: If you vote to accept it.

City Manager Iglesias: Public Works is also addressing the utility issue to make sure that those trees can be put there appropriately.

Mayor Lago: And I want to make sure that if there's any drainage issues that need to be addressed, have those -- excuse me, those drainage issues be addressed now. I don't want to hear later that a catch basin is missing or that there's, you know, drainage concerns for the neighborhood. That's for Mr., you know, Public Works Director and Assistant Public Works Director make sure that all drainage issues that have to be addressed, please make sure that they're addressed in the planning phase. I don't want to hear later that there isn't enough water percolation or that there's, you know, run-off issues, or that we're missing a catch basin here, and you know, just -- I want to make sure we have the necessary infrastructure in place to address this building when it comes online.

City Manager Iglesias: We will do that, Mayor. But in addition, looking at the existing utilities to make sure that the proposed trees can -- do fit on the site ahead of time during the plan review process.

Mayor Lago: Perfect.

Commissioner Anderson: Okay. I -- do you mind if I...

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Mayor Lago: Of course, please.

Commissioner Anderson: Jump in?

Mayor Lago: The floor is yours.

Commissioner Anderson: Loading and unloading zones. One of the biggest complaints that I get for developments coming in is the UPS driver or the Amazon truck blocking a street, which they typically do. How do you plan on taking care of that aside from, you know, the typical -- where you have the garbage being picked up right now, internalized, what do you have for those Amazon drivers that are going to typically...

Mr. Behar: Commissioner...

Commissioner Anderson: Stop in the street.

Mr. Behar: Unfortunately, Amazon drivers and UPS don't always follow the rules and don't go into the dedicated loading areas that we have internal. We would propose that we can meet with the parking authority to maybe one of the spaces right in front of the building could be dedicated for the loading and unloading, not only the deliveries, but you know, the shared riding. It could be -- so we're willing to meet with Mr. Kinney to be able to maybe dedicate one of those spaces for that purpose.

Commissioner Anderson: Okay. Does staff have any issue with having an unloading and loading space in front of the building?

Planning and Zoning Director Trias: No.

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Commissioner Anderson: Okay, so...

Commissioner Menendez: Would that apply to postal workers too, you know, when they go to drop off the mail? Sometimes...

Commissioner Anderson: Yeah, mail and all those kind of deliveries so that we're not blocking the street.

Commissioner Menendez: That makes sense.

Commissioner Anderson: And hopefully, you know, if it's the big trucks coming and making a drop-off for a building of that size, you know, they get in the routine of using the garage. But we can't control every Amazon delivery car...

Commissioner Menendez: Right.

Commissioner Anderson: That comes up. So, the unloading and loading zone would be a really important thing. I noticed that when going around the site, one of the Bridalveil trees on Salzedo is in poor condition, and I'd like staff to take that up, you know, before second reading...

Planning and Zoning Director Trias: Okay.

Commissioner Anderson: As far as a condition of approval. I've spent some time speaking with Deena Bell Llewellyn, as well as Jorge Rivera, about the planting conditions for Bridalveil. So...

Planning and Zoning Director Trias: Okay.

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Commissioner Anderson: Those conditions should be included in there. And if they're making a recommendation for a different type of tree, it should be included. Whether we need Silva Cells or, you know, those partitions that they put so that the roots don't lift the sidewalk...

Planning and Zoning Director Trias: Sure.

Commissioner Anderson: To properly prepare the site as well. We had a bad experience down the block with palm trees going up, so we don't want that. I also noticed that the site plan had called for green island ficus. We're starting to steer away from that because it tends to attract every bottle, trash, and so forth, so meet with staff on that...

Mr. Behar: Absolutely.

Commissioner Anderson: To get the best recommendation. I do applaud that the -- your proposal had trees on both sides of the street because we're missing trees on the other side.

Mr. Behar: That's correct. One of the -- that's one of the conditions that we -- is imposed. although, I will tell you in meeting with the neighbors, they were not very -- in keeping those -- putting the trees because it would lose spaces in front of their property, so we'll do it if you want us to do it. But if -- listening to the neighbors, I think they don't want us to do the bump outs not to lose parking in front of their properties.

Commissioner Anderson: But you're adding some...

Mr. Behar: On our side, we're doing the bump outs and you could see in this illustration that you have the bump outs, you know, right in front of the building. We have throughout the whole site, but across the street is, again, the neighbors were not too thrilled about losing spaces to put landscaping. If it's landscaping and we could find -- I know that the developer (INAUDIBLE) but

to put some of the trees in front of the property where it's not affecting anything, we'll put those trees in those property instead of creating the bump outs and losing spaces.

Vice Mayor Mena: I'd like to -- sorry, go ahead.

Commissioner Anderson: No, it's okay. Well...

Vice Mayor Mena: Go ahead, please.

Commissioner Anderson: I mean, if you had a connected thing, if you want to hit it...

Vice Mayor Mena: No. I was on that same point. I don't know if you're moving on to another point.

Commissioner Anderson: It's sort of on the same point.

Vice Mayor Mena: But...

Commissioner Anderson: You want to make a comment? Go right ahead.

Vice Mayor Mena: No, I was going to say...

Commissioner Anderson: We can dovetail.

Vice Mayor Mena: Because I'm just picking up on what he said. And Mr. Behar, if the folks on the south side of the street -- apparently, you're told by some at least are not supportive of the bump outs and the landscaping because it loses parking spaces, which I can understand their position on that, it might make sense before second reading -- I don't know if you could speak to the association

of the building across the street and maybe if they could let us know by email or if they want to come to the meeting or whatever it is, what their position is on that issue because I don't want to impose that on the south side of the street if it results in losing parking spaces because I appreciate the fact that, you know, they're already in their building. They have a certain amount of parking spaces. They rely on whatever is currently available. I don't want to take away parking spaces from them. So, I'd just like to have a better grasp on their position. So, if you can coordinate that, or if anybody in the audience who's here from across the street can...

Commissioner Menendez: I had a few residents who I met with. That was one of their issues. They're concerned that they would lose street parking, so I can confirm that there is -- I don't know how many residents, but a few did reach out and mention that. That was one of those topics that to them was important.

Commissioner Anderson: So...

Vice Mayor Mena: Do we --? Sorry, and we could talk about this more in second reading. But if -- do we have a sense of how many folks are parking there that are not -- that don't live on the street that are using it to park for...?

Commissioner Menendez: That's a great question.

Vice Mayor Mena: Because I know one of the things that the applicant proffered was having a residential parking zone and that might therefore alleviate some of the parking from outside the neighborhood, but I don't know how much there is there or not.

Parking Director Kinney: I think with the development, a residential parking zone would make sense. I can tell you at the present time, if I was to do a survey of 300 block of Madeira, there's

not really a parking issue with the current conditions. But with a development of this size, it probably is going to be an issue.

Commissioner Anderson: So...

Vice Mayor Mena: But this development...

Commissioner Anderson: How about you...

Vice Mayor Mena: Is self-parked, right? I mean, it has enough parking.

Parking Director Kinney: Right. No, no, no. I'm not saying...

Vice Mayor Mena: Right.

Parking Director Kinney: All of it's caused by this, but just the fact that there will be fewer spaces and there will be more traffic.

Commissioner Menendez: I have a question regarding residential permit if you don't mind a moment. So, the residential permit parking obviously is -- you know, will benefit the folks that already live on the south side.

Parking Director Kinney: Yes.

Commissioner Menendez: Who will be eligible for those permits once we implement? Will it be both sides of the street or is -- how will that work?

Parking Director Kinney: Yes.

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Commissioner Menendez: The circumstances.

Parking Director Kinney: Anybody on the 300 block that actually has an address on the 300 block will be eligible. In the larger project that's coming in, if they --experience is if you have parking and you don't need to worry about buying a residential permit, usually they don't happen. And since that's another reason the visitor parking conversation happened originally is so this project is providing visitor parking, and that's not always the case in some of the larger developments.

Mr. Behar: And one more, currently, we have six curb cuts on the north side of Madeira. We're going to reduce it to two. Even with the incorporation of the bump outs, I don't foresee any net losses of parking on the north side of Madeira. Again, we're going from six curb cuts to two, so that's going to be -- yes, we're incorporating, you know, a few bump outs, but I do not believe we're losing any parking in front of Madeira.

Vice Mayor Mena: How is that not the case on the south side?

Mr. Behar: On the south side, you will keep the curb cuts as they are today, and when you introduce a bump out, you're going to lose something. That on the -- you know, we're going from six to two, so that loss of the curb cuts is what we're taking up for the bump outs.

Commissioner Anderson: So, Mr. Kinney, on the residential parking permit program, can someone from the south side of the street buy a spot on the north side of the street?

Parking Director Kinney: Essentially, if on the 300 block you are eligible and you receive a residential parking permit, you can park any place on the block, north or south.

Commissioner Anderson: Okay. So, the other aspect when you do meet with the owners across the street is to bring in with them not only the traffic calming potential for the tables, but how the impact is with the bump outs because it creates a narrower feeling. It usually slows down the traffic. I'd ask you to cover that as well.

Planning and Zoning Director Trias: Commissioner, it's always possible to do a bump out next to a driveway, which they have several, so I believe that those will be possible locations. So, if you could map that, we could look at that more closely.

Mr. Behar: I'll agree with that.

Commissioner Anderson: Okay.

Mayor Lago: Commissioner, do you have anything else?

Commissioner Anderson: A couple more points.

Mayor Lago: Well, go ahead, go ahead. I just wanted to add one thing, please.

Commissioner Anderson: Looking at future growth on the charging stations, you're putting in a fair amount of charging stations, but for the future, five years or more from now, I'd imagine all those are going to be used up. Is the developer willing to work in an increase of the number of charging stations within the building as those are occupied?

Mayor Lago: Yeah, we -- Commissioner, if I may. We wrote a piece of legislation before you were elected -- I was a sponsor of it -- that required -- I can't remember how many parking spaces to be ready for the installation of charging stations.

City Manager Iglesias: A percentage were ready, and a percentage were conduit so they could be ready.

Commissioner Anderson: Yeah.

Mayor Lago: Yeah.

Commissioner Anderson: Some were...

City Manager Iglesias: It has to meet that requirement.

Commissioner Anderson: Well, I -- no, I understand that, but this is a rental building, and no one's going to go in and install it that's a tenant. What I'm asking as a condition of approval is, is the building owner willing to -- as the -- how many spaces do you have now for charging stations, actual spaces?

Mr. Behar: Right now, we have five, and ready, seven, so it'll be 12. If anything, listen, at this point during the construction, to put a conduit and have it ready is inexpensive. So, what we could do is put a condition that we put 10 percent of the spaces, okay, because it's really just running a conduit.

City Manager Iglesias: I do believe that the most expensive thing is getting through the structure, so if you could tube it, maybe that might be something for future use.

Mr. Behar: For future use and have the conduit ready.

Planning and Zoning Director Trias: 20, 22, 25.

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Mr. Behar: Let's say we -- it's 220 -- you know, 227 spaces. We could put 23 spaces, you know...

City Manager Iglesias: I would say that instead of conduiting it, just get your structural perforations in so that you can conduit later. That's -- the biggest issue is that.

Mr. Behar: No, you're right, you know, but at this point...

Commissioner Anderson: It's conduit.

Mr. Behar: It's (INAUDIBLE)...

Commissioner Anderson: No, and I'm just...

Mr. Behar: Going back to the electrical room because the -- we're -- you know, I drive an electric car now and...

City Manager Iglesias: You have an ordinance that you have to (INAUDIBLE)...

Commissioner Anderson: They've converted you, oh my God.

Mr. Behar: (INAUDIBLE)...

City Manager Iglesias: Right, you have a...

Mr. Behar: To me for years.

City Manager Iglesias: You have the ordinance that you have to meet, but what you can do is also do a structural perforation so that you can increase the conduit later...

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Mr. Behar: Okay.

City Manager Iglesias: And as long as you have that, it makes it much easier.

Mr. Behar: Perfect. We could do that.

Commissioner Anderson: So, if you want to move in the building and all those other spaces are taken, is the owner willing to bump up once those are occupied...

Mr. Behar: Yes.

Commissioner Anderson: The number of...

Mr. Behar: We could do that.

Commissioner Anderson: Wired spaces?

Mr. Behar: We're already there?

Mr. Garcia-Serra: Yeah, there's 34. So, five are going to have electric charging stations from day one, seven are set up already to have them as needed, and then there's another 34 that are going to be designed in such a manner that they can be converted to electric charging stations.

Commissioner Anderson: By the building owner.

Mr. Garcia-Serra: Correct.

Commissioner Anderson: Okay, not the tenant.

Mr. Garcia-Serra: Agreed.

Commissioner Anderson: I mean, because we do need rentals, so I'm mindful of this.

Mr. Behar: And Commissioner, if there's a need because it's a demand, we're going to do it. I think what -- you know, an idea of doing the structure, having it already perforated is probably the right thing to do because you're not -- if the demand is there, you're going to need it.

Mayor Lago: Mr. Behar, at the end of the day, it's an amenity. I mean, you have two people on this Commission that have electric cars. You drive an electric car. So, if I were to be renting in a building, I wouldn't have rented a building that didn't have a place for me to charge my car.

Mr. Behar: It feels so good not having to stop at the gas station.

Mayor Lago: Especially now, especially now, so...

Commissioner Anderson: You don't have to smell it. You don't have to worry about your hands being dirty going in your car.

Mr. Behar: Actually, I get upset when I'm driving my wife's car that I use her car and I got to stop, you know.

Commissioner Anderson: And you do.

Mayor Lago: So, my point -- to the point to the Commissioner, you want them to work on this between first and second reading and come back on second reading and you'll bring it back up?

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Agenda Items F-7 and F-8 are related - Ordinance of the City Commission granting approval of a Planned Area Development pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a multi-family project referred to as "301-341 Madeira" on the property Page 58 legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida.

Mr. Behar: Yes, we will do that.

Commissioner Anderson: Okay.

Mayor Lago: Okay. By the way, can you -- Mr. Trias, can you look up the legislation that we wrote a few years ago requiring EV ready?

Planning and Zoning Director Trias: Sure.

City Manager Iglesias: All of our projects meet that requirement, Mayor. This project is going to exceed that.

Mayor Lago: Okay, good.

City Manager Iglesias: And if they do the structural perforations, they'll really exceed that because they'll make -- as you know, it'll be much easier to put it in once you -- the biggest problem is really -- is going through the structure.

Mayor Lago: Well, when we passed that law a few years ago, we weren't -- I wasn't expecting the proliferation that you're seeing now, so maybe it's time to update that law.

Commissioner Anderson: Yeah, it may be because...

Mayor Lago: You can work on that if you want.

Commissioner Anderson: You know, I think you're going to attract the type of clientele that you really want at that point. This is going to be really a mark for this City going forward in this direction. So...

Mayor Lago: Anything else, Commissioner?

Commissioner Anderson: Just wanted you to cover night and weekend construction with the neighbors. That was one of the biggest complaints I heard about the Agave project, the light shining down on the weekends. They couldn't read their Sunday paper. It was all that type of stuff that became an issue for those folks that lived in that neighborhood.

Mr. Behar: Once we start construction, we'll make sure that we're going to communicate with them, and we're not going to be working at 5 o'clock in the morning, only during the normal course of construction hours that is allowed by the City.

Mayor Lago: And by the way, there is a law that does not allow for exterior construction on Saturdays so...

Commissioner Anderson: But there are exceptions...

Mayor Lago: It's in the books.

Commissioner Anderson: Sometimes.

Mayor Lago: There are exceptions, but this is a residential neighborhood. So, at the end of the day...

Mr. Behar: That mainly is in the CBD commercial.

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Mayor Lago: Yeah.

Mr. Behar: I don't foresee that having...

City Manager Iglesias: The only exceptions we have are when you're tying into water or sewer, where you don't have a choice and you have to do it at night when there's low consumption. But besides that, we don't allow it.

Mayor Lago: We enforce that.

Commissioner Anderson: Did you all cover your North Ponce area improvement contribution?

Mr. Behar: I believe Mr. Serra -- Garcia-Serra did.

Mr. Garcia-Serra: Yes, I mentioned that. I believe it's already in staff's recommendation too.

Planning and Zoning Director Trias: Yeah.

Commissioner Anderson: And how much was that?

Planning and Zoning Director Trias: How much was it?

Mr. Garcia-Serra: We haven't -- I believe the amount is blank right now, alright, so...

Planning and Zoning Director Trias: Yeah. So, yeah, we have to decide on an amount. And I think I gave you the list of the similar projects...

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Commissioner Anderson: Alright. Well, I'd like to hear the discussion from the rest of the...

Planning and Zoning Director Trias: For comparison.

Commissioner Anderson: Commission and get back to that.

Mayor Lago: Okay. I have two items just really quickly. Number one, art in public places. What's the plan for art in public places on -- in regards to -- have you decided on an artist or what's going on?

Mr. Behar: We have not decided, but the intent in that park area to bring an artist and do something that could be not only for the building, but for the neighborhood.

Mayor Lago: So, I would like to have a conversation with Mr. Garcia-Serra between first and second reading at your availability to discuss art opportunities. We're really changing our focus and really bringing world-class art to the City over the next year or two. You're going to see some great artists brought online. So, I'd like to see how we can work in conjunction with our two art in public places boards to bring something special. The money has to be spent anyway, so let's spend it on something that's great.

Mr. Behar: And we'd rather have it on the site.

Mayor Lago: On the site. No, no. I wanted something on the site. I don't want anything on the building, and I think the Commission agrees, okay.

Mr. Behar: We're good with that.

Mayor Lago: So, that's number one. So, please schedule with my office. Mario, I appreciate it. The second issue is my last issue, and I'm ready to move forward and take a motion on this. Is can staff -- can the Public Works Department look into are there any connectivity issues in regards to sidewalks adjacent to this property? If you tell me that half a block away, we're missing a little sidewalk, please let's connect it. If we have any issues at all in regards to sidewalks that we need to get done, now's the time to take advantage of a great developer who is working with the City and is going to be under construction for possibly two years. Let's get this project done.

Public Works Director Diaz: We will double check, and we'll bring it at the second reading.

Mayor Lago: On the second reading, I'd like to know if there's any sidewalk issues between a few block radius so that we can address it. Because again, it's not just -- it's not -- these residents are going to traverse our downtown. And as you bring more residents to the City, I want to make sure that it's a safe -- it's not only safe for the drivers, but it's also safe for the people who are walking, bicyclists, you know, people who are with babies and dogs, elderly people. So, make sure we understand clearly if there's any sidewalks that -- some way and somehow, we're the only city that sidewalks just die in the middle of a grassy area. Let's continue to connect them as you've been doing, and I commend you for that.

Public Works Director Diaz: We actually developed a sidewalk gap map.

Mayor Lago: Okay.

Public Works Director Diaz: So, we have all the information, so it should be, you know...

Mayor Lago: So, at the next Commission meeting...

Public Works Director Diaz: It should take no time.

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Mayor Lago: Please, if I forget, bring it up to my attention.

Commissioner Anderson: Now, you mentioned sidewalks. I think -- is this a five or you moved it up to a six-foot sidewalk?

Mr. Behar: We have a six-foot sidewalk...

Mayor Lago: Good.

Mr. Behar: In this project.

Mayor Lago: Great, great. With that being said, are there any other questions? I'll entertain a motion.

Vice Mayor Mena: I'll move it.

Planning and Zoning Director Trias: With conditions.

Mayor Lago: With all the conditions.

Vice Mayor Mena: I'll move it with the conditions that were described.

Commissioner Anderson: Okay. I'll second it.

Commissioner Menendez: Yes.

Commissioner Anderson: Yes.

Vice Mayor Mena: Yes.

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Mayor Lago: Yes.

(Vote: 4-0)

Mayor Lago: Thank you very much.

Vice Mayor Mena: Thank you.

Mayor Lago: I look forward...

Mr. Garcia-Serra: Thank you very much.

Mayor Lago: To hearing from you on second reading.

Mr. Garcia-Serra: We'll be back at second reading.

Commissioner Menendez: If you try to wrestle down a palm tree, she's going to fight you.

Mayor Lago: I'm telling you...

Commissioner Anderson: Huh?

Mayor Lago: I'm going to remove those palm trees.

Commissioner Menendez: You'd help him tear down the palm tree.

Commissioner Anderson: Yeah, I have.

Mayor Lago: F-10.

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Commissioner Anderson: It takes one swipe of the axe.

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