

**City of Coral Gables City Commission Meeting  
Agenda Item I-3  
November 12, 2019  
City Commission Chambers  
405 Biltmore Way, Coral Gables, FL**

**City Commission**

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

**City Staff**

**City Manager, Peter Iglesias  
City Attorney, Miriam Ramos  
City Clerk, Billy Urquia  
Parking Director, Kevin Kinney  
Deputy Development Services Director, Devin Cejas**

**Public Speaker(s)**

**Jorge Navarro**

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Agenda Item I-3 [0:00:00 p.m.]

Update from Zoning Code Consultant Elizabeth Plater-Zyberk.

Mayor Valdes-Fauli: Alright. The last item is presentation regarding ballpark estimate -- no, presentation, Liz Plater-Zyberk.

Elizabeth Plater-Zyberk: Good afternoon. Liz Plater...

Vice Mayor Lago: Good afternoon.

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City Commission Meeting

November 12, 2019

Agenda Item I-3 - Update from Zoning Code Consultant Elizabeth Plater-Zyberk.

Ms. Plater-Zyberk: Zyberk, resident of the City and representing of the City and representing, DPZ Code Design. We're working on the update of the Zoning Code, and I was asked to tell you where we are in the process. Today, we are in the process of the text revisions, following the Commission workshops in which we explained that we were going to be consolidating some of the zoning categories and overlays to, in effect, bring some of the con -- take some of the contradictions out of the Code and in general make it a clearer and simpler document. So, we are in the process of those texts revisions, at the same time beginning a process of mapping to understand how these districts would be landing over the current districting that's on the City's zoning and land use maps. And just to remind you what we -- where we're heading is to establish three multifamily -- three or four multifamily zones, and likewise, several MXD or mixed-use zones, which would replace the various commercial zones with the MXD overlay. So, let me stop here and see if you have any questions.

Commissioner Keon: I have a question.

(COMMENTS MADE OFF THE RECORD)

Commissioner Keon: Yes. I have a question because I asked at the last meeting if it would be appropriate that you came here to speak because there was a concern being raised over remote parking as it relates to at least one project that has been, submitted and there are in -- on Miracle Mile. And then there are two or three projects in the industrial area that are also relying on remote parking in order to be able to build. And so, the question at the last meeting was -- and only you can answer it, so I'm glad you're here today with us to answer that question -- was does -- if staff -- the staff preparing a text amendment to include remote parking for new construction now as it now relates to an expansion or change of use, but for new construction in the -- whether it be the CBD or the Mile overlay or the Giralda overlay and the industrial section, which are pretty site specific, that they are preparing a text amendment to address current applications and projects. Will that in any way affect your continued work on the Zoning Code?

Ms. Plater-Zyberk: We -- no. We will be continuing the work. Throughout the time that we've been working on it, there've been various text amendments that are being incorporated as we progress. So, we would presume that this would be part of the final document as well.

Commissioner Keon: Okay. So, if there is not a problem with them coming back at the next meeting if they can do so in December or if they can't, be it January, to come back with a text amendment on remote parking, would create any problem for you?

Ms. Plater-Zyberk: That wouldn't create any problem for the process that we're in.

Commissioner Keon: At all.

Mayor Valdes-Fauli: That is not part of her initial engagement. It is not.

Commissioner Keon: Well, listen, that may not be a part of her initial engagement, the -- and I'm not asking her to do the text amendment; I'm asking staff. If staff were to do an amendment, a text amendment and to bring it forward, does it in any way affect her ability to move forward with the Zoning Code? And she said no, it would be incorporated into the Zoning Code, so it wouldn't be a problem at all.

Vice Mayor Lago: Could I ask you a question?

Commissioner Keon: And that was the discussion that was had at the last meeting that there was a concern that it would effect...

Vice Mayor Lago: May I...

Commissioner Keon: That process.

Vice Mayor Lago: May I ask you a quick question?

Commissioner Keon: And she said that it doesn't.

Ms. Plater-Zyberk: Yes. Yes, please.

Vice Mayor Lago: Thank you for being here. I appreciate it. So, obviously, you said it wouldn't affect your ability to finish this process. My question is more in regards to the ramifications of taking this one item out of the process and the ripple effect that it would have. So, I'm a believer in allowing you to finish the process and not bringing something forward, which right now our City Attorney has stated this project does not qualify for remote parking. And the sole purpose of allowing this to happen is to expedite the fact that your process may take till March or April and we may, as a Commission, actually ratify -- if remote parking is something that you believe that should happen. So, I think that you can finish your process, but my question is, do you think it's a smart move to not allow you to let you finish the entire process and see what the ramifications are or the ripple effect is in regards to allowing for remote parking where it wasn't allowed before? What are the effects on height? What are the effects on density? What are the effects on FAR, our intensity? Shouldn't we just take a moment to see that if we do allow for remote parking in certain areas where we didn't allow it before, then maybe we'll drop the height or will drop the FAR or we'll drop the intensity, or we'll drop the density. Do you believe that that is something that would be in the best interest of the City to allow you to finish your process before we make such a major decision, which currently is not allowed in that site specific?

Ms. Plater-Zyberk: You know, we've been working on the MXDs and the MFs for some weeks or months now, enough to know the parking in general will probably look quite different than it does now. I think we've had a number of discussions with the committees and with the staff. And there seems to be a fair amount of I think -- I wouldn't -- I might say agreement that there can be

reductions and facilitation of new building and rebuilding that maybe right now the parking requirements are precluding or nor facilitating.

Vice Mayor Lago: When you say reduction, would you consider that absolute removal of parking? Absolute -- so reduction, I don't have any issues with it. For example, today we approved an ALF. Obviously, an ALF is going to have much more significantly reduced parking requirements because I don't expect everybody to be driving. So, you would, you would understand that, again, it's okay to have a parking reduction.

Ms. Plater-Zyberk: Yeah.

Vice Mayor Lago: In turn, you'd have a less bulky building because you'd -- the height would come down and you wouldn't have so many parking decks. It's pretty understandable in that situation, and I think that's -- that will be a better addition to the City not having such a massive building as a result of the parking reduction. But we're not talking about parking reduction. We're talking about absolute elimination of the parking.

Ms. Plater-Zyberk: So...

Vice Mayor Lago: And I think -- and you're talking about in an area on Miracle Mile that has never had a building of this magnitude that's being proposed as a result of remote parking, which is currently right now not allowed as per the City Attorney's interpretation.

Ms. Plater-Zyberk: Right. So, we had discussed -- and there does seem to be a willingness to consider, I think, among -- there seem to be in the workshops and also with the City staff and administration that there could be some parts of the City where there would be -- or sizes of properties where parking would not be required or it's sharing or a remote location could be facilitated. There were three issues. One was sharing, remote was second, and then the parking fund is the third one.

Vice Mayor Lago: Which is what -- I'm a big proponent of the parking fund because I think that by allowing for remote parking, you're leaving a lot of money on the table and you're not using that money, which could be injected into a City-owned facility, which would allow us to build something like our mobility hub where instead of having the building, let's say, park two or three blocks away, they could park a block away and allow us to be able to, you know, have the appropriate finances in place to build that building and not have such an impact in regards to our (INAUDIBLE).

Ms. Plater-Zyberk: I think we understand that very clearly and the more you could aggregate for those -- that use, the better. But I think the choices are important because there are so many different conditions in the City in terms of sizes of properties. There are a lot of smaller properties. Likewise, where the total kind of financial picture of the property may not make payments, perhaps, as likely or as possible for those projects as the other two possibilities. So, I think the zoning should stay out of which one is chosen as much as -- rather than we should be giving you the possibilities and making sure that they work.

Vice Mayor Lago: I think that's why -- you made my point. We shouldn't be forcing a process which has -- is expected to finish in March and April. But we should allow for the process to end, come to an end, this Commission ratifies it after workshops have occurred, community engagement, not basically pick apart the entire Zoning Code rewrite to allow for a project to come before the Commission and be approved, which currently doesn't meet the standards. It doesn't meet the requirements to be able to apply for remote parking.

Ms. Plater-Zyberk: Yeah.

Vice Mayor Lago: That's just my opinion.

Ms. Plater-Zyberk: So, if -- as I said earlier, if you make changes to the standards that exist now along the way, we've -- those have been being accommodated in other sections of the Code because it's a process that's taking us some time. And those are being incorporated into the text as we go along. So, I would presume that that's what we would do.

Mayor Valdes-Fauli: Thank you.

Commissioner Fors: One question, Ms. Plater-Zyberk. I think I can ask -- you've sort of been asked this question already but let me try and give it you in a way that's easier for you to answer. Do you have a preference as a professional regarding whether the City should wait to enact a zoning amendment of this nature before you finish or wait until you finish in March and April? Is there a preference as a professional?

Ms. Plater-Zyberk: If we were at the very start of it and we could be sure of getting it all done in a very short time, I would say, of course, put a hold on everything until we can get done. But we understand that's not realistic and the processes take longer than you can usually bear to just put things on hold. Let's say moratoriums are very difficult to deal with. So, I think the business as usual of the City has to continue while we go through these processes of working the document as a whole. And so, we've never worked in a situation where it's come to a complete halt while we're at work on the document.

Mayor Valdes-Fauli: Thank you.

Ms. Plater-Zyberk: But that's up to you.

Ms. Plater-Zyberk: Thank you, Ms. Plater-Zyberk.

Commissioner Mena: I just have some...

Mayor Valdes-Fauli: Go ahead.

Commissioner Mena: Let me try to cut to the chase of sort of the issue that I think everybody's trying to evaluate here. And I guess my question for you is -- and I don't know the answer, so if the answer is no, so be it, but have you looked at or evaluated whether remote parking would be appropriate along Miracle Mile?

Ms. Plater-Zyberk: We think all three options should be especially available to Miracle Mile because you wouldn't -- I think no one wants to see parking garages facing Miracle Mile. So...

Commissioner Mena: All three options being again? Can you remind me?

Ms. Plater-Zyberk: Shared, remote and fund.

Commissioner Mena: Gotcha.

Commissioner Keon: So, what I'd like us -- I would like to see us do and I'd like your support to do is to ask staff to prepare an amendment that allows both remote, shared parking and that the -- and request the Manager and the Parking Department to provide the parking management program for those things. Now, if it is a parking fund, I think we are -- I'll ask the Manager, do we have a parking fund currently?

City Manager Iglesias: We have a...

Commissioner Keon: I mean, come on.

City Manager Iglesias: The Parking Director...

Commissioner Keon: I think we have a parking fund currently. If we could...



Parking Director Kinney: Yes. The parking fund was actually an ordinance passed in 2011.

Commissioner Keon: Okay.

Parking Director Kinney: At that time, the Commission did put several restrictions on it and actually increased the recommended price. All of those things are in conversation now as we look at amending it for the future potential parking fund, but there is one in existence.

Commissioner Keon: Okay. So, it would be a matter of amending how maybe that parking fund or what the costs would be. That would be the management program.

Parking Director Kinney: Yes.

Commissioner Keon: That you would...

Parking Director Kinney: And the number of spaces allowed.

Commissioner Keon: Right. That you would provide and whatever else.

Parking Director Kinney: Yes.

Commissioner Keon: Okay.

Parking Director Kinney: Those conversations are ongoing now.

Commissioner Keon: Now, we have three projects that are ongoing that I don't think need to stop in the water at this moment when we can -- when staff can prepare an amendment to the current Code with those considerations that DPZ just mentioned and ask staff in turn to also provide us

with a -- the information with regard to a program for -- with the parking fund as to how we would go forward and do that. I mean, it may be that whether -- and I know that like in Wynwood or whatever -- I think there's things where either people can go out to the market and they can lease parking, whatever, whether you prefer that they actually pay into a fund that helps with the financing for the public parking garages within the City. How far it needs to be, all of the parameters that you know with regard to parking far better than I know the details of considering that you have a -- you have run a parking department for a long time.

Parking Director Kinney: And the fortunate thing is you've mentioned Wynwood. There's also a parking fund in Coconut Grove.

Commissioner Keon: Right.

Parking Director Kinney: We have somebody who has experience with all of those...

Commissioner Keon: Right.

Parking Director Kinney: Standing right next to me.

Commissioner Keon: Right. So, I mean we have -- those things are in place now. It is a matter of preparing the amendments based on the information that staff has because there have been multiple discussion and lengthy discussions about the changes and the needs as the City moves forward. They know what that would entail, and I would ask that we would go ahead and begin that process and it will be incorporated into the Code as it goes along.

Vice Mayor Lago: So, may I just add two quick things because there was a comment that there's three projects that are ongoing right now that require remote parking -- or four, three or four. Two of them, I'm 100 percent in favor of and I think there should be remote parking, especially when you talk about what they're offering. One building is going down from I think nine stories on

Ponce all the way down to 52 feet right in front of Nordstrom's. So, you're getting a three-story building. Of course, they should remote park. And the other building is going from ten stories down to six stories, and that is in front of Neiman Marcus. It's the Oscar Rogers parcel. So, those two pieces make complete sense and I'll tell you why. For two reasons, number one, because you're cutting the building height by more than half in one of them and probably by 40 percent in the other. So, you're getting that lower scale look, which I think is appropriate for the City of Coral Gables. And the second reason why it makes sense is because you have thousands of parking spaces across the street already built in a piece of property that the City owns that has leased out for the next 85 years. And as I was talking to the Manager, there's a few hundred available parking spaces there, about 400, that we should be able to negotiate with them. So, I think it's perfect. And I wrote a piece of legislation for that industrial area, which allowed for small pieces of property that were sandwiched in between large ones that want to go vertical, two to three, and could have a nice sales office and didn't have to use like some sort of Stiltsville type of project where cars parked underneath and then you had a second floor, which was your commercial or your residential. That doesn't look really appealing. So, it's not that I'm against remote parking. I think it makes sense where there's a parking structure, and also, when the reduction in height. The problem that we have on Miracle Mile -- and I'm not going to get into it -- is the fact that we're going to allow remote parking where it's not allowed and then you're going to put up an eight-story building where there's never been an eight-story building on Miracle Mile. That is going to change the context and the beauty, in my opinion, of Miracle Mile. I think that the fact that low rise -- it's always been low rise. It's been something that's tasteful. It's got a small-town feel. And I think it's something -- it's always been low rise. It's always been low rise. It was 150 feet and then it got dropped down to a hundred -- I think to 90, correct? It was 180 and then it got dropped down to 90, was it?

Deputy Development Services Director Cejas: A hundred and fifty, and in 2001...

Vice Mayor Lago: Dropped down to 90.

Deputy Development Services Director Cejas: It was brought down to 70, I think.

Vice Mayor Lago: But the issue there...

Commissioner Keon: Seventy.

Vice Mayor Lago: Even more. The reason why it's never been built and now that we'll go into detail -- because I think Commissioner Keon was leaning over to the City Attorney and wanted to make sure that I was correct. The reason why no one has ever built anything at 70 feet is because you have to park it. And this project that's in question, 220 Miracle Mile, can never be built because they can't park it. They can't park it. So, they threatened saying that they're going to build a parking garage when it's never going to be built because they don't have the turning radius to build a parking garage there. And that -- those type of situations, to me, are not conducive to doing business. What I'd love to see is a building that is not eight stories, a building that is reduced in height where we give them some sort of bonus for that and we allow them to park offsite in some sort of parking trust. There has to be a trade-off. I don't want to take the parking decks and, you know, inject FAR and inject density and intensity into the project. I don't think that will look good in the City of Coral Gables. I don't want to have that. So...

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: That's just my opinion on that.

Mayor Valdes-Fauli: Can I remind you that the subject at hand is an update on...

Commissioner Keon: It was for...

Mayor Valdes-Fauli: Presentation regarding ballpark estimate for the...

Commissioner Keon: Right.

Mayor Valdes-Fauli: I'm sorry, update from the Zoning Code consultant, Elizabeth Plater-Zyberk.

Commissioner Keon: Right, but it was for the purpose...

Mayor Valdes-Fauli: That is the...

Commissioner Keon: It was -- but it was for this purpose.

Mayor Valdes-Fauli: No, it wasn't.

Commissioner Keon: Yeah.

Mayor Valdes-Fauli: Give us an update...

Commissioner Keon: Mayor...

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

Commissioner Keon: Valdes-Fauli, it was specifically for this purpose. At the last Commission meeting, there seemed to be a concern with it with regard to the rewrite. I asked that -- could DPZ come here and answer that question with -- in relation to the update so that we could discuss this issue about remote parking. And it was agreed that, yes, she could. So, it was -- it is an update. It was for this purpose. And you know, so I -- so for Mr....

Vice Mayor Lago: (INAUDIBLE) make a motion.

Mayor Valdes-Fauli: Make a motion. Say something.

Commissioner Keon: Well, Commissioner Lago, I -- you and I do differ significantly on what we believe people have a right to and what we have the right to ask them to proffer. I don't believe when someone comes forward to build in accordance with the height limitations or what other limitations there are that you have the right to ask them, okay, but what am I going to get for that? Because what you're getting is what they are entitled to do. So, I feel -- you and I disagree on that issue offer and we have the right -- I think people have the right to proffer. We do have a respect for property rights. If we don't allow someone that has the right to build the 70 feet to not build to 70 feet and can they put parking on that site? Yes, I'm sure there was a way that they can put parking on that site. We had said, do you want parking garages on Miracle Mile, from the aesthetic point of view. No, we don't want parking on Miracle Mile. We don't want parking garages on Miracle Mile. Now, when you say that there is with absolutely no parking, that's not correct and it's misleading because this is not no parking. It is parking that is provided for remotely. So, it doesn't mean that it's tucked in under their building, right, or it's not tucked in in the back of their building somewhere. It is remote parking that is within a certain distance from the building itself, which I think under the overlay on Miracle Mile has long, long been contemplated. Do I think people haven't built out Miracle Mile yet? I think largely because you have to have 200 feet along Miracle Mile in order to do that and people have not assembled those parcels of land. And I think for so many years people were not investing in the storefronts in the Mile because the public space of the Mile was quite unattractive. It was -- it had deteriorated badly over years from lack of attention, whatever. We had a \$25 million economic development package that went into improving the public space in hopes that then the private sector would then come in and improve the private space. And that's what's happened. Now, whether, you know, if we allow for the remote parking when whatever is covered by it comes before us, you can vote it up or down. You can vote it up or down. You can do whatever you want with it. But I think that for right now remote parking is something that should be a consideration. And I don't think that it should be a consideration because I like the building or Commissioner Fors likes that building or Commissioner Mena likes somebody's building, or you think you're getting something back in turn for something that you give somebody. We have standards and we have a Zoning Code that

anybody that comes in, whether they know any one of us, whether you like them, don't like them, like how they build, like how they design is irrelevant because they can come in and say, according to this Code, this is what I can do in this city. And who I am and what I am and who I know is totally irrelevant, totally irrelevant.

Vice Mayor Lago: I don't understand why you're bringing that up.

Commissioner Keon: So, I would...

Mayor Valdes-Fauli: This is...

Commissioner Keon: Ask -- I would like now -- I would. I would like that we would ask staff to prepare an amend -- a Code amendment that provides for remote parking, and that staff also would -- and between the Manager and the Parking Director, would provide a program for -- as to how you manage and operate remote parking.

Vice Mayor Lago: Are you going to allow me...

Commissioner Keon: If you like it or if you don't like it, you can vote. You can either -- don't vote for it...

Mayor Valdes-Fauli: Yeah.

Commissioner Keon: Or you can support it.

Vice Mayor Lago: Are you going to give me the floor just...

Commissioner Keon: But I'd ask that you...

Vice Mayor Lago: To respond to you?

Commissioner Keon: Do that.

Vice Mayor Lago: Are you going to give me the privilege to respond to you or no?

Commissioner Keon: Commissioner Lago, I sincerely doubt that there would be any circumstances under which I could stop you from responding.

Mayor Valdes-Fauli: Go ahead.

Vice Mayor Lago: So...

Commissioner Keon: So, you should...

Vice Mayor Lago: No, but I...

Commissioner Keon: Feel free.

Vice Mayor Lago: But I just want to make sure that...

Commissioner Keon: No, Commissioner Lago.

Vice Mayor Lago: So...

Commissioner Keon: You should feel free to speak right up.



Vice Mayor Lago: So, real simply, there are requirements. And when you say who you know and who you don't know, I don't know if you're talking to me or you're talking to the developer. I don't have a relationship...

Commissioner Keon: I'm speaking (INAUDIBLE).

Vice Mayor Lago: I don't have a relationship with developer. I guess that's somebody else. That's not me. So, let's be clear. When you talk about standards and codes, standards and codes do exist. He can build 271 parking spaces, up to 70 feet. Let him build it. But what you're doing right now is you're changing -- and as Madam City Attorney, if I would, you'd have a -- if you would give me the privilege. You're very clear. They don't meet the standard for remote parking. So, when you say there are standards and codes, the standard is 271 parking spaces, 70 feet. They don't meet the Code -- they don't meet it for remote parking. So, what we're doing is we're actually changing the game halfway through the game.

Commissioner Keon: We are...

Vice Mayor Lago: Wait, wait. We're moving the goalpost halfway through because this project doesn't want to build 271 parking spaces, remotely or not. They don't want to build 271. They want to build 80. Planning and Zoning said build 120. They still are insisting on 80. So, you're telling me that this is not about who you know and how you know and everything.

Commissioner Keon: Okay. So, I think that...

Vice Mayor Lago: I mean, I think...

Commissioner Keon: I think now...

Vice Mayor Lago: Hold on, wait, wait, wait.

Commissioner Keon: No, now...

Vice Mayor Lago: And then you're saying...

Commissioner Keon: You should deal in facts.

Vice Mayor Lago: Wait, wait, wait. I'm not done. I'm not...

Commissioner Keon: No, you should deal in facts.

Vice Mayor Lago: I am dealing in facts.

Commissioner Keon: They were told when they came in to build and they went to the Planning Department, did they need a variance in order to build the project that they had submitted. And they were told by the Planning Department at that time that now because they were allowed remote parking in the same reason that the Manager went forward with -- in talking with people about projects in the industrial zone. They were under the impression that they could have remote parking. Now, remote parking did exist at one time. I don't -- even in reading through all of the transcripts and all of the minutes from the Planning and Zoning Board meeting -- and I know Mr. Cejas has read through them too. It is hard to figure out what happened in that -- in -- with regard to remote parking.

Vice Mayor Lago: So...

Commissioner Keon: But anyway, so, the thing is...

Vice Mayor Lago: But let me -- I'd like to finish my train of thought.

Commissioner Keon: Is now is, is it appropriate that -- is remote parking appropriate within the City, and particularly, is remote parking import -- is it a good thing for the City in certain places, in certain areas like the Mile overlay, the Giralda overlay and in the industrial area? Is it good for our City? So, you know, yeah, so sometimes we do change and that's why we amend the Code because we determine that it is in the better interest of the City to do that because it provides a better product. And so, sometimes we do amend Code, so, yes, we do change.

Vice Mayor Lago: May I finish my train of thought?

Commissioner Keon: Yes.

Vice Mayor Lago: Mayor. Madam City Attorney...

City Attorney Ramos: Yes, sir.

Vice Mayor Lago: Very simple, because we want to deal in facts. I think that's the key, to deal in facts.

Commissioner Keon: Okay.

Vice Mayor Lago: Is remote parking allowed currently, yes or no, in Miracle Mile?

City Attorney Ramos: Only for an expansion or change of use.

Vice Mayor Lago: Is this project, as currently dictated as what they're applying, do they meet the criteria for remote parking?

City Attorney Ramos: Not under today's Code.

Vice Mayor Lago: So, we are...

Commissioner Keon: To -- but...

Vice Mayor Lago: I'm not -- but I'm not -- but you keep interrupting me.

Commissioner Keon: Okay. No, but...

Vice Mayor Lago: I'm not done yet.

Commissioner Keon: But to the applicant and to the applicant's attorney, is it -- I mean, to the architect -- or to the attorney that came in. Were you told when you started that remote parking applied, that you didn't need a variance and you could park remotely?

Jorge Navarro: When we originally met with staff, we discussed the ability to proceed under that Code section.

Commissioner Keon: And were you told by the Planning Department that yes you could park remotely?

Mr. Navarro: We proceeded -- and subject to City Commission approval and your input on the ability to park, that we'd be able to proceed.

Vice Mayor Lago: So, it's...

Commissioner Keon: And you could -- but that you could. You could proceed anticipating that you could park remotely.

Commissioner Mena: He said subject to City Commission approval.

Commissioner Keon: I'm asking you, yes or no.

Vice Mayor Lago: Stop putting -- stop doing that.

Mr. Navarro: That there's...

Commissioner Keon: I'm asking you, yes or no.

Vice Mayor Lago: That's like...

Mr. Navarro: The City Commission had the discretion, we understood, to be able to approve our parking as remote parking.

Vice Mayor Lago: So, subject to the Commission's decision.

Mr. Navarro: Obviously, most of the things in the City of Coral Gables as opposed to other jurisdictions are subject to the City Commission approval. Most things are conditional use and most of the approvals, even if it's a medical office building, as a Code that was amended recently, have to come back to the City Commission for approval.

Vice Mayor Lago: Let's just take a vote on it.

Commissioner Keon: Okay, but I'll ask you a question. Did you assume that you could park remotely because it was a conditional use, or did you proceed because you weren't aware that it wasn't applicable?

Mr. Navarro: We read the Code and we understood that existing project based on discussions with the City, that existing projects would include this project as an existing building. We are changing

the use. There's other projects that I think have traveled that same way, like the Merrick Park Hotel. We understood that, in 2014, the Code was changed in order to allow for a thousand-foot radius for the...

Commissioner Keon: For remote parking.

Mr. Navarro: Expansion. I think even Commissioner Lago may have sponsored that ordinance at the time. But we did not know that it was not applicable to projects that...

Commissioner Keon: They didn't know it was...

Mr. Navarro: Yeah. I mean, existing projects. It doesn't say...

Vice Mayor Lago: That's very different.

Mr. Navarro: Existing buildings. It says existing projects.

Vice Mayor Lago: That's very different than what you're saying. You're saying that staff told them that they were -- that it was okay for them to proceed. You see, and then now you're saying...

Mr. Navarro: Well, I think there are several projects that are planned in that...

Vice Mayor Lago: But I just want to...

Commissioner Keon: Did staff tell you you were okay, you could proceed?

Mayor Valdes-Fauli: One at a time, please.

Vice Mayor Lago: This is very easy, very easy. I don't want to go around in circles anymore. We've talked this to death. Let's just take a vote on it. That's it. It's democracy at its finest. Take a vote on it. Make a motion and you'll get a second and we'll move forward.

Mr. Navarro: I think as we expressed, this is a policy consideration for the Commission.

Vice Mayor Lago: Perfect.

Mr. Navarro: It's not just for downtown area. It's a policy consideration. Do you want parking garages on Miracle Mile, in the north industrial district? Do you want to take advantage of the offsite parking facilities to allow for buildings to be designed in a better way that don't have to rely on parking garages? I think from an industry perspective, parking has gone down. People are expecting -- if you go to all the ULI seminars, parking is something that is going to go down. And your planning consultant could tell you. She, you know, drafted Miami 21 in that light and it's been discussed everywhere. Planning's going down. You have buildings that have been built without shared parking being calculated. They're over parked; they're empty. Do you want to take advantage of those? As Commissioner Lago said, you may be able to monetize some of those, but it's a decision that is forward thinking, and that's, I think, what's before this Commission.

Commissioner Keon: Okay. I'd like to make a motion that we ask staff to come forward with a remote parking -- I'm sorry. Did you have a question?

Commissioner Mena: No, not a question, just I'd like to say something. Based on everything I'm hearing, I think I'm sort of somewhere in between where the two of you are and I want to explain that, and I want to be really clear. I believe and I stand by our City Attorney's opinion that remote parking is not currently allowed.

Commissioner Keon: Right.

Commissioner Mena: Let's be clear about that. I don't know -- I don't deal in, respectfully, to everybody in the room, I don't deal in hearsay about what was said or wasn't said to somebody. If it's in a transcript, I'd love to see it. If it's not, I have no idea if it happened or not. So, we are where we are. We're going to have to make a policy decision. I'm hearing from DPZ that any scenario that you come back with is going to suggest one of those three options for Miracle Mile, share...

Ms. Plater-Zyberk: Or all three.

Commissioner Mena: Or all three, right, one of which is remote. So, that's something for us to consider. I'm not here to vote today on 220 Miracle Mile.

Commissioner Keon: I'm not either.

Commissioner Mena: But if you want to come back with your proposed amendment at the next meeting so we can discuss it and have this robust...

Commissioner Keon: I don't -- I cannot...

Commissioner Mena: Discussion at that time...

Commissioner Keon: You know...

Commissioner Mena: I'm open to doing it.

Commissioner Keon: I cannot give direction to staff. I need three of us to give that direction to staff. I am asking you. I moved that we...

Commissioner Mena: I have no problem.



Commissioner Keon: Direct staff...

Commissioner Mena: I will second your motion to come back with the proposed amendment.

Commissioner Keon: To come back with the proposal.

Commissioner Mena: I'm not voting on the amendment today, though, correct?

Commissioner Keon: Nobody is...

Commissioner Mena: City -- Madam City Attorney, is that correct?

City Attorney Ramos: You are not voting -- there's nothing...

Commissioner Keon: There's nothing.

City Attorney Ramos: Before you.

Commissioner Keon: Right. There is nothing....

City Attorney Ramos: It's just direction to staff.

Commissioner Keon: Before us.

Commissioner Mena: I hear you.

Commissioner Keon: Okay.

Commissioner Mena: Okay, thank you.

Commissioner Keon: There's nothing before us to vote on.

Mayor Valdes-Fauli: The motion is -- wait. The motion is to ask or direct staff to come before us at the next meeting with a proposed amendment to allow...

Commissioner Mena: I'll second that.

Mayor Valdes-Fauli: Remote parking.

Commissioner Keon: To allow all three of those options.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: Okay. Now, I'm asking staff...

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

Commissioner Keon: Could I ask staff is...

Mayor Valdes-Fauli: You just did...

Commissioner Keon: Is the next meeting in December enough time for you to do this or do you need to go to January? What amount of time do you need to come back with that -- with an amendment and a program?

Commissioner Mena: And is this contemplating the three options that...

Commissioner Keon: We can...

Commissioner Mena: Were mentioned, one of which...

Commissioner Keon: Right.

Commissioner Mena: One of which I think is important because I know Vice Mayor Lago has brought it up...

Commissioner Keon: Yeah.

Commissioner Mena: About the possibility of a parking trust.

Commissioner Keon: Absolutely. Well, there is a parking trust.

Commissioner Mena: I understand there is one.

Commissioner Keon: It exists.

Commissioner Mena: Sort of all the nuances...

Commissioner Keon: So, what I'm asking is that they would also -- there has to be an operational plan for how you deal with the parking trust. So, I would ask at the same time that the Manager - that would come out of the Manager's office.

Commissioner Mena: They'd flesh that out and come back to us so we can discuss that...

Commissioner Keon: Yes.

Commissioner Mena: As has been suggested by...

Commissioner Keon: Yes.

Commissioner Mena: Several people up here.

Commissioner Keon: Yes.

City Manager Iglesias: We're talking about looking at shared parking, remote parking and a parking trust, all three.

Mayor Valdes-Fauli: Right.

Commissioner Keon: Well, remote parking...

Deputy Development Services Director Cejas: If I may.

Commissioner Keon: Shared parking, yes. Yes, can you do that in the next month or do you need until December to do that? I mean, January to do that?

Deputy Development Services Director Cejas: For December, I think we could bring back in concept two out of three, which is the remote parking and the trust fund, which already exists. The shared parking concept, I believe that's more in line with the ultimate vision of what DPZ is doing.

Mayor Valdes-Fauli: We already have shared parking.

Commissioner Keon: We do, but I think they're looking at changing the numbers.

Deputy Development Services Director Cejas: Through a mixed-use analysis. I believe she's bringing it in to format it of a more day to day, as of right...

Mayor Valdes-Fauli: Okay.

Deputy Development Services Director Cejas: Is my understanding.

Mayor Valdes-Fauli: A motion has been made and seconded.

Commissioner Keon: Okay.

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

Commissioner Keon: So, when would you bring it back?

Mayor Valdes-Fauli: Come on.

Commissioner Keon: I'm asking him when they would bring it back.

Deputy Development Services Director Cejas: As I said...

Commissioner Mena: He just said.

Deputy Development Services Director Cejas: In December...

Commissioner Keon: In December.

Deputy Development Services Director Cejas: We could look at two out of those three.

Commissioner Keon: So, I'd ask that it would come back...

Mayor Valdes-Fauli: Alright.

City Manager Iglesias: We would...

Commissioner Keon: In December. Thank you.

City Manager Iglesias: Commissioner, we will try to bring it back in December. If there are any issues, then we would like an extension until January.

Mayor Valdes-Fauli: In January.

City Manager Iglesias: But I think we can do it.

Commissioner Keon: You can ask for an extension and it will be fine.

City Manager Iglesias: In December.

City Attorney Ramos: My only question is, is this going to be an ordinance on first reading and we're skipping P and Z or moving P and Z to the...

Commissioner Keon: No.

City Attorney Ramos: Middle or is it just conceptual?

Commissioner Keon: If it passes, it will go to P and Z in the middle.

City Attorney Ramos: Okay, so an ordinance on...

Commissioner Keon: You would not skip...

City Attorney Ramos: First reading.

Commissioner Keon: You would not skip P and Z, no.

Commissioner Mena: To go through whatever the appropriate process is.

Commissioner Keon: Whatever the process is.

City Attorney Ramos: It's been done both ways, so it can go to ordinance on first reading...

Commissioner Mena: That's fine.

City Attorney Ramos: Then P and Z and then come back.

Commissioner Mena: I don't have an issue with it.

Mayor Valdes-Fauli: Will you call the roll, Mr. City Clerk?

Commissioner Keon: Yes.

Vice Mayor Lago: No.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-1)

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

Vice Mayor Lago: But I think...

Mayor Valdes-Fauli: Very good presentation.

Commissioner Keon: Thank you.

Vice Mayor Lago: Thank you.

Commissioner Mena: Thank you very much.

Vice Mayor Lago: Thank you very much.