

City of Coral Gables City Commission Meeting
Agenda Items F-5, F-6 and F-7 are related
January 8, 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 Frank Quesada

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Assistant Historic Director, Kara Kautz

Public Speaker(s)

Jeffrey Bass

Agenda Items F-5, F-6 and F-7 are related [10:00:00 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Religious / Institutional" to "University Campus" for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA Review) (Change future land use in the Comprehensive Plan)

An Ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled “Development Agreements,” for the University of Miami, City of Coral Gables Campus, amending the first Recital to include the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.(legal description on file). (Update Development Agreement with new legal description)

An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Special Use District (S) to University Campus District (UCD) for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section 6 (6500 Red Road), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (Change Zoning on Zoning Map)

Mayor Valdes-Fauli: Okay, at 10 o'clock -- it is 10 o'clock -- we have a time certain, UM.

City Attorney Ramos: We do, sir.

Mayor Valdes-Fauli: I know. That's what I'm saying.

City Attorney Ramos: And we're on time.

Mayor Valdes-Fauli: Go ahead.

City Attorney Ramos: F-5, F-6 and F-7, I will read all three together. We will be consolidating the public hearing in this item. F-5 is an ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, and Small Scale amendment procedures from

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Agenda Items F-5, F-6 and F-7 are related - Ordinances of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan, amending the City of Coral Gables and University of Miami Development Agreement, and requesting a change of zoning for the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196.

“Religious” to “Institutional” to “University Campus” for the property legally described as Lots 1 thru 8, 34 thru 40, Block 196, Coral Gables Riviera Section 6, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. F-6 is an ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on September 28, 2010, pursuant to Zoning Code Article 3, Division 19, entitled “Development Agreements,” for the University of Miami, City of Coral Gables Campus, amending the first Recital to include the property legally described as Lots 1 thru 8 and 34 thru 40, Block 196, Coral Gables Riviera Section. And F-7 is an ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Special Use District to University Campus District for the property legally described as Lots 1 thru 8, 34 thru 40, Block 196, Coral Gables Riviera Section 6. Mr. Trias.

Planning and Zoning Director Trias: May I have the PowerPoint, please? Thank you. As you know, there’s a church located on 57th Avenue and the University has acquired that parcel. That parcel is shown here in yellow and it’s immediately adjacent to some of the campus at the University.

Mayor Valdes-Fauli: That used to be a Lutheran church which didn’t...

Planning and Zoning Director Trias: I think it was a Methodist church.

Mayor Valdes-Fauli: Now, it’s a Methodist church, yeah, or was.

Planning and Zoning Director Trias: It was and during the -- I guess they decided -- the applicant can explain the details. But apparently, that was something that the church decided to do and the University was able to participate in that. Now, the three requests are actually fairly routine. There’s nothing that is being requested in terms of a project being proposed or anything like that.

It's a change of the land use in the Comprehensive Plan, the Zoning Map, and also the development agreement. The review timeline, as you can see, it went to DRC in September. And then it didn't have to go to Board of Architects because there was no project. There was a neighborhood meeting in October. The staff meeting that we had with the -- within the City also in October, and then the Planning and Zoning reviewed it. Letters were sent to property owners within the 1,500 feet of the whole campus, which is typical of the request of the University. So, there were three letters sent in terms of public notice. Two times there was posting of the property, three times the website posting and one time the newspaper advertisement. Now, the requests, as I said, are fairly routine. The change of land use is to change it to the -- from the institutional to the campus, which is the light blue, which is the same land use throughout the University of Miami campus. Staff recommends approval as the application complies with the requirements. The zoning change is the same. Basically, again, changing to the same type of zoning that the University has, the campus zoning.

Commissioner Mena: Does that mean the other colors I see there, those are not currently owned by the University?

Planning and Zoning Director Trias: No, not exactly. Some of them may be owned by the University, but they're not part of the master plan and the University can explain that in more detail. They don't own the whole two blocks, not the whole, but they do own a few extra parcels that are shown in red.

Vice Mayor Lago: If you can go back to that slide, I just...

Planning and Zoning Director Trias: Yes, sir.

Vice Mayor Lago: I mean, I don't know -- I don't think you under -- you know the intent of the University, but I can imagine where this is headed, that they obviously want to acquire as many properties on Ponce and finish off that entire block, a proposed end goal...

Planning and Zoning Director Trias: I suppose that's the big picture plan.

Vice Mayor Lago: I mean, obviously.

Planning and Zoning Director Trias: And that plan is...

Vice Mayor Lago: You have a few holdouts, I imagine.

Planning and Zoning Director Trias: Yeah, that plan is 75 percent of the way -- I suppose. I mean, the applicant can explain that in more detail. But at this point, the only change is to the regulatory environment to the University are the blue, so you can see a few of the blue parcels right there.

Vice Mayor Lago: And can you also be a little bit clearer in regards to -- that this is not a change of land use. They're not changing the zoning. What they're doing is just including these properties in their development agreement, excuse me, correct?

Planning and Zoning Director Trias: Well, it's a change of land use and a change of zoning to campus. So, it's not...

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

Vice Mayor Lago: They're not adding an increase. They're not asking for more density, more intensity.

Planning and Zoning Director Trias: No.

Vice Mayor Lago: I just want to be very clear and put that on the record because certain people get confused and, you know, we start fielding questions about, oh, it's going to be a height increase. That's not up for debate today.

Planning and Zoning Director Trias: It may -- not today, not today. However, in the future, they will have to set the development standards for that parcel, so that's not being done today. And part of the reason it's not being done today is because there's no project being proposed either, so...

Vice Mayor Lago: We're just migrating from religious...

Mayor Valdes-Fauli: Alright.

Vice Mayor Lago: To campus.

Planning and Zoning Director Trias: Right, right. It's just simply they are placing this new parcel within the regulations of the university, and that's all it is. And then the Zoning also recommends approval and Planning and Zoning recommended approval. And the development agreement is simply amending the definition, the actual legal description of the agreement. So, it's not a change of content, per se, but simply including it in the development agreement. Again, staff recommended approval and so did the Planning and Zoning. And that is the end of my presentation. I think the applicant is here and they may be able to answer the questions.

Mayor Valdes-Fauli: Yeah. This is a public hearing, and the applicant, please come forth.

City Attorney Ramos: This is a...

Mayor Valdes-Fauli: Good morning.

City Attorney Ramos: Public hearing item, Mr. Clerk. If you could swear in anybody who intends on speaking, other than Mr. Bass, who's the attorney for the University.

City Clerk Urquia: All those who intend to give testimony on this item, please rise. Never mind.

Vice Mayor Lago: Mr. Bass, before you...

City Attorney Ramos: Let the record reflect that no one intends to speak on this item.

Vice Mayor Lago: Before we move in regards to your application, I just had a question. I know that Dona's not here in reference to historic nature. I just want a little clarity on -- maybe through the Manager or through staff. When you say this property is historic or it's not historic, can you give me a little bit of more background on that? Because it said it was -- I was a little bit confused on that.

City Manager Iglesias: The chapel is historic.

Vice Mayor Lago: Chapel.

City Manager Iglesias: There's two other buildings; one is not historic and there's -- the building that's in question. And the University's working with the Historical Department right now to determine that, but...

Vice Mayor Lago: What makes the chapel historic, if you don't mind me asking? One small portion of this entire building.

Commissioner Keon: It's designated historic.

Vice Mayor Lago: Years ago, years ago.

Commissioner Keon: Yeah.

Vice Mayor Lago: Yeah, and I just want to know...

Planning and Zoning Director Trias: The property...

Vice Mayor Lago: The background.

Planning and Zoning Director Trias: The property...

Vice Mayor Lago: I'm asking more to put it on the record. That's what I'm asking.

Planning and Zoning Director Trias: The property is designated historic. Therefore, it has to go through the historic process when a project is proposed. That would be in the future, not today. But it is one of the regulatory issues that will have to be dealt with in the future at a future date.

City Manager Iglesias: But aside from the chapel, the other two buildings -- one, I believe Historic has -- we don't have an issue with. There is one -- I think the one -- there is one portion of that building other than the chapel where the University is discussing with Historical now.

Assistant Historic Director Kautz: Good morning. The entire property is designated as a landmark, so it includes all the structures on the property. Within that designation, there are varying -- there's the main building, the chapel and then later additions to it that may or may not be required to remain, if that helps.

Commissioner Keon: But it retains its historic even if we change the use...

Assistant Historic Director Kautz: Yes. The property will remain historic.

Commissioner Keon: Or we change the zoning.

Assistant Historic Director Kautz: Right.

Commissioner Keon: It doesn't lose its historic...

Assistant Historic Director Kautz: Correct.

Commissioner Keon: Designation.

Assistant Historic Director Kautz: Correct.

Commissioner Keon: So, it will continue always to be -- have to come back through the Historic Preservation Department and back to...

Assistant Historic Director Kautz: Yes. And we have been working with UM already.

Commissioner Keon: Yeah, so it is protected.

Assistant Historic Director Kautz: Yes.

Mayor Valdes-Fauli: Good.

City Manager Iglesias: The chapel...

Mayor Valdes-Fauli: Alright.

City Manager Iglesias: Is the one that is for sure. The others are in discussion.

Vice Mayor Lago: That's what I want to be very clear of.

Mayor Valdes-Fauli: Okay.

Jeffrey Bass: Mr. Mayor, members of the Commission, Happy...

Mayor Valdes-Fauli: Good morning.

Mr. Bass: New Year. Jeffrey Bass is my name, 46 Southwest 1st Street is my address, and this concludes my presentation, unless you have any questions. I wanted this to be as brief as possible. Your staff eloquently summarized the sort of modest requests that are before you. So, unless there are any questions, we'd ask for your approval. Thank you.

Mayor Valdes-Fauli: Thank you. Any other comments, questions?

City Attorney Ramos: I'd just ask that you take all -- each item separately for purpose of the motion.

Mayor Valdes-Fauli: Alright. Do I hear a motion on the first?

Vice Mayor Lago: So moved.

Commissioner Keon: Yes. Second

Commissioner Mena: Second.

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

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Quesada: Yes.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

City Attorney Ramos: On Item F-6.

Vice Mayor Lago: So moved.

Commissioner Keon: Second.

Commissioner Mena: Second. You take it.

Commissioner Mena: Yes.

Commissioner Quesada: Yes

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

City Attorney Ramos: Item F-7.

Mayor Valdes-Fauli: I'll move this one. Here. So, you second. Why not?

Commissioner Keon: I'll second it.

Mayor Valdes-Fauli: Okay.

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Commissioner Keon: I'll move it, second it, whatever.

Commissioner Quesada: Yes.

Commissioner Keon: Yes.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

Vice Mayor Lago: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: Good.

City Attorney Ramos: Mr. Clerk, do you have your move and second straight?

City Clerk Urquia: Yes, I do.

Vice Mayor Lago: Yeah.

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: That was well done. Well done. I picked that up. That was good.

Mayor Valdes-Fauli: Did I do good?

Commissioner Keon: This is on first reading?

Vice Mayor Lago: The Clerk did great.

City Attorney Ramos: Yes.,

Commissioner Keon: Okay, so this comes back.

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: Got that first day.

Commissioner Keon: I'll save this then.

Vice Mayor Lago: First -- by the way, first day on the job. That was pretty impressive, man, the way you maneuvered that.

Mayor Valdes-Fauli: Yeah, but nobody's talking about my making a motion.

Unidentified Speaker: Thank you.

Vice Mayor Lago: Thank you.

Mayor Valdes-Fauli: Thank you.