

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



CORAL GABLES
THE CITY BEAUTIFUL

Meeting Minutes

Tuesday, May 12, 2015

9:00 AM

City Hall, Commission Chambers

City Commission

*Mayor Jim Cason
Vice Mayor Frank C. Quesada
Commissioner Patricia Keon
Commissioner Vince Lago
Commissioner Jeannett Slesnick*

*Cathy Swanson-Rivenbark, City Manager
Craig E. Leen, City Attorney
Walter J. Foeman, City Clerk*

CALL TO ORDER

The meeting was called to order by Mayor Jim Cason at 9:09 am.

ROLL CALL

Present: 5 - Mayor Cason, Commissioner Keon, Commissioner Lago, Vice Mayor Quesada and Commissioner Slesnick

INVOCATION

Reverend Dr. Zachary E. Royal. Pastor at St. Mary's First Missionary Baptist Church gave the Invocation.

PLEDGE OF ALLEGIANCE

Christian Wensing, Kevin Reynolds, and Miles Misuraca Eagle Scout members of Boy Scout Troop 7 led the Pledge of Allegiance.

LEGISLATIVE SUMMARY

The following minutes summary includes all presentations made, and actions taken which information is supplemented by the following exhibits on file in the Office of the City Clerk, and which are by reference made a part of the record herein: (a) Ordinance(s) adopted (Ordinance No. 2015-06); (b) Resolution(s) adopted (Resolution No. 2015-75 through Resolution No. 2015-80); (c) Video; (d) Audio Recording; (e) Minutes Folder with Agenda and background information, including items which were submitted at the meeting.

A. PRESENTATIONS AND PROTOCOL ITEMS

- A.-1.** [15-3933](#) Presentation of a Proclamation declaring May 12, 2015 as "Yolande Davis Day" in Coral Gables.

[Note for the Record: Following the reading of the title to Agenda Item A-1 by Mayor Cason, City Clerk Walter Foeman said he would like to preface his remarks by saying that Yolande Davis is, indeed, an exemplary employee. City Clerk Foeman added that Ms. Davis is not only intelligent, but she possesses a tremendous sense of humor and a great spirit and as he has said repeatedly, Ms. Davis has all the attributes that he thinks if she were a quarterback on a team, we would all probably follow her lead. City Clerk Foeman further noted that if it is not at the water cooler when she is inviting passport applicants in or directing traffic in the hallway, Ms. Davis is engaged with her fellow colleagues helping them with a public information challenge. In closing his remarks, City Clerk Foeman noted that Ms. Davis is deserving of this accolade, has helped the Office of the City Clerk with a seamless service delivery and he joins the staff in congratulating Ms. Davis for a job well done. Ms. Davis said she is prepared because City Clerk Foeman tells his staff to always be prepared. Addressing the City Commission, City Administration and fellow workers, Ms. Davis remarked that it is an honor to be recognized as the 2014 Employee of the Year and to now receive a proclamation naming May 12, 2015 as "Yolande Davis Day" in Coral Gables. Ms. Davis noted that she could not have achieved these accolades alone - it is with the love and support of her immediate family and her work family so this honor is as much hers as it is theirs, with special thanks to her boss, City Clerk Walter Foeman.]

City Clerk Item No. 2

- A.-2.** [15-3922](#) Presentation of a Proclamation declaring May as "National Water Safety Month," and presentation of the "Platinum International Aquatic Award," to Venetian Pool and its dedicated lifeguard staff.

[Note for the Record: Following the reading of the title to Agenda Item A-2 by Mayor Cason, Vice Mayor Quesada stated that we are so fortunate to have Venetian Pool in our city and thanked the Venetian Pool employees and volunteers for the wonderful job they do. Venetian Pool Supervisor Carolina Vester explained in detail the award being received and said that it is a great honor to receive this award on behalf of the Venetian Pool staff.]

City Clerk Item No. 3

- A.-3. [15-3929](#) Presentation of a Proclamation declaring May 15, 2015 as "Police Officer Memorial Day" in Coral Gables.

Attachments: [Item Title Cover Memo-Proclamation-2015 Police Memorial Day](#)
[Proclamation-2015 Police Memorial Day](#)

[Note for the Record: Following the reading of the title to Agenda Item A-3 by Mayor Cason, Commissioner Keon noted that every day police officers come to work, they are willing to put their lives on the line to protect and care for not only the residents but for everyone who comes through our city. Commissioner Keon added that public safety is the primary responsibility of elected officials and the City Commission is very grateful for the willingness of police officers to come to work every day and protect the residents of Coral Gables. Interim Chief Hudak remarked that this is a memorial they wish they didn't know any of the names on the wall and continue to reflect on those individuals who paid the ultimate sacrifice here in Coral Gables and throughout Dade County.]

City Clerk Item No. 4

- A.-4. [15-3945](#) Presentation of a Proclamation declaring May 17-23, 2015 as "Emergency Medical Services Week" in Coral Gables.

[Note for the Record: Following the reading of the title to Agenda Item A-4 by Mayor Cason, Fire Chief Mark Stolzenberg noted that it is a team approach, not an individual approach, or a fire or an EMS approach because it takes a lot of team effort to make the system work. As the Fire Chief, remarked Chief Stolzenberg, he is very proud to watch the firefighters daily render care consistently with compassion and thanked the City Commission and residents for entrusting the firefighters with their safety.]

City Clerk Item No. 5

- A.-5. [15-3955](#) Presentation of a Proclamation declaring May 25, 2015 as "Memorial Day" in Coral Gables.

[Note for the Record: Following the reading of the title to Agenda Item A-5 by Mayor Cason, Commissioner Lago said to City Manager Swanson-Rivenbark that it is an honor to present to her and to the war veterans in the audience the proclamation declaring May 25, 2015 as "Memorial Day" in Coral Gables. Commissioner Lago noted that this is the reason we enjoy freedom since 1776 when this country was declared independent and we need a day like this to understand what is the significance of the United States of America, why we are an exceptional nation, and why our beliefs set the trend internationally. City Manager Swanson-Rivenbark stated the Commission challenged the Administration to have a memorial celebration worthy

of the supreme sacrifice that our soldiers provided and is honored that the Youth Center was constructed to honor those who have passed during World War II and when you look at the Youth Center Memorial, you see the significant amount of asterisks next to Coral Gables residents who passed away during World War II. City Manager Swanson-Rivenbark continued her remarks by saying that the City will be holding an event beginning at 2:15 p.m. on Memorial Day at the Youth Center that is a very solemn and respectful service and invites the entire community to come and be a part of. City Manager Swanson-Rivenbark announced that the names of those who have passed will be read and they will also be honoring those who have served and will bring back the memorial to the War Memorial Youth Center. City Manager Swanson-Rivenbark ended her comments by thanking the City Commission for the challenge and by inviting everyone to the event.]

City Clerk Item No. 6

A.-6. [15-3923](#)

Presentation of 2015 Dade Heritage/Trust Award for the Alhambra Water Tower, for Outstanding Achievement in the restoration of a Historic Resource.

[Note for the Record: Following the reading of the title to Agenda Item A-6 by Mayor Cason, City Manager Swanson-Rivenbark called upon Dona Spain, Historic Preservation Officer, to present the item. Ms. Spain introduced Laura Lavernia from the Dade Heritage Trust and members of the Alhambra Water Tower Committee. Ms. Spain said that this is a very special award and the Dade Heritage Trust is a very respected organization. Ms. Spain added that the Water Tower project is very special because the residents put it together. Ms. Lavernia stated that it is an honor to be here today and they were delighted to see this award come to their committee. Ms. Lavernia further noted that this exemplifies a community coming together to save what matters to them and she is honored to present the award to the Save the Alhambra Water Tower Committee, to the City of Coral Gables for coming together and saving that what matters.]

City Clerk Item No. 7

- A.-7. [15-3930](#) Congratulations to the recipients of the "Robert DeKorte Memorial Award:" Sergeant Antonio Aleman, recipient for 2012; Sergeant John Baublitz, recipient for 2013, and Officer Danny Smith, recipient for 2014.

Attachments: [Robert DeKorte Memorial Award Nomination Memos](#)
[Item Title Cover Memo-Robert DeKorte Memorial Award, 2012-2014](#)

[Note for the Record: Following the reading of the title to Agenda Item A-7 by Mayor Cason, City Manager Swanson-Rivenbark announced that this is the most coveted award the Coral Gables Police Department offers and what is most impressive is that it comes from the officers and from the employees themselves through the PBA, the FOP and continued to describe the award in detail. Interim Chief Hudak thanked the City Commission for this recognition, and introduced the recipients of the "Robert DeKorte Memorial Award," Sergeant Antonio Aleman, recipient for 2013; Sergeant John Baublitz, recipient for 2014, and Officer Danny Smith, recipient for 2014, who individually thanked the City Commission for the recognition.]

City Clerk Item No. 8

- A.-8. [15-3928](#) Congratulations to Firefighter Carlo Milito, recipient of the City of Coral Gables "Firefighter of the Month Award," for the month of May 2015.

Attachments: [Cover Memo - FF OF THE MONTH, May 2015](#)
[Notification Letter, FF of the Month, May 2015](#)

[Note for the Record: Following the reading of the title to Agenda Item A-8 by Mayor Cason, City Manager Swanson-Rivenbark asked Fire Chief Mark Stolzenberg to present the item. Chief Stolzenberg announced that it is his pleasure to introduce the May 2015 Firefighter of the Month Award to Firefighter Carlo Milito, who joined the Coral Gables Fire Department in 2012. Chief Stolzenberg recounted in detail some of the incidents in which Firefighter Milito was involved which made him worthy of being recognized as the May 2015 Firefighter of the Month. Firefighter Milito thanked everyone for the recognition.]

City Clerk Item No. 9

- A.-9. [15-3953](#) Presentation of 20 year service pin to Augustus M. Black, Public Works Department/Public Service Division.

Attachments: [Cover Memo.docx](#)

[Note for the Record: Following the reading of the title to Agenda Item A-9 by Mayor Cason, City Manager Swanson-Rivenbark called to the podium Jessica Keller, Assistant Public Works Director; Glenn Kephart, Public Works Director, and Elsa Jaramillo-Velez, Human Resources Director, who introduced the item by announcing that today the City recognizes August M. Black, of the Public Works Department, for his twenty years of service. Public Works Director Glenn Kephart thanked Mr. Black for being an exemplary employee. Jessica Keller, Assistant Public Works Director said she met Mr. Black very early on when she started working for the City and he showed her the ropes around town when they took a ride around town in the truck, further noting that Mr. Black is a role model to the City and to his family and thanked him for his service. Mr. Black was very appreciative of the recognition and announced his family could not be here today. Mr. Black said he loves the City of Coral Gables and he loves his job.]

City Clerk Item No. 10

- A.-10. [15-3952](#) Congratulations to Chester Oms, Fire Department, recipient of the "Employee of The Month Award," for the month of May 2015.

Attachments: [EOM of May 2015.docx](#)
[EOM Ltr.](#)

[Note for the Record: Following the reading of the title to Agenda Item A-10 by Mayor Cason, City Manager Swanson Rivenbark called upon Fire Chief Mark Stolzenberg and Human Resources Director Elsa Jaramillo-Velez to present the item. Human Resources Director Jaramillo Velez said that Chester Oms started his employment with the City in 1996 as a Fire Inspector and today he is being recognized as the May 2015 Employee of the Month. After the showing of the Employee of the Month Video, Mr. Oms thanked the present and past City Administration for his professional growth and is humbled by the recognition. Commissioner Lago said he had the pleasure of working with Mr. Oms on a project and Mr. Oms is a consummate professional who knows the Code thoroughly, who never compromised the Code but made sure the project went as smooth as possible. Commissioner Lago ended his comments by saying he was truly impressed by Mr. Oms' professionalism and ability.]

City Clerk Item No. 11

Non [15-4075](#)
Agenda

Update by State Representative Rodriguez on the State Legislature.

This Agenda Item was Discussed and Filed

City Clerk Item No. 12

B. APPROVAL OF MINUTES

None

City Clerk Item No. 13

C. CONSENT AGENDA

All items listed within this section entitled "Consent Agenda" are considered to be self-explanatory and are not expected to require additional review or discussion, unless a member of the City Commission or a citizen so requests, in which case, the item will be removed from the Consent Agenda and considered along with the regular order of business. Hearing no objections to the items listed under the "Consent Agenda", a vote on the adoption of the Consent Agenda will be taken.

Passed the Consent Agenda

A motion was made by Commissioner Keon, seconded by Commissioner Slesnick, to Adopt the Consent Agenda. The motion carried by the following vote:

Yeas : 5 - Vice Mayor Quesada, Commissioner Slesnick, Commissioner Keon, Commissioner Lago and Mayor Cason

1. Presentation of Boards and/or Committees minutes requesting no action from the City Commission:

- 1.-1. [15-3919](#) Cultural Development Board Meeting of February 25, 2015

Attachments: [CDB Commission cover 5-12-15](#)
[CDB Minutes February 25 2015](#)

This Matter was approved on the Consent Agenda.

City Clerk Item No. 16

- 1.-2. [15-3920](#) Arts Advisory Panel Meeting of March 17, 2015

Attachments: [AAP Commission cover 5-12-15](#)
[AAP Minutes March 17 2015](#)

This Matter was approved on the Consent Agenda.

City Clerk Item No. 17

- 1.-3. [15-3932](#) The Donald R. Hopkins and William A. Cooper Scholarship Committee Meeting of April 15, 2015

Attachments: [Cover Memo for 4.15.15 minutes](#)
[Meeting minutes 4.15.15](#)
[Scholarship letters](#)

This Matter was approved on the Consent Agenda.

City Clerk Item No. 18

- 1.-4. [15-3935](#) Parks and Recreation Advisory Board Meeting of March 20, 2015

Attachments: [Parks Advisory Board Minutes 3-20-2015](#)
[Cover Sheet.Minutes 03-20-15](#)

This Matter was approved on the Consent Agenda.

City Clerk Item No. 19

- 1.-5. [15-3940](#) Traffic Advisory Board Meeting of March 25, 2015

Attachments: [3-25-15 TAB meeting minutes COVER](#)
[3-25-15 TAB meeting minutes MINUTES](#)

This Matter was approved on the Consent Agenda.

City Clerk Item No. 20

- 1.-6. [15-3939](#) Coral Gables Merrick House Governing Board Meeting of April 6, 2015

Attachments: [Merrick House Minutes April 6, 2015](#)
[04.06.15MinutesforCC05.12.15](#)

This Matter was approved on the Consent Agenda.

City Clerk Item No. 21

- 1.-7. [15-3942](#) Budget/Audit Advisory Board Meeting of March 26, 2015

Attachments: [Agenda - Budget Audit Board meeting of March 26, 2015](#)
[Budget Audit Advisory Board Meeting Minutes of 3-26-15](#)
[Agenda - Budget Audit Board meeting of March 26, 2015](#)

This Matter was approved on the Consent Agenda.

City Clerk Item No. 22

D. PERSONAL APPEARANCES

None

City Clerk Item No. 23

E. PUBLIC HEARINGS**ORDINANCE ON SECOND READING****ORDINANCE NO. 2015-06****E.-1. 15-3656**

Conditional Use Review for a Building Site Determination. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site on Lot 30 and one (1) building site consisting of Lot 31 on the property legally described as Lots 30 and 31, Block A, Gables Estates No. 2 (20 Casuarina Concourse), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, codification, and providing for an effective date. (PZB Vote 3-2, No Recommendation). (First Reading continued from the March 10, 2015 meeting, passed on First Reading at the April 28, 2015 meeting)

Attachments: [02 10 15 Exhibit A - Draft Ordinance - Conditional Use Review for a Building Site](#) | [02 10 15 Exhibit B - 01.14.15 Planning Division Staff report and recommendation](#) | [02 10 15 Exhibit C - 01 14 15 Excerpts of Planning and Zoning Board Meeting Mir](#) | [02 10 15 Exhibit D - PowerPoint Presentation for 20 Casuarina Concourse](#)
[E-2 Signed Cover Memo 2-10-15](#)
[03 10 15 CC Cover Memo - 20 Casuarina Concourse 1st reading](#)
[03 10 15 Exhibit A - Draft Ordinance - Conditional Use Review for a Building Site](#) | [03 10 15 Exhibit B - 01.14.15 Planning Division Staff report and recommendation](#) | [03 10 15 Exhibit C - 01 14 15 Excerpts of Planning and Zoning Board Meeting Mir](#) | [03 10 15 Exhibit D - PowerPoint Presentation for 20 Casuarina Concourse](#)
[04 28 15 Exhibit A - Draft Ordinance - Conditional Use Review for a Building Site](#) | [04 28 15 Exhibit B - 01.14.15 Planning Division Staff report and recommendation](#) | [04 28 15 Exhibit C - 01 14 15 Excerpts of Planning and Zoning Board Meeting Mir](#) | [04 28 15 Exhibit D - PowerPoint Presentation for 20 Casuarina Concourse](#)
[04 28 15 CC Cover Memo - 20 Casuarina Concourse 1st reading](#)
[E-2 Signed Cover Memo 4-28-15](#)
[05 12 15 CC Cover Memo re 20 Casuarina Concourse 2nd reading](#)
[05 12 15 Exhibit A - Ordinance Conditional Use Review](#)
[E-1 Signed Cover Memo 5-12-15](#)

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE REVIEW FOR A BUILDING SITE DETERMINATION PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", SECTION 3-206, "BUILDING SITE DETERMINATION" TO CREATE TWO (2) SEPARATE SINGLE-FAMILY BUILDING SITES ON PROPERTY ZONED SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT; ONE (1) BUILDING SITE ON LOT 30 AND ONE (1) BUILDING SITE CONSISTING OF LOT 31 ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 30 AND 31, BLOCK A, GABLES ESTATES NO. 2 (20 CASUARINA CONCOURSE), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE, REPEALER PROVISION, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

[Note for the Record: The verbatim transcript for Agenda Item E-1 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Quesada, seconded by Commissioner Keon, that this matter be adopted by Ordinance Number 2015-06. The motion passed by the following vote.

Yeas : 5 - Commissioner Slesnick, Commissioner Keon, Commissioner Lago, Vice Mayor Quesada and Mayor Cason

City Clerk Item No. 24

ORDINANCES ON FIRST READING

ORDINANCE NO. 2015-09

E.-2. 15-3927

An Ordinance of the City of Coral Gables, Florida, relating to the provision of services, facilities and programs throughout the incorporated areas of Coral Gables, Florida; authorizing the imposition and collection of special assessments against property; providing certain definitions; providing for the creation of assessment areas; providing a procedure to impose special assessments; establishing procedures for notice and adoption of assessment rolls and for correction of errors and omissions; providing that assessments constitute a lien on assessed property upon adoption of the assessment rolls; providing for interim assessments; authorizing hardship assistance and certain exemptions; providing a procedure for collection of special assessments; providing a mechanism for the imposition of assessments on government property; repealing Ordinance No. 2009-37 concerning fire protection assessments; providing for a repealer provision, severability clause, codification and providing for an effective date. (Passed on First Reading May 12, 2015)

(This Master Services Assessment Ordinance provides the procedures for the establishment of services special assessments, such as the fire protection services and solid waste services assessments. It does not impose the actual assessment, nor does it obligate the Commission to proceed with the program).

Attachments: [ServiceAssessmentOrdinance final 05 06 15](#)
[ServiceAssessmentOrdinance final 05 06 15](#)
[E-2 Signed Cover Memo 5-12-15](#)
[Agenda Cover Master Services Assessment Ordinance 2nd Reading 5-26-15](#)
[Agenda Cover Master Services Assessment Ordinance 2nd Reading 5-26-15](#)
[ServiceAssessmentOrdinance final 05 06 15](#)
[ServiceAssessmentOrdinance final 05 06 15](#)
[E-10 Signed Cover Memo 5-26-16](#)

[Note for the Record: The verbatim transcript for Agenda Item E-2 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Commissioner Keon, seconded by Vice Mayor Quesada, that this matter be approved as an Ordinance on First Reading. The motion passed by the following vote.

Yeas : 5 - Commissioner Keon, Commissioner Lago, Vice Mayor Quesada, Commissioner Slesnick and Mayor Cason

City Clerk Item No. 25

Items E-3 through E-5 are related**ORDINANCE NO. 2015-07****E.-3. [15-3924](#)**

Zoning Code Text Change. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts" Section 4-201, "Mixed Use District (MXD)," to allow for proposed mixed use projects located within a designated Mixed Use Overlay District (MXOD) with an underlying zoning designation of Industrial District (I), subject to City Commission approval, the following: 1) up to an additional twenty (20) feet of habitable building height above the one hundred (100) foot maximum permitted building height for the purposes of increased floor-to-ceiling height and aesthetics; and, 2) increase the maximum permitted height of non-habitable architectural features based on the aesthetics and design; providing for a repealer provision, severability clause, codification and providing for an effective date. (PZB Vote: 7-0, recommended approval) (Passed on First Reading March 25, 2015)

Attachments: [Exhibit A - Draft Ordinance re Zoning Code Text Amendment](#)
[Exhibit D - 03 11 15 PZB Staff Report and Recommendations with Attachments](#)
[Exhibit E - 03 11 15 PZB Verbatim Meeting Minutes with Public Comments](#)
[Exhibit F - 05 12 15 City Commission PowerPoint Presentation](#)
[Exhibit D \(a-1\) Applicant's Submittal _reduced](#)
[Exhibit D \(a-2\) Traffic Study](#)
[Exhibit B - Draft Ordinance re Alley Vacation](#)
[Exhibit C - Draft Resolution re Mixed Use Site Plan Review](#)
[E-3 through E-5 Signed Cover Memo 5-12-15](#)
[E-8,E-9&E-12 Signed Cover Memo](#)
[05 26 15 CC Cover Memo re The Collection Residences 2nd Reading](#)
[05 26 14 Exhibit A - Ordinance re Zoning Code Text Amendment](#)
[05 26 14 Exhibit B - Ordinance re Alley Vacation](#)
[05 26 14 Exhibit C - Ordinance re Mixed Use Site Plan](#)

[Note for the Record: The verbatim transcript for Agenda Items E-3, E-4, and E-5 are available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Quesada, seconded by Commissioner Keon, that this matter be approved as an Ordinance on First Reading. The motion passed by the following vote.

Yeas : 5 - Commissioner Lago, Vice Mayor Quesada, Commissioner Slesnick, Commissioner Keon and Mayor Cason

City Clerk Item No. 26

ORDINANCE NO. 2015-08**E.-4. [15-3925](#)**

An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the thirty (30) foot wide alley which bisects the entire length of the block, and the dedication of a public cross-block easement on the property legally described as all of Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. (Legal descriptions on file at the City)

Attachments: [Exhibit A - Draft Ordinance re Zoning Code Text Amendment](#)
[Exhibit D - 03 11 15 PZB Staff Report and Recommendations with Attachments](#)
[Exhibit E - 03 11 15 PZB Verbatim Meeting Minutes with Public Comments](#)
[Exhibit F - 05 12 15 City Commission PowerPoint Presentation](#)
[Exhibit D \(a-1\) Applicant's Submittal reduced](#)
[Exhibit D \(a-2\) Traffic Study](#)
[Exhibit B - Draft Ordinance re Alley Vacation](#)
[Exhibit C - Draft Resolution re Mixed Use Site Plan Review](#)
[E-3 through E-5 Signed Cover Memo 5-12-15](#)
[E-8,E-9&E-12 Signed Cover Memo](#)
[05 26 14 Exhibit A - Ordinance re Zoning Code Text Amendment](#)
[05 26 14 Exhibit B - Ordinance re Alley Vacation](#)
[05 26 14 Exhibit C - Ordinance re Mixed Use Site Plan](#)
[05 26 15 CC Cover Memo re The Collection Residences 2nd Reading](#)

[Note for the Record: The verbatim transcript for Agenda Items E-3, E-4, and E-5 are available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be approved as an Ordinance on First Reading. The motion passed by the following vote.

Yeas : 5 - Vice Mayor Quesada, Commissioner Slesnick, Commissioner Keon, Commissioner Lago and Mayor Cason

City Clerk Item No. 27

RESOLUTION**RESOLUTION NO. 2015-86**

- E.-5.** [15-3926](#) Mixed Use Site Plan Review. A Resolution of the City Commission of Coral Gables requesting mixed-use site plan review and conditional use review pursuant to Zoning Code Article 4, Division 2, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "The Collection Residences" on the property legally described as all of Block 3 and the public alleyway, Industrial Section (multiple street addresses), Coral Gables, Florida; including required conditions, and providing for an effective date. (PZB Vote: 7-0, recommended approval with conditions)

Attachments: [Exhibit A - Draft Ordinance re Zoning Code Text Amendment](#)
[Exhibit D - 03 11 15 PZB Staff Report and Recommendations with Attachments](#)
[Exhibit E - 03 11 15 PZB Verbatim Meeting Minutes with Public Comments](#)
[Exhibit F Powerpoint Presentation CC 05 12 15](#)
[Exhibit D \(a-1\) Applicant's Submittal _reduced](#)
[Exhibit D \(a-2\) Traffic Study](#)
[Exhibit B - Draft Ordinance re Alley Vacation](#)
[Exhibit C - Draft Resolution re Mixed Use Site Plan Review](#)
[E-3 through E-5 Signed Cover Memo 5-12-15](#)
[E-8,E-9&E-12 Signed Cover Memo](#)
[05 26 15 CC Cover Memo re The Collection Residences 2nd Reading](#)
[05 26 14 Exhibit A - Ordinance re Zoning Code Text Amendment](#)
[05 26 14 Exhibit B - Ordinance re Alley Vacation](#)
[05 26 14 Exhibit C - Ordinance re Mixed Use Site Plan](#)

[Note for the Record: The verbatim transcript for Agenda Items E-3, E-4, and E-5 are available for public inspection in the Office of the City Clerk and in Legistar].

This Resolution was Discussed and Continued

City Clerk Item No. 28

F. CITY COMMISSION ITEMS

- F.-1.** [15-3947](#) Guidance to City Attorney for settling special assessment liens, where hardship is present.

Commissioner Lago

This Agenda Item was Withdrawn

City Clerk Item No. 1

- F.-2.** [15-3961](#) Discussion regarding process for residents to request new sidewalks, where there are no existing sidewalks.

Commissioner Lago

[Note for the Record: The verbatim transcript for Agenda Item F-2 is available for public inspection in the Office of the City Clerk and in Legistar].

This Agenda Item was Discussed and Filed

City Clerk Item No. 32

- F.-3. [15-3962](#) Update on the reduction of the citywide speed limit to 25 mph.
Commissioner Lago

This Agenda Item was Discussed and Filed

City Clerk Item No. 32

G. **BOARDS/COMMITTEES ITEMS**

None

City Clerk Item No. 35

H. **CITY MANAGER ITEMS**

Time Certain: 10:00 a.m.

RESOLUTION NO. 2015-75

- H.-1. [15-3910](#) A Resolution approving the concept for a work of public art in conjunction with the mixed-use project at 2020 Salzedo Street, in fulfillment of the Art in Public Places requirement for public art in private development.

Attachments: [Resolution - 5.12.15 \(2020 Salzedo AiPP\)](#)
[AAP EXCERPT Minutes August 15 2014](#)
[CDB Excerpt Minutes August 27 2014](#)
[2020 Salzedo - BOAApproval for Office Bldg](#)
[2020 Salzedo - BOAApproval for Residential Bldg](#)
[H-1 Signed Cover Memo](#)
[Artist Concept 2020 Salzedo](#)

A RESOLUTION APPROVING THE CONCEPT FOR A WORK OF PUBLIC ART IN CONJUNCTION WITH THE MIXED-USE PROJECT AT 2020 SALZEDO STREET IN FULFILLMENT OF THE ART IN PUBLIC PLACES REQUIREMENT FOR PUBLIC ART IN PRIVATE DEVELOPMENT.

[Note for the Record: The verbatim transcript for Agenda Item H-1 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be adopted by Resolution Number 2015-75. The motion passed by the following vote.

Yeas : 5 - Commissioner Keon, Commissioner Lago, Vice Mayor Quesada, Commissioner Slesnick and Mayor Cason

City Clerk Item No. 14

Time Certain: 10:30 a.m.

RESOLUTION NO. 2015-76

H.-2. [15-3936](#)

A Resolution authorizing issuance of an amended Request for Proposal for the City owned Garages 1 and 4 on Andalusia Avenue.

Attachments: [CG DRAFT RESTATED RFP Garages 1+4 CLEAN 5.4.15](#)
[Comparison DRAFT RESTATED RFP Garages 1+4 5-4-15 Tracked Change from](#)
[DRAFT Addendum 5.4.15](#)
[Resolution - 5.12.15 \(Garage RFP\)](#)
[H-2 Signed Cover Memo](#)

A RESOLUTION AUTHORIZING ISSUANCE OF AN AMENDED REQUEST FOR PROPOSAL FOR THE CITY OWNED GARAGES 1 AND 4 ON ANDALUSIA AVENUE.

[Note for the Record: The verbatim transcript for Agenda Item H-2 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Commissioner Lago, seconded by Vice Mayor Quesada, that this matter be adopted by Resolution Number 2015-76. The motion passed by the following vote.

Yeas : 5 - Commissioner Lago, Vice Mayor Quesada, Commissioner Slesnick, Commissioner Keon and Mayor Cason

City Clerk Item No. 15

RESOLUTION NO. 2015-77**H.-3. [15-3937](#)**

A Resolution authorizing entering into a settlement and release agreement with Azul and Company, Inc., Maria J. De Caires and Oscar Murphy with regard to City owned property at 4520 Ponce De Leon Blvd, Coral Gables, FL; and authorizing an amendment to the Fiscal Year 2014-2015 Annual Budget to reduce the rent revenue/contingencies budgets, and to transfer funds from Special Revenue Fund Balance and appropriate such funds to put toward the cost of the settlement. (This is the former DMV building. It is consistent with the FPL settlement agreement and will allow passport operations to relocate with ample off-street parking for customers.)

Attachments: [Resolution 5.12.15 \(Azul Comp Settlement Agreement\)](#)
[SETTLEMENT AND RELEASE AGREEMENT-Signed by Tenant](#)
[H-3 Signed Cover Memo](#)

A RESOLUTION AUTHORIZING ENTERING INTO A SETTLEMENT AND RELEASE AGREEMENT WITH AZUL AND COMPANY, INC., MARIA J. DE CAIRES AND OSCAR MURPHY WITH REGARD TO CITY OWNED PROPERTY AT 4520 PONCE DE LEON BLVD, CORAL GABLES, FL; AND AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2014-2015 ANNUAL BUDGET TO REDUCE THE RENT REVENUE/CONTINGENCIES BUDGETS; AND TO TRANSFER FUNDS FROM SPECIAL REVENUE FUND BALANCE AND APPROPRIATE SUCH FUNDS TO PUT TOWARD THE COST OF THE SETTLEMENT. (THIS IS THE FORMER DMV BUILDING. IT IS CONSISTENT WITH THE FPL SETTLEMENT AGREEMENT AND WILL ALLOW PASSPORT OPERATIONS TO RELOCATE WITH AMPLE OFF-STREET PARKING FOR CUSTOMERS.)

[Note for the Record: The verbatim transcript for Agenda Item H-3 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Quesada, seconded by Commissioner Lago, that this matter be adopted by Resolution Number 2015-77. The motion passed by the following vote.

Yeas : 5 - Commissioner Slesnick, Commissioner Keon, Commissioner Lago, Vice Mayor Quesada and Mayor Cason

City Clerk Item No. 29

RESOLUTION NO. 2015-79

- H.-4. [15-3941](#) Discussion on approach to address neighborhood traffic concerns.

Attachments: [Miami-Dade County Traffic Flow Modifications-Street Closure Procedure Manual](#)
[H-4 Signed Cover Memo](#)

[Note for the Record: The verbatim transcript for Agenda Item H-4 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Vice Mayor Quesada, seconded by Commissioner Slesnick, that this matter be adopted by Resolution Number 2015-79. The motion passed by the following vote.

Yeas : 5 - Commissioner Lago, Vice Mayor Quesada, Commissioner Slesnick, Commissioner Keon and Mayor Cason

City Clerk Item No. 31

RESOLUTION NO. 2015-78

- H.-5. [15-3944](#) A Resolution in accordance with Section 2-26 of the City Code, entitled "Regular Meetings, Special Meetings," setting forth the meeting dates through August 2015, as follows: Tuesday, May 26, 2015 (9:00 a.m.); Budget Workshop Tuesday, May 26, 2015 (2:00 p.m.); Tuesday, June 16, 2015 (9:00 a.m.); Tuesday, July 7 (9:00 a.m.); Budget Workshop Wednesday, July 8, 2015, Budget Workshop (9:00 a.m.), and Tuesday, August 25, 2015 (9:00 a.m.).

Attachments: [H-5 Signed Cover Memo](#)
[Future Meeting Dates Resolution](#)

A RESOLUTION IN ACCORDANCE WITH SECTION 2-26 OF THE CITY CODE, ENTITLED "REGULAR MEETINGS, SPECIAL MEETINGS" SETTING FORTH THE MEETING DATES THROUGH AUGUST 2015, AS FOLLOWS: TUESDAY, MAY 26, 2015 (9:00 A.M.); BUDGET WORKSHOP TUESDAY, MAY 26, 2015 (2:00 P.M.); TUESDAY, JUNE 16, 2015 (9:00 A.M.); TUESDAY, JULY 7, 2015; BUDGET WORKSHOP WEDNESDAY, JULY 8, 2015 (9:00 A.M.); AND TUESDAY, AUGUST 25, 2015 (9:00 A.M.).

A motion was made by Commissioner Lago, seconded by Vice Mayor Quesada, that this matter be adopted by Resolution Number 2015-78. The motion passed by the following vote.

Yeas : 5 - Commissioner Keon, Commissioner Lago, Vice Mayor Quesada, Commissioner Slesnick and Mayor Cason

City Clerk Item No. 30

I. CITY ATTORNEY ITEMS**RESOLUTION NO. 2015-80 (As Amended)**

- I.-1. [15-3963](#) A Resolution creating a Charter Review Committee.

Attachments: [Charter Review Committee Resolution](#)

[Note for the Record: The verbatim transcript for Agenda Item I-1 is available for public inspection in the Office of the City Clerk and in Legistar].

A motion was made by Commissioner Lago, seconded by Vice Mayor Quesada, that this matter be adopted as amended by Resolution Number 2015-80. The motion passed by the following vote.

Yeas : 5 - Vice Mayor Quesada, Commissioner Slesnick, Commissioner Keon, Commissioner Lago and Mayor Cason

City Clerk Item No. 32

- Non [15-4077](#) Update of Victim Participation Program.
Agenda

[Note for the Record: The verbatim transcript for this Agenda Item is available for public inspection in the Office of the City Clerk and in Legistar].

This was Discussed and Filed

City Clerk Item No. 33

J. CITY CLERK ITEMS

None

K. DISCUSSION ITEMS

Mayor Cason: Do you have a Discussion Items?

Commissioner Keon: Yes. I have two things I'd like to know about. One is, I want to know where we are in getting the parking off the swales along Sunset Drive all in front of the Presbyterian Church and all in front of the Coco Plum Women's Club are fully parked every day all day long and it's not related to activities that either the Coco Plum Women's Club or the Presbyterian Church. Its people that are employed in the area that there is no parking facilities for and so they are parking for free on the swales and they are destroying the swales. It came to my attention when I asked when the Riviera Nursing Home there that's on Numara and Sunset was renovated even though it was expanded considerably, but it remained a rehab center despite its size and its

expanded use, it didn't have to go through the DRC (Development Review Committee). So I think anytime that a business or anything is renovated that creates an expansion or extended use of the project or the facility, it should go through DRC, because it has to then have a parking plan associated with it. So I would like to not see those things continue to fall through the cracks and Glenn where are we with Coco Plum Circle?- the Cartegena Circle?- and going back to meet with the residents on that and the County?

Mr. Kephart: We've had numerous conversations with the County about scheduling the follow up meeting. The latest was, they asked if they could do it in June if that would be OK, the actual date is not set and as long as they don't plan to proceed that's fine.

Commissioner Keon: As long as it's not finalized until we have that meeting.

Mr. Kephart: That's correct.

Commissioner Keon: In the foreseeable future.

Mr. Kephart: Yes. Yes. It's one that we are waiting for them to confirm some dates.

Commissioner Keon: OK. Could we let the Homeowners Association know that you are continuing to talk to them and that there is a potential meeting for June?

Mr. Kephart: Yes we will.

Commissioner Keon: Just so they know that we didn't forget them.

Mr. Kephart: OK. We'll do that.

Commissioner Keon: Thank you. That's it.

Mayor Cason: Vince.

Commissioner Lago: I have no comments. The only thing I'd like to mention really quickly is I'd like to wish my daughter, today's her birthday, today is her fourth birthday. Today is also my wife's birthday and today is also my wife's grandmother's birthday who today she turns 100 years old and she has been a Coral Gables resident

for 30 years.

Commissioner Keon: Wow. Happy birthday.

Commissioner Lago: And Happy Mother's Day to all the mothers.

Vice Mayor Quesada: Three quick comments, two of them no response. City Manager, sea level rise.

City Manager Swanson-Rivenbark: Is this the no response?

Vice Mayor Quesada: This is the no response one, just say no. We had discussed how long getting involved and letting us know what our potential exposure is considering his, the expert at the University of Miami, he is a City resident, we had discussions with him in the past, next meeting or one of the next meetings, we can just update him on where we are with that.

Commissioner Lago: Can I interject just in regards to what you are saying.

Vice Mayor Quesada: I said there was no response.

Commissioner Lago: I just want to add on to no response. Ms. Keller, I think you were involved with an ordinance that was being put forth by Chairwoman Sosa in reference to sea level rise and she was seeing who would become involved in signs, sign on that ordinance. Were you involved in that or no?

Ms. Keller: You are talking about the....initiative?

Commissioner Lago: No, I think it was the sea level...

Mayor Cason: Did you have the Cleo Institute?

Ms. Keller: No.

Mayor Cason: Somebody from the City, but...There is an invitation to go in November to a sea level conference in New Hampshire. I think they are letting the Mayor, I haven't responded yet, I'm a member of the Cleo and we are discussing with the other Mayors things that we can do in terms of building codes, there are maps that

are being developed by FIU, we've seen a briefing over at...

Commissioner Lago: And Commissioner Sosa also is putting forth a resolution, which she is trying to get as many cities as possible on board in reference to sea level rise and just bringing about awareness and taking action - and we were looking it over and making sure that everything was within our...

Commissioner Keon: I think that Commissioner Quesada or Vice Mayor Quesada talked about having some sort of committee or board of some sort to look at waterways, and I said I'd like to include in addition to waterways the coastal communities, it ties all of those together and I don't know what happened with that discussion either.

Vice Mayor Quesada: I turned it over to the City Manager to take a look at it and really have a follow up conversation, but obviously, we have a lot of things going on. Yes, the Waterway Commission is sort of the informal name I had given it so that they oversee; we have representatives from different parts of the City that represent sort of their waterways or other issues that are occurring in the water.

Commissioner Keon: I'm concerned about the coastal communities as well.

Vice Mayor Quesada: Yes - exactly.

Commissioner Lago: This is why Danette is the best. Danette just sent me right now, Commissioner, Sea Level Rise Initiatives, was sent April 16th it's in reference to sea level rise initiatives. She is trying to see if we'll basically sign on to those initiatives that she is putting forth. So I'll forward it to you.

Vice Mayor Quesada: Perfect. Thank you. Number two, the University of Miami Board that we have, related to the University of Miami, right now there is a geographic requirement that if you on that City Relations Board with the University of Miami you have to live within a certain distance of the University of Miami. I want to see if in conjunction to a similar conversation we had last meeting related to Planning and Zoning, maybe we have an exceptional one or two members do not have to live within the geographic boundaries so maybe they could address more issues more than just the geographic issues that the university has. This came up - I had forgotten about this. I remember four years ago when I made my first appointment, but I was going to put Vince Damian today, but he doesn't live within the geographic boundaries.

Commissioner Keon: I think if you look at what the mission of that Board is and what is the purpose of that Board, I think it was to deal with development and whatever specifically at UM and its effect on the immediate neighborhood, so I think that's why it is...

Vice Mayor Quesada: I understand that and that's why I want to ask the City Manager to take a look at should we expand the scope of that Board, the mission of that Board to include other items? I don't think we should have the discussion now, I just want to put it out there that I was going to have that discussion with the City Manager, see what her thoughts are, if we don't agree, I guess we'll bring it back before the City Commission.

City Attorney Leen: On that item legally, you can do one of two things when you are looking at this. You can either change the Board and so the Commission by Charter is allowed to say that certain people are not residents or you can still do the waiver. There is a waiver provision already in our Code that allows a non-resident to be on a Board.

Vice Mayor Quesada: I understand that, but that still doesn't change the fact what the mission and the scope of the Board is which I think we should look at a little bit further. And the third one and I'm trying to be quick, I don't know if this is going to be quick or not, you guys tell me. I think about, I don't know, six months, eight months ago, we first started talking about North Ponce and how it doesn't fit in, I don't want to say doesn't fit in, but it's not I guess as up to date or as aesthetically pleasing as some of the other areas in the City, at least aesthetically pleasing I think we've all come to agreement on and we were discussing taking a look at it and moving forward. One of the items that we've discussed in the last few months is a moratorium on projects and we actually discussed at the last meeting with Ramon here. I don't know Commissioner Keon and I, we spoke on the item. Since that moratorium has been put in place...

Commissioner Keon: Not moratorium.

Vice Mayor Quesada: Not a moratorium, it's not a moratorium - a group that has been moving along in the process has, I guess they've been before the Board of Architects, they've gone a substantial amount of the way already, now obviously affects their project. Now I didn't realize that anyone was moving forward in any

significant projects, I thought the last one that was up was the one that we had voted on already, which was 1200 Ponce. Now the last thing I want to do is make it more difficult for anyone to move forward or to prejudice anyone or not make it a fair process, so what I had thought, I mean is to allow that one to move forward through the regular process because they are so far along in the process, they've gotten their approvals at a few different levels.

Commissioner Keon: Well the only process, the only one that they have....

Vice Mayor Quesada: I'm referring to the T...project...

Commissioner Keon: It's the 33 Alhambra Project.

Vice Mayor Quesada: 33 Alhambra.

Commissioner Keon: One of the reasons I would be reluctant to allow them to go forward is because there is very, very significant neighborhood opposition to that project. It hasn't gone to the Planning and Zoning Board yet, but it is a very well organized group of residents that live in that area, it's a residential community that are really opposed to it, and it's interesting because although the area, the CBD boundary is Navarre - no, is it Navarre?- what is the CBD boundary to the north?- I think it's whatever, they happen to hit a corner of that, but the underlying zoning is not - they have to have a text amendment because the underlying zoning does not allow them to do what they want to do, although the line cuts across there. But I think it cuts across there because there is no other place for it to cut because there is not a street that actually cuts it off of the corner of Alhambra, Ponce, the other border is Navarre.

Vice Mayor Quesada: I'm looking at the map right now. I think it is Navarre is the northern most border. I think.

Commissioner Keon: Right - and if you look at where that project is where they are looking to put that project is on the north, I'm sorry it would be the southeast corner between, it goes between Alhambra and Navarre at the east corner and the underlying zoning they need a text amendment, and that was the issue that we brought forth, that anything that is by right should certainly move forward, anything that is not by right we need to look at into planning. We need to be out in front of development, we can't have, we can't allow, I don't think we should allow development to move forward as planned by developers. I think that we need to make a determination, particularly in

that North Gables area, which is now predominantly - there is commercial along Alhambra, I mean along Ponce and a little bit off of Ponce, but it is primarily a residential community...so that's all I'm asking because what they are looking for is, they are looking to a 16-story building as opposed to the 6 to 8-story building that even might require, I think the neighborhood could live with and is that step down into a residential community. I really have - and I think we should hurry up and do that planning study and we should give them a deadline and that's the end of it.

Vice Mayor Quesada: But here's the thing though. I don't disagree with anything you are saying. As far as the residents giving feedback, absolutely, we are always open to that; we are always open to the public meeting. I don't know the details of the project. You seem to know more details of the project than I do. I didn't know about the 16-stories. I don't know what they are looking for. My concern is equity here. My concern is if you are so far along in the process - obviously developers have issues with how long they held the property, cost, and all those different kinds of things. If they are going to be shut down for the project, what I'm saying is let's not make them wait another six months or eight months or a year, because you know something, that's the biggest problem I have with - and it really out of our hands a little bit, but the Agave Project...

Commissioner Keon: Yes.

Vice Mayor Quesada:...and then it took so long for them - look if you are going to get shot down or we are going to make a change to you and we are going to tell you we don't like it, you should know right away. You shouldn't be sitting on carrying costs forever because that's not good for the neighborhood, because everyone's left in limbo, they should know it's not going or it is going, it's bad for the applicant and it's bad for us.

Commissioner Keon: I agree with you wholeheartedly, and that's why anybody that is developing as-of-right has the right to go forward, but when you assemble a parcel of land and your underlying zoning does not allow you to do what you want to do, you know what, that's a risk you take.

Vice Mayor Quesada: I understand that. I understand that.

Commissioner Keon: That's the risk you take.

Vice Mayor Quesada: I understand that. But they are further along in the process though. The fact that they've gotten past the Board of Architects, I wasn't aware that they have gone forth.

Commissioner Keon: Board of Architects....they haven't gone to Planning and Zoning, which is really is lubricious standing, is it not?

City Attorney Leen:....standing after the Board of Architects, but what you have to do then is, I'm just going to interpret it this way because it has to be, they generally have 18 months where they have to progress, so they should receive an abatement during that time period while you are doing this, you don't lose their vested right, I don't want to say an invested right, they don't lose their approval from the Board of Architects.

Mayor Cason: When are you likely to have some feedback on the planning for the North?

City Manager Swanson-Rivenbark: We'll find out. I know that they've already reached out to University of Miami and Chuck Bohl to plan a community meeting and then from that community meeting recommendations will come forward and we will hire a consultant, but we can expedite that whole process.

Commissioner Keon: I would like to see - I'm not an urban planner so I can't tell you if three months is adequate in order to do that?

City Manager Swanson-Rivenbark: Yes.

Commissioner Keon: OK. So I would like to say that within three months we are going to have a planning study that we will act on.

Vice Mayor Quesada: I think there is no way we can move that within three months. I would love for it to move that quickly.

City Manager Swanson-Rivenbark: As long as the issue isn't capacity issues on water and sewer and those kinds of things, a neighborhood plan, you absolutely can come together in a three month period.

Commissioner Keon: Because it's really to look as to how we step down from big high-rises into residential...

Vice Mayor Quesada: Agreed. Agreed. Or turning around and as well, just to recap it, as well as addressing some of the unsightly smaller multi-family that we have that's not consistent with the rest of the aesthetic of our City.

Commissioner Keon: Absolutely.

Vice Mayor Quesada: Yes, which we all agree on.

Commissioner Keon: That's why I say, I want to see them do - we also have the North Ponce...it's been sitting there and...

Vice Mayor Quesada: However, when it comes to this issue, I didn't realize there was someone half way through the process.

Commissioner Lago: I want to make sure, I don't want to go - they've gone to the Board of Architects. The reason why, for example, I'm bringing up the sidewalks and I'm setting a schedule, I want to get things done, I want to push things forward, I want to push things forward. The last thing I want to see is this individual one year from now come back and say, hey, I haven't been able...I'm stuck, what's going on?- what's the latest?- there is no study that has come out. I'm not saying it's going to happen, but someone has already gone, has put together a project, is in the process of entitling the land and is already moving in the direction and already gone to the BOA, I think that we should make an exception for this group.

Vice Mayor Quesada: But they are going to get shot down....

Commissioner Lago: If we are going to disagree or shoot them down that's fine, but I think when you have already gone through one Board in the City, I think it's a tough pill to swallow to now have to wait potentially a minimal of three months, maximum could be a year.

Mayor Cason: Are they the only ones as far as we know?

Commissioner Keon: They are the only ones, but they are a very significant one. Pardon me?

City Manager Swanson-Rivenbark: I'm not sure they are the only ones. I think the

direction that we got was that anybody that needed something other than as-of-right that if they needed a zoning change, a land use change in the North Gables area and you all defined that North Gables area, should not proceed to Planning and Zoning Board until the conclusion of that study. I do not believe they are the only ones that have managed through the Board of Architects and I would believe the Board of Architect approval is concept approval and so I would ask the City Attorney to research whether or not indeed they have standing on that particular issue, on a Board of Architects for concept approval.

City Attorney Leen: It was just concept review?

City Manager Swanson-Rivenbark: Yes.

City Attorney Leen: It was a preliminary approval though?

City Manager Swanson-Rivenbark: Yes.

City Attorney Leen: But still they have the 18 months for their preliminary approval that shouldn't be affected.

City Manager Swanson-Rivenbark: But I just don't want to create a challenge for our City and the Commission's desire not to have it planned by development.

City Attorney Leen: But they say they can't challenge. You have the complete discretion whether to grant a comp plan change, so I don't see why...it's going to cause you liability.

City Manager Swanson-Rivenbark: There is no entitlement that should be considered here.

Commissioner Keon: They are not entitled to anything because they went before the Board of Architects and the Board of Architects says, you know your design is...

City Attorney Leen: I have to look at it specifically, but one thing they may be entitled to which is the opposite of what you are talking about, is once the application progresses a certain amount, if there is a change to the Code, it may not apply to them, so in a sense that they may not be able to be harmed by a change to the Code.

Commissioner Keon: But they are not as-of-right, they are asking for a zoning change.

City Attorney Leen: I understand but you know that's a complicated issue...

Commissioner Keon: Well, will you look into it for me.

City Attorney Leen: Yes, I can look into it.

City Manager Swanson-Rivenbark: When the plan....

Mayor Cason: Why don't you look into that...

City Attorney Leen: I'm comfortable that the state does not create liability for us, but that doesn't mean you don't have the discretion to grant an exception to the state, I have no position, that's up to you.

Commissioner Keon: Let me tell you there is considerable neighborhood opposition to that.

Vice Mayor Quesada: I'm sorry.

Commissioner Keon: There is considerable neighborhood opposition to that.

Vice Mayor Quesada: Everyone should be able to be heard and if it gets shot down, we shoot it down. I just think that when they've started the process, they've invested money in the process, they've gone before the DRC, the Development Review Committee, they've gone before the Board of Architects, and they've invested that time and energy and then we tell them half way through it, I think that's how we get people upset at us on both sides, whether you are a resident or whether you are a developer, when we change the process half way through. When we've already experienced in one realm of our life or another, and whenever that process changes is really when you become upset with a government or with an entity that you are dealing with. So that's what I want to avoid, doesn't mean we are not going to be as stringent, we are probably going to be more stringent on this project when it comes before us because we are going to be analyzing these other things, and realistically before it actually comes before us to actually vote on it, if it really is going to take us three months to get the plan in place, when it comes before us and we are actually voting on it and discussing it, we are going to know what we want. We are going to have done

the public hearings, we are going to have met with the University of Miami, and we are going to be able to plan at that time. I just don't want - I hate it when anyone comes to us, resident, developer, vendor, anything and says, you know something, this has taken three years, this has taken four years, to get something done. It's not the City's fault, but the Palace took eight years, how frustrating was that process and none of us was here for that, I believe you were in P&Z at the time. Commissioner Slesnick husband's was here...discuss it, out of frustration that eight year period. I know they had financing issues that was beyond our control, but the Agave Project is a recent one. You know, it's like the community has been pending for three years, what is going to happen?- what is going to happen?- what is going to happen?- it's bad for the developer as well; it's bad for everyone involved. So those delays and those changes in procedure are really what we should always try to avoid, so that's why I feel we should let it run, only this, its normal course because they are at this point and again, we are going to be able to make that decision, shoot it down or approve it when it comes up.

Commissioner Keon: I think that if within three months we can have the study back, that is before the Planning and Zoning Board and they know the rules that they are going to be subject to, that they can wait another few months. Now this group has met with the neighbors, they know that there is considerable neighborhood opposition to what they are doing, I wasn't at those meetings so I couldn't tell you that the neighborhood was misinformed, the neighborhood believes it was misinformed. So I think there are a lot of issues going on there between that developer and the other. If you talk to Ramon, I think he can give you more information on them. I'd rather we wait and come back and have, tell us exactly when, what's the timeline?- when will the community meetings be?- when you are going to engage?- and when it's going to come back?

Vice Mayor Quesada: Our Code requires that they do that anyways.

Commissioner Keon: No, no, no, for our planning study; for our planning study for the North Gables.

Vice Mayor Quesada: Here's what happens with the tight deadline of the three months on the planning study. Guess what's the number one priority right now, and our City Manager does a great job, our staff does a great job, but their hands are so full. If something is going to get pushed back...

Commissioner Keon: But they are not going to do it. They...

Commissioner Lago: They are going to procure someone to do it.

Commissioner Keon: They are going to have somebody else do it; they are not going to do it. I'll speak to the Manager. Will you do it or will you outsource it?

City Manager Swanson-Rivenbark: It's been our intention to outsource it and we'll do it within our limits, our funding limits so that we don't have to go through a complicated bidding process.

Commissioner Keon: And I'll tell you the other reason it concerns me, is that I know the people are, there are other developers that are assembling lots in that North Gables. I know there are...all kinds of things. I don't want to see any of these projects - I really - if we want to develop a real urban residential neighborhood in that North Gables that isn't just what the pressure on that developers would like to see right now because it's what the market is bearing are very small units, so it increases the density considerably and whatever, they make them very affordable, whatever. You know, I don't know, is that a sustainable urban residential neighborhood?- that's what I want to know before we allow it to go forward. What does an 18-story tower do to the other residential development - at what point where do we step down?- where do you step down?

Vice Mayor Quesada: That's part of the whole analysis.

Commissioner Slesnick: Right now if you take the Allen Morris Building and move it right behind Coral Gables Elementary School, which is two stories high, you have what that's going to look like, and they want 18 stories. So it's a size smaller than Allen Morris's Building right behind a two-story Coral Gables Preparatory Academy.

Commissioner Keon: Yes and that's all like three-story buildings back in there.

Vice Mayor Quesada: I feel like you are taking the position like I disagree with you. I don't disagree with you. Remember I was the one who brought up the issue on North Ponce.

Commissioner Keon: Right. I agree with you. My concern is having to go forward.

Vice Mayor Quesada: Again, my concern is procedural in nature, in the sense that we are changing the way it works for someone who's already involved in the process. The other developers that you mentioned that are assembling lots in North Ponce - great, let them assemble, they are not going to be able to move in the process because they haven't started the process yet, that's all I'm saying. My concern is the procedural we are changing course on someone while they are halfway through the process.

Commissioner Keon: Can we check and see when they went to the BOA?

City Manager Swanson-Rivenbark: We all know that Board of Architects at that stage would have been a conceptual approval and it would not have dealt with any land use or zoning issues. They would have just said, do you like the building?- what are your comments on the building?

Vice Mayor Quesada: Correct. But hold on a second. Their design and their layout would be based on what they would hope to achieve through whatever variance or amendment they are asking for, and again, I don't know what they are asking.

Commissioner Keon: Change in zoning.

City Manager Swanson-Rivenbark: And the Board of Architects does not have the authority to comment on land use or zoning issues, clearly aesthetics and that's the review that they...

Commissioner Keon: Aesthetically....

Vice Mayor Quesada: Correct, however they are investing time and money.

City Manager Swanson-Rivenbark: I haven't seen the project; I haven't met with the developers. We are just trying to navigate an issue with the Commission...

Commissioner Keon: They didn't come before you...

Vice Mayor Quesada: They haven't showed it to me. I just want a fair process is what I'm saying.

Commissioner Keon: But the neighbors also came and saw me.

Mayor Cason: Me too.

Commissioner Keon: They've seen you too.

Vice Mayor Quesada: I think I have to make a motion on it. Do we want to allow that project to move forward in the normal procedural course or should they be frozen until we are done with the planning study. So my motion is to allow them to move in the normal course, doesn't mean they are being granted any additional rights or the project is going to be approved, but that they are going to continue on the standard course, so that's my motion.

Mayor Cason: A second?

Commissioner Lago: I'll second the motion.

Mayor Cason: Mr. Lago seconds.

City Clerk

Commissioner Slesnick: No

Commissioner Keon: No

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Mayor Cason: No

(Vote: 2-3)

Mayor Cason: Commissioner Slesnick.

Commissioner Slesnick: Briefly because I know you have to go Mayor. I just want to bring up that last week someone had done a lot for the City of Coral Gables passed away and that was Bossy Foot and she and her husband came here from St. Louis, my former hometown in 1981, and for 20 years until President Shalala came over, she worked tirelessly and transforming the whole University of Miami campus. It used to look like Arizona or the desert outside of Arizona, and she spent her 20 years here besides helping her husband transforming the University of Miami campus and making it a beautiful, beautiful area with all the trees and plants and...the growth of the....and I just would like to mention that's somebody we should really appreciate. I'm sorry she passed away.

Mayor Cason: Thank you. The only item I have is, City Manager would you take a look at the possibility of putting out a municipal parking lot somewhere along Eighth Street, around El Rado. There is a commercial strip there that have been, people have been agonizing, these pillars were built before we had parking requirements, we put up a lot of signs now that people can't park and so the businesses are basically a lot of them are foreclosed or getting ready to go under, because there is no place to park. There are some people that I'll be meeting with one of them that have a lot that's been reluctant to rent it because they have some other ideas, maybe there is some property that we could acquire and run because there is no parking up there. We've had the problem with that dance studio on the corner, for years the neighbors have been complaining, so I don't think there is an easy solution other than finding some kind of parking lot.

City Manager Swanson-Rivenbark: We are happy to look at that. We have done interim parking lots before when somebody has land plans, but they are not ready to materialize yet, where we can come in, we can improve it, and we can have parking occur there and then they give us notice to vacate. We'll certainly look at that and we'll see how we can help El Rado at Eighth Street.

Mayor Cason: OK. Great. Anything else? Alright, thank you very much. Meeting adjourned.

ADJOURNMENT

[Note for the Record: There being no further business on the Regular City Commission Meeting Agenda. The Commission of the City of Coral Gables adjourned its meeting at 4:39 p.m. The next regular meeting of the City Commission has been scheduled for May 26, 2015, beginning 9 a.m.]

JIM CASON
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK