

**City of Coral Gables
 Planning and Zoning Board Meeting Minutes
 November 19, 2003
 Coral Gables City Commission Chambers
 405 Biltmore Way, Coral Gables**

Members:	J	F	M	A	M	J	J	A₂₅	A₂₇	O	N₁₂	N₁₉	D	Appointed by:
Tony Gonzalez	*	*	*	*	*	*	*	*	*	P	P	P		Board Members
Manny Kadre	E	P	P	E	P	X	P	P	P	E	P	P		City Manager
Tom Korge	*	*	*	P	P	X	P	P	P	P	P	P		Vice Mayor Wayne "Chip" Withers
Bill Mayville	*	*	*	*	*	X	P	P	P	P	P	P		Commissioner William H. Kerdyk Jr.
Cristina Moreno	P	P	P	P	P	X	P	P	P	P	P	P		Planning & Zoning Board
Felix Pardo	P	P	P	P	P	X	P	P	P	P	P	P		Mayor Donald D. Slesnick, II
F. Michael Steffens	P	P	P	P	P	X	P	E	P	P	P	E		Commissioner Rafael "Ralph" Cabrera, Jr.

A = Absent
P = Present
E = Excused
*** = Not Appointed**

City Staff:

Eric Riel, Jr., Planning Director
 Richard D. Cannone, Principal Planner

Recording Secretary:
 Eric Riel, Jr.

Chairperson Cristina Moreno called the meeting to order at 6:15 p.m. The Recording Secretary called the roll and concluded that a quorum was present.

I. APPROVAL OF REQUEST FOR ADDITIONAL TIME FOR THE MEDITERRANEAN ORDINANCE REVIEW COMMITTEE TO FORMULATE PROPOSALS REGARDING THE ZONING CODE TEXT AMENDMENT TO THE CORAL GABLES MEDITERRANEAN ARCHITECTURAL REGULATIONS

Eric Riel indicated that he was seeking additional input and direction from the Board concerning the proposed changes to the new Coral Gables Mediterranean Architectural Ordinance. Mr. Riel indicated that, since the last meeting, he reviewed the recommendations from the Tri-Board Meeting, held a meeting with each of the Board of Architects and the Mediterranean Ordinance Committee.

He stated that one of the recommendations was to provide a laundry list of items for developers to choose from in order to qualify for the Mediterranean bonus. He stated that he received input and proposed changes to the required standards, architectural standards and the public improvement standards.

Mr. Riel categorized the recommendations of the Tri-Board into four standards: (i) Required Standards; (ii) Architectural Standards; (iii) Other Development Options; and (iv) Public Improvement Standards. Additionally, he categorized Planning Staff's Alternatives as: (i)

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Public Standards; (ii) Architectural and Public Realm Standards combined into one table; and (iii) Other Development Options. He discussed the specific comparisons between the recommendations of the Tri-Board and Planning Staff's Alternatives as it relates to FAR.

Mr. Riel stated that Planning Staff is working on the Photographic Style Guide to define mediterranean architecture. He indicated that the Mediterranean Ordinance Committee suggested that the Board recommend the Alternative Recommendations. Mr. Riel suggested that the Board endorse the Mediterranean Ordinance Committee's endorsement, which is the Alternative – Article 28. He also stated that Planning Staff recommends modifications to Article 23, *Board of Architect*, Article 2-*Definitions* and to the mixed-use provisions. Additionally, he suggested that the Board defer its consideration of Article 32-*Design Review Standards*.

Addressing the Board was Ron Robison, Chairman of the Mediterranean Architectural Review Committee. Mr. Robison stated that, in light of the fact that the members of the Mediterranean Architectural Review Committee were appointed by the City Commission to modify the Mediterranean Ordinance, their recommendation to the City Commission should be relative to Mediterranean architecture. Therefore, he continued, the Mediterranean Architectural Review Committee decided not to endorse the Tri-Board recommendation, but to propose Planning Staff's Alternative which includes Mediterranean architecture. He encouraged that the Board also recommends the Alternative. Tom Korge stated that the .3 is not just for fine architecture, but that it requires dedicated public improvements and, for that reason, it seems appropriate.

There was some discussion about setting the next Planning & Zoning Board meeting date and the dates on which the matter could be presented to the City Commission. Felix Pardo stated that Dennis Smith commented that one of the Building & Zoning Department's main concerns is that the proposed Coral Gables Architectural Regulations will permit the development of 4-story buildings adjacent to and across from single-family and duplex properties. Mr. Smith questioned the long-standing restriction that permits a maximum height of three stories for property adjacent or across from single-family and duplex properties being modified. Mr. Pardo stated that that is not relative to the Mediterranean Ordinance and, hence, should be deleted. There ensued considerable discussion about this restriction, concerning the definition and qualities of Mediterranean architecture and the issuance of TDRs.

Chairperson Cristina Moreno asked whether the Board has the authority to withhold its approval until an applicant receives approval from the Board of Architects for massing and design. Mr. Riel responded that those provisions do not exist. Ms. Moreno stated that that provision should be implemented. Tom Korge suggested that an applicant could not receive Mediterranean design with TDRs unless that project has obtained approval from the Board of Architects.

Ms. Moreno asked whether it would be acceptable if a developer chooses a sufficient number of qualities to obtain the Mediterranean bonus, but does not choose arcades. Manny Kadre stated that perhaps some of the criteria might be more critical. Mr. Riel responded that he attempting

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arrive at a list of the critical components. Mr. Riel stated that the City Commission is going to hold a meeting in January to discuss the TDR Ordinance.

Ron Robison stated that TDRs affect the building not just in massing because parking has to be provided for every additional square foot.

Manny Kadre asked what was needed from the Board in order to accomplish the City Commission's intent. Ron Robison responded that he was seeking the Board's concurrence with the recommendations of the Mediterranean Ordinance Review Committee. Chairperson Moreno indicated that she understood that the Mediterranean Ordinance Review Committee needed more time to formulate their proposal. Mr. Robison agreed. Chairperson Cristina Moreno stated that she understood that the Mediterranean Ordinance Review Committee needed more time [than a December 3rd deadline] to formulate their recommendation to the Board. Mr. Robison agreed. Chairperson Moreno asked whether a meeting could be scheduled for December 10th just to discuss the Mediterranean Ordinance. Mr. Robison stated that he would be uncomfortable coming up with a rushed proposal just to satisfy the issue of the moratorium.

Manny Kadre made a motion to give the Mediterranean Ordinance Review Committee more time to formulate their proposal and then re-address the Board at that time, which motion was seconded by Felix Pardo and approved as follows:

Roll Call: Tom Korge, Bill Mayville, Felix Pardo, Cristina Moreno, Manny Kadre,
Tony Gonzalez (*all ayes*)

Mr. Robison suggested that the issue of whether the present Mediterranean Ordinance covers Mediterranean or any other architectural type should be clarified. Tom Korge stated that at least 3 or 4 votes of the City Commission were in favor in giving the bonuses for Mediterranean style architecture only. Chairperson Cristina Moreno agreed that it would be beneficial to define the architectural style required to receive Mediterranean bonuses. Mr. Riel stated that he would have draft prepared on Monday based on these comments.

Tom Korge reiterated that if a developer adopts Mediterranean-style architecture and does not provide the public realm improvements, the developer will receive only .3 FAR.

Whereupon, Chairperson Cristina Moreno thanked Mr. Robison for his attendance.

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II. PRESENTATION OF COMPREHENSIVE LAND USE PLAN AND ZONING CODE WORK PROGRAM

Whereupon, Richard Canone came before the Board and stated that the goal of the re-write is to implement policies outlined by the Charrette Report, the Mediterranean Ordinance Review Committee, the North Ponce Design Study and other applicable studies. He indicated that the re-write is also aimed at making the Zoning Code and CLUP more easily understood by the public. He stated that the Board's responsibility includes being a forum for discussion on all matters concerning the re-write, public hearings and input and direction to Planning Staff.

Mr. Canone indicated that the goals of the rewrite include:

1. Providing an assessment and re-write of the entire Zoning Code;
2. Simply the internal organization of the Zoning Code;
3. Update relevant provisions to reflect modern-day trends in planning and zoning;
4. Reflect the goals and objectives of the CLUP and remove inconsistencies
5. Continue to foster manages with respect to achieving attractive and orderly development, promoting job growth, enhancing streetscape amenities and quality of neighborhoods, balancing new growth with established business districts, involving the community via the Web and advertising.

He explained that the re-write process would necessitate the establishment of an inter-departmental working group made up of members of the Planning Department, Building & Zoning Department, Historical Resources Department, Department of Public Works and the Department of Parks & Recreation. Additionally, Planning Staff will research appropriate zoning formats. He stated that a public hearing will be held and public commentary would be welcomed throughout the process. Mr. Canone discussed Planning Staff's specific priorities for the Zoning Code re-write through August/September 2005. He asked the Board to note any issues they believe should be addressed in the Zoning Code Re-Write on the *Worksheet*, which will serve as a vehicle to identify and address major issues.

Chairperson Cristina Moreno indicated that she has the following five issues:

1. In light of the experience with the JCI Building, Planning Staff should look at conforming the CLUP to the Zoning Code, without the assumption that the CLUP is appropriate;
2. Concerning the over-development, especially on Ponce De Leon Boulevard, address the possibility of granting real estate tax relief to property owners in exchange for voluntary down-zoning;
3. Review concurrency standards concerning the area that is exempt from concurrency and address whether that exemption should remain;
4. Review concurrency principles concerning the further development of parks;

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5. Review of the TDR concept and whether it should be limited to certain but not all historical properties

Felix Pardo stated that he wished to see an analysis of: (i) the width of streets; and (ii) how future development impacts traffic capacity, pedestrian movement and shade lines. He also suggested that the massing standing should be studied to determine if it could be increased or decreased in some areas to discourage the amassing and consolidation of smaller properties, which ultimately lead to construction of a large building. There was general discussion concerning amassing.

Bill Mayville indicated that he was concerned that the developers are not being provided any type of direction during the two years of the Zoning Code Re-Write. Chairperson Cristina Moreno concurred. Tom Korge stated that, since the outcome and direction of the Re-Write was uncertain, it was not prudent to give the developers information that was not reliable.

There being no further issues or comments coming before the Board, the meeting was adjourned at 8:30 p.m.

The City of Coral Gables
Planning and Zoning Board

Reviewed as to form and sufficiency

Richard D. Cannone
Principal Planner

Eric Riel, Jr.,
Planning Director &
Secretary to the Planning and Zoning Board

Attachment(s):

- A. PowerPoint Presentation – Coral Gables Mediterranean Architectural Regulations
- B. PowerPoint Presentation – Comprehensive Land Use Plan and Zoning Code Work Program