



City of Coral Gables
CITY COMMISSION MEETING
August 27, 2019

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting Site Plan approval of a city-owned parking garage with office and retail space on the ground floor, known as Parking Garage 7, legally described as lots 8 thru 18, less west 5 feet of lot 8, Block 20, Coral Gables Section "K" (generally located on the south side of Minorca Avenue between Ponce de Leon Blvd. and Salzedo Street) Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

RECOMMENDATION OF THE CITY MANAGER:

Approval.

BRIEF HISTORY:

The City intends to build a 7-story parking garage known as Garage 7 with office and retail space on the ground floor. It is located adjacent to the Public Safety Building which is currently under construction. The ground floor office spaces will be occupied by the Human Resources, Labor Relations, and Parking departments. The garage will provide approximately 450 parking spaces that will serve the public, city employees, and the new adjacent Public Safety Building.

On March 12, 2019, Ordinance No. 2019-13 was adopted which allows City Facilities to not be subject to the Zoning Code when it supports the needs of the community. The City Commission is now authorized to review and approve a site plan with any modification to the zoning regulations, such as requirements for open space, height, etc.

The project was deferred by the Board of Architects on August 1, 2019, with comments to incorporate open space and enhance the design of the front façade. On August 15, the Board approved the preliminary design and Level I Design Bonus, to allow the proposed height of 75 feet to the parapet base. The project does not require review and recommendation from the Planning & Zoning Board.

The Staff Report is provided as Exhibit A. The submittal package is provided as Exhibit B. The draft Resolution is provided as Exhibit C. A copy of the Courtesy Notice mailed is provided as Exhibit D.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
07.15.19, 08.16.19	Property posted.
08.14.19	Courtesy notification to properties within 1,000 ft.
08.16.19	Legal Advertisement.
08.20.19	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Staff Report of Zoning Code requirements.
- B. Submittal Package of Proposed Parking Garage 7.
- C. Draft Resolution.
- D. Courtesy Notice.