

City of Coral Gables City Commission Meeting
Agenda Item F-16
May 30, 2017
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Pat Keon
Commissioner Vince Lago
Commissioner Michael Mena
Commissioner Frank Quesada

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Javier Avino, Representing Starbucks

Agenda Item F-16 [12:23:40 p.m.]

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for a walk-up counter as an accessory use to a restaurant (Starbucks) on property zoned Commercial District, for the property legally described as the North 70 feet of Lots 1 – 2 and the West 10 feet of the North 70 feet of Lot 3, Block 2, Coral Gables Crafts Section (292 Miracle Mile) Coral Gables, Florida; including required conditions and providing for an effective date. (05-10-17 PZB recommended approval with conditions. Vote: 6-0).

Mayor Valdes-Fauli: The next item is F-16, which I passed over by mistake.

City Attorney Leen: Mr. Mayor, Item F-16 is a Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for a walk-up counter as an accessory use to a restaurant (Starbucks) on property zoned Commercial District, for the property legally

described as the North 70 feet of Lots 1 – 2 and the West 10 feet of the North 70 feet of Lot 3, Block 2, Coral Gables Crafts Section (292 Miracle Mile) Coral Gables, Florida; including required conditions and providing for an effective date. The Planning and Zoning Board recommended approval with conditions by a vote of 6-0 on May 10, 2017. This is a public hearing item, its quasi-judicial; it comes before the Commission one time. Also, I would just note that this process of having the walkup windows come to the Commission for conditional use review originated in the discussion related to Tin Tin Café, so that's where this law came from and I know Mr. Trias is ready to speak about it.

Mayor Valdes-Fauli: Mr. Trias.

City Manager Swanson-Rivenbark: And in full disclosure, this is a City owned property, but our recommendation would be the same even if it wasn't a City owned property.

Planning and Zoning Director Trias: May I have the PowerPoint please.

Mayor Valdes-Fauli: Mr. Trias.

Planning and Zoning Director Trias: The request is for conditional use. Conditional use is required anytime there is a window that serves food or beverages. The location is Miracle Mile and Salzedo.

Mayor Valdes-Fauli: Super Cuts.

Planning and Zoning Director Trias: Yes, Super Cuts used to be there and if you look at it today, there is a brand new beautiful pavement and some benches that is the area right in front of the building; and they are also proposing to do outdoor seating, that's not before you; they are also proposing to do renovation of the interior, obviously, that is not before you. The only decision before today is the walkup window. The zoning and the land use are commercial. Conditional use is required and the design that they are proposing is that they are redoing the storefront completely, trying to follow the historic design of the building as much as possible; and you can see on the left, you can see that indented into the building, which is where the window is supposed to be and it would be there. Now the applicant is here, they can explain that this is a very special design for Starbucks that they are doing in very few places and we are very happy to work with them on this. They have had multiple public notices two times letters to property owners, two times posting of the property for BOA (Board of Architects) and Planning and Zoning; web posting three times; two newspaper advertisements as required by Code. Now the conditional use has been reviewed by staff and staff recommends approval with conditions, as all of the standards have been satisfied. The Planning and Zoning also have reviewed this and voted approval with conditions; and the conditions are that the ground would be paved in the same pattern as the streetscape, that their walkup counter will only be used and operated when the rest of the building is also being used; and that there will be no interference with the pedestrian traffic and that the outdoor dining will be applied separately. So, that's part of the request. So, thank you very much, the applicant is here.

Mayor Valdes-Fauli: The presentation by Starbucks.

Mr. Avino: Good morning, Javier Avino with offices at 1450 Brickell Avenue, here on behalf of the applicant Starbucks.

Mayor Valdes-Fauli: Welcome.

Mr. Avino: I'll be very brief, because Ramon did a pretty good job there in describing what we are doing. We are relocating from the corner of Ponce and Miracle Mile to the corner of Salzedo and Miracle Mile. We are hopeful that that relocation will activate that corner. We do have a walkup counter, it is integrated within the site to get additional setback area from the sidewalk and give a clear pedestrian path, so we are excited about the opportunity to relocate here. As the Manager indicated, this is a City owned property. We have already entered into a lease with the City for the site, and so, we think the design is in keeping with the character of the streetscape improvements. One of the conditions that the Planning and Zoning Board provided and we've agreed to, is to make sure that the streetscape improvements continue through the walkup counter area. So, we have read all of the conditions and have no objections to them and I have members of the Starbucks team here, if you have any direct questions. But with that, I'll make it short.

Mayor Valdes-Fauli: Any questions?

Commissioner Quesada: I was going to move to approve the item.

Vice Mayor Keon: I'd like to ask one question. I know that I've spoken with Assistant City Manager Peter Iglesias and he had talked about the different furniture that's going to be used on the Mile. You have an illustration here, is this exactly what you intend to use or is this just an illustration of what you might use?

Mr. Avino: It is intended to be an accurate – yes.

Vice Mayor Keon: I want you to take a look at this. You had said that you didn't want; you needed to be careful with chairs that had pointed legs or whatever, on them, on the Mile. I just spoke about that, because of the....

Planning and Zoning Director Trias: The outdoor seating is a separate request that needs to be reviewed by the Board of Architects. I did work with them personally in terms of the location, because there are some benches that make it difficult.

Vice Mayor Keon: OK. But, I think they should know, because I'm saying, that's why I asked, do you intend to use this chair? - they don't want chairs that have a point on them. They want a chair that has a bar that will not likely do damage to the stone.

Mr. Avino: OK. I'm sure we can come up with chairs that meet the...

Vice Mayor Keon: Not this chair, a different chair, OK.

Mr. Avino: OK.

Vice Mayor Keon: So, you don't think that it's that chair – alright.

Planning and Zoning Director Trias: And, Vice Mayor that is to be reviewed by the Board of Architects and they will be told of your request.

City Manager Swanson-Rivenbark: You're right Vice Mayor; we need to make sure Board of Architects realizes that from a safety of the stones standpoint, we need to have a particular design on the bottom.

Vice Mayor Keon: Right, but we need to know when we are looking at it and we are approving plans that there is a certain type of chair that may be, I don't know, branded for a particular business or something, and that we need to know going in that before they order chairs or if they have a stock of these chairs that they just ship all over and use that they are aware that

Mr. Avino: It's a fair point.

Vice Mayor Keon:....they won't be allowed to use this chair. I don't want you to --- I hate when you show us what you are going to do and then we say, oh no, you can't do that.

Mayor Valdes-Fauli: Will that chair proviso...

Commissioner Quesada: Move to approve the item.

Commissioner Mena: Second.

Mayor Valdes-Fauli: Alright. This is a public hearing, it's been moved and seconded, are there any members of the public that wish to be heard? No, OK. Will you call the roll please?

Commissioner Mena: Yes

Commissioner Quesada: Yes

Vice Mayor Keon: Yes

Commissioner Lago: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

Mr. Avino: Thank you very much for your time.

Mayor Valdes-Fauli: Thank you very much.

Commissioner Lago: So happy to have Starbucks as always.

[End: 12:31:25 p.m.]