

City of Coral Gables City Commission Meeting
Agenda Item H-3
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 Economic Director, Leonard Roberts
Assistant Public Works Director, Jessica Keller
Parking Director, Kevin Kinney

Public Speaker(s)

Agenda Item H-3 [11:02:54 a.m.]

A Discussion regarding the Doctors Hospital parking lot.
(Sponsored by Commissioner Quesada)

Mayor Valdes-Fauli: The next item we will discuss is not Mr. Lago, not Vice Mayor Lago's, but if he's not here we will discuss, discussing regarding Doctors Hospital parking lot – Commissioner Quesada.

Commissioner Quesada: Thank you Mr. Mayor. I put this on the agenda after speaking with Leonard. Mr. Mayor, you and I, well I guess someone else wrote it with us on this, I forget who; on allowing Baptist Hospital to move forward – for us selling that parcel and moving forward with that project, that was Commissioner Keon, thank you. I had made an amendment to that saying for there to be a traffic study included with that sale of that lot, but after speaking with Leonard and having a longer conversation, actually with Jessica Keller as well, basically they don't see a need

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to do a traffic study in that area and if we were going to remove that requirement had to bring it before the Commission again. But Leonard, you did mention to me earlier today or another day about a possible pedestrian study, did you mention something of that nature?- talk about that real quick.

Assistant Economic Director Roberts: Sure. Leonard Roberts, Economic Development Assistant Director and with me is Jessica Keller. So just to kind of rehash a little of the past. This item has gone to Commission a couple of times. The last time it came to Commission, the Commission authorized it to go forward with a sale contingent upon the potential buyer, Doctors Hospital performing a traffic study. Our Public Works Department had a chance to sit down and review that opportunity and I'll let Jessica Keller talk more about what they concluded.

Assistant Public Works Director Keller: Good morning. Since there is not going to be any change in use, the operations will remain the same. We did not see that a traffic impact study was warranted. However, there are opportunities to improve the pedestrian realm in the area. There are not significant changes, but we would like for Commission to consider that these improvements be made around.

Commissioner Quesada: So like a pedestrian walkway...

Assistant Public Works Director Keller: A very small sidewalk connection where all connections are an improvement to the area, but in the grand scheme of things its very little work.

Mayor Valdes-Fauli: So what's your...

Commissioner Quesada: I'm just trying to understand. I just want to fully understand; I'm pulling up the map around Doctors Hospital right now. I'm trying to fully understand exactly what the study would be around Doctors, which is really just where we would put additional sidewalks, is that what it is?

Assistant Public Works Director Keller: Yes.

Commissioner Quesada: Study to make that determination.

Assistant Public Works Director Keller: Yes.

Commissioner Quesada: If this should be additional crosswalks or anything of that nature?

Assistant Public Works Director Keller: Correct. I mean, yes, I think that's a good idea. I don't have a problem with that at all.

Commissioner Mena: Explain to me the parking study issue that you just...

Commissioner Quesada: OK. So why don't you guys explain it, because you guys are the ones that brought it to me...

Assistant Economic Director Roberts: So part of what happened in the last Commission meeting we discussed is that the authorization from you guys were to go forward with a purchasing sales agreement contingent upon the Doctors Hospital performing that study. So since Public Works has reviewed it, that's just not something that we really need to do. It has to come before you again to go forward with this purchase and sales agreement, minus that traffic component.

Commissioner Mena: Why isn't it something that we need to do?

Assistant Public Works Director Keller: There is no change in operation; there is no change in use. It's simply...

Commissioner Mena: I thought that they were going to build a two-story deck at some point.

Assistant Economic Director Roberts: That is something that they had thought they are going to do in the near future, sorry, let me back up; that's something that they want to do. I don't think that's something that's going to come up in the near future or anywhere.

Commissioner Quesada: Would they be required to do a traffic study when they do decide to do that.

Assistant Economic Director Roberts: Yes – absolutely. Yes.

Commissioner Quesada: Got it. So nothing is changing at all right now and there is no proposal before the City then there is no need for that.

Assistant Economic Director Roberts: Correct.

Commissioner Mena: Basically, it would happen if and when.

Commissioner Quesada: Got it.

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Assistant Economic Director Roberts: Exactly.

Commissioner Quesada: Thank you for asking that question, because that clarifies for me too.

Commissioner Mena: And we also have some sort of like restrictive...

Assistant Economic Director Roberts: Yes. There will still be a restrictive covenant requirement. A couple of things that Commissioner asked at that last meeting is make sure we have access to the canal, make sure that the owner cleans up the invasive trees and those traffic calming requirements. So there are things that you guys added at that last meeting.

Commissioner Mena: To the extent they go to do anything down the line, wasn't there also a restrictive covenant in place...

Assistant Economic Director Roberts: Yes. Part of the agreement requires that restrictive covenant to continue and they will have to go out and get those signatures from the respective neighbors.

Mayor Valdes-Fauli: OK. Commissioner Quesada you want to make a motion?

Commissioner Quesada: So the motion is consistent with what we just discussed. So two things; one is, to not require that traffic study since there is going to be no change of use, and obviously that traffic study would be done later on if they do decide to do something in the future; and the second aspect to it is, do we need a motion to do the pedestrian study or analysis?

City Attorney Ramos: You can include it both in the same motion as a resolution and we'll memorialize that.

Commissioner Quesada: To determine if additional sidewalks should be included, is that – you know the answer, isn't the answer yes, do we need a study for that?

Assistant Public Works Director Keller: We can identify where those pedestrian connections would need to be constructed. I wouldn't say that we need a study to do that. That would be an added.

Commissioner Quesada: So is it a motion to move forward with that pedestrian connectivity or to do analysis what it would cost?

Mayor Valdes-Fauli: The motion would be to continue, I mean, to do a pedestrian study, do away with a traffic study since there is not going to be a change of use, and continue, correct?

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Commissioner Quesada: Yes. So, I guess the point is the pedestrian study tells us what it's going to cost. So before we say yes or no on additional sidewalks, so we know the cost before we make a determination. That makes sense to me.

Assistant Economic Director Roberts: So is it the approval to go forward with – because a study is, we know what needs to be done, right. We know what needs to be done for the pedestrian side of it.

Commissioner Quesada: That should not hold up the purchase and sale.

Assistant Economic Director Roberts: OK. Got it.

Vice Mayor Lago: Just want to make sure before we move forward, not holding up the purchase and sale, but that the monies are going to be provided by the buyer that money is going to go into the City coffers, but it's going to be allocated for the parks purchase.

Commissioner Quesada: Correct. Yes, that doesn't change anything.

Vice Mayor Lago: And there's another thing before we take this vote. I don't have an issue and I'm going to vote in favor of this. It makes sense, obviously have more pedestrian, accessibility. Maybe the appropriate person to ask this too is Kevin? I was notified by a resident who sent me like a piece of paper, as being put on people's cars. I wish I had it. I was looking up in my text messages right now. The metered parking that's around Doctors Hospital, again, I could be wrong, but that now its permit parking, is that correct?- only for the use of the doctors' staff. Is that new or did I miss something?

Parking Director Kinney: Nothing's changed in a long time. On Pisano for longer than I've been here, the spaces on Pisano and I believe there were 55 before we did the improvements, I think there are about 45 spaces now.

Vice Mayor Lago: Including across the street – UM?

Parking Director Kinney: Yes, in front of UM are the UM parking lot. Those spaces have been leased on a monthly basis for staff parking from Doctors Hospital. On University there are and I'm going to get this wrong, I believe its 17 or 18 metered spaces and those metered spaces have remained.

Mayor Valdes-Fauli: That has not changed then.
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Parking Director Kinney: That's not changed.

Vice Mayor Lago: I guess maybe they weren't enforcing, because I got that e-mail, text message.

Parking Director Kinney: I recently heard that Doctors Hospital has started putting notices on the cars.

Vice Mayor Lago: That's exactly what he received.

Parking Director Kinney: Threatening tow. What I can tell you is, legally they cannot tow, because it's not posted as a tow away zone. The only thing that can happen there is, if you are parked there without a permit, you could get an \$18 citation, but I need to follow up with Doctors Hospital, because they should not be threatening somebody with a tow when they have no authority to tow.

Vice Mayor Lago: Just a quick question. How much money are we making on a monthly basis from these permit parking spaces?- is it \$100 a month?

Parking Director Kinney: \$5,000.

Vice Mayor Lago: \$5,000 for the...

Parking Director Kinney: For the 50 spaces.

Vice Mayor Lago: \$5,000 a month, excuse me, not a day.

Parking Director Kinney: That's a rough.

Mayor Valdes-Fauli: OK. Let's go on. You made a motion, is there a second?

Commissioner Mena: Is there anything else?

Commissioner Keon: Do you have a question.

Mayor Valdes-Fauli: Let's go on. Go ahead Commissioner.

Vice Mayor Lago: You have situations like people when they go to visit their family members at Doctors Hospital, I've been in that situation and we can't find parking, whatever it may be, the valet lot is full to capacity. There is no parking in the neighborhood, sometimes you see walking.

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I have the luxury of living two blocks away. Do you think it's a better opportunity for the City if we were to put permit, excuse me, if we were to put metered parking up Pisano versus and maybe have a pay station instead of moving in the direction that we are headed which is not permit parking?

Parking Director Kinney: I have considered that several times.

Vice Mayor Lago: Financially.

Parking Director Kinney: Oh financially.

Vice Mayor Lago: We make more money than the \$100 that we are charging a month?

Parking Director Kinney: Modestly, I think it could be more. It's not going to be a big number increase. The issue, I believe, since this has been 15-20 years, I believe originally the issue was to try and get the Doctors Hospital employees out of the neighborhood and get them close to....

Vice Mayor Lago: Correct me if I'm wrong, you have 18 metered parking spaces.

Commissioner Mena: You also have the lot and valet, right.

Parking Director Kinney: The valet...

Commissioner Quesada: But the garage has been a while, but I've always been able to find out about the garage.

Vice Mayor Lago: I've been in the situation, one time, it only happened one time and I just couldn't find parking. It happens.

Parking Director Kinney: The explanation I've gotten from Doctors Hospital is they do like their patients to be able to go into the garage or valet, so essentially they see the Pisano spaces as a place they can push.

Vice Mayor Lago: Do me a favor and keep me up to date in regards to what's the plan, because we'll probably get more notices from residents in regards to the simple piece of paper that's being left on the windows saying the car is going to be towed.

Parking Director Kinney: Well, I have to correct that, because they have no authority. The only people they can tow from the right-of-way are police.

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Mayor Valdes-Fauli: OK. Let's go on. Commissioner you made a motion and second.

Commissioner Quesada: I didn't hear a second.

City Attorney Ramos: There is no 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)

Commissioner Quesada: Just to be clear, the pedestrian study is not, should not hold up the purchase and sale.

Assistant Economic Director Roberts: Got it.

Commissioner Quesada: Study to be done, get us a price, come back so that we can make it easier.

Assistant Economic Director Roberts: Will do.

Commissioner Quesada: Thank you.

Mayor Valdes-Fauli: Thank you.

[End: 11:14:37 a.m.]