

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2016-138

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING A WAIVER BY INFINITY LOCATED AT 2701 LEJEUNE ROAD THAT IS LOCATED OUTSIDE THE CENTRAL BUSINESS DISTRICT (CBD) TO UTILIZE SIXTY-THREE (63) REMOTE OFF-STREET PARKING SPACES AT A FACILITY LOCATED MORE THAN ONE-THOUSAND (1,000) FEET FROM THE PROPERTY, REQUESTING REMOTE PARKING PURSUANT TO ZONING CODE ARTICLE 5, "DEVELOPMENT STANDARDS", DIVISION 14, "PARKING, LOADING AND DRIVEWAY REQUIREMENTS", SECTION 5-1408, "COMMON DRIVEWAYS AND REMOTE OFF-STREET PARKING"; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 26, 2014 the City Commission adopted Ordinance No. 2014-20 amending Zoning Code Article 5, "Development Standards", Division 14, "Parking, Loading and Driveway Requirements", Section 5-1408, "Common driveways and remote off-street parking" establishing the process for applying for remote off-street parking; and

WHEREAS, an application has been submitted to the City for sixty-three (63) remote off-street parking spaces for the building located at 2701 LeJeune Road, Coral Gables, Florida; and

WHEREAS, the sixty-three (63) off-site parking spaces required for the 2701 LeJeune Road building are located at 51 Aragon Avenue, which is in the Central Business District (CBD); and

WHEREAS, the 2701 LeJeune Road property that requires the remote parking is located one (1) block outside the CBD, which is not in compliance with the remote off-street parking provisions as adopted, and requires a waiver by the City Commission; and

WHEREAS, the 2701 LeJeune Road property, which requires the remote parking, is located more than one-thousand (1,000) feet from the 51 Aragon Avenue property, the remote parking facility, which location is not in compliance with the remote off-street parking provisions as adopted, and requires a waiver by the City Commission; and

WHEREAS, pursuant to adopted provisions contained in Zoning Code Article 5, "Development Standards", Division 14, "Parking, Loading and Driveway Requirements", Section 5-1408, "Common driveways and remote off-street parking", waivers can be requested from the requirements that the land containing the use seeking to utilize remote parking be located in the CBD, and within one-thousand (1,000) feet of the remote parking facility; and

WHEREAS, staff finds that the request will not harm the public interest, nor create parking problems in the surrounding area, pursuant to Zoning Code Section 5-1408.B.11.a; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on May 24, 2016, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. That the City Commission does hereby approve the waivers from the requirements that the land containing the use seeking to utilize remote parking be located in the CBD and within one-thousand (1,000) feet of the remote parking facility for the property located at 2701 LeJeune Road with the following condition: Prior to a Temporary Certificate of Occupancy, the applicant shall demonstrate to the satisfaction of the Parking Director that a feasible, effective, and enforceable Employee Parking Management Plan is in place; that all measures are taken by the applicant to prevent employees from parking on public residential streets; and that violation of such may cause the City to revoke its Certificate of Use approval for the use and/or impose fines and/or impose parking in lieu of fees upon the applicant, his successors, or assigns.


SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF MAY, A.D., 2016.
(Moved: Keon / Seconded: Lago)
(Yeas: Lago, Quesada, Slesnick, Keon, Cason)
(Unanimous: 5-0 Vote)
(Agenda Item: E-8)

APPROVED:


JIM CASON
MAYOR

ATTEST:


WALTER L. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


CRAIG E. LEEN
CITY ATTORNEY