

City of Coral Gables City Commission Meeting
Agenda Item F-10 and F-16 are related
March 9, 2021
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 Jorge Fors

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Planning & Zoning Director, Ramon Trias
Parking Director, Kevin Kinney

Public Speaker(s)

Agenda Items F-10 and F-16 are related

F-10: An Ordinance of the City Commission of Coral Gables providing for text amendments to the Code of the City of Coral Gables, Chapter 74, Article III, Division 5 entitled “Parking Replacement Assessment,” providing for updates to the assessment provisions and procedures and providing for severability, repealer, codification and an effective date.

F-16: A Resolution of the City Commission amending Resolution No. 2013-256 to add a Parking in Lieu fee in accordance with City Code Chapter 74 – Traffic and Vehicles, Article III – Stopping, Standing and Parking, Division 5, Parking Replacement Assessment, providing for severability and an effective date.

Mayor Valdes-Fauli: F-10 and F-16.

City Attorney Ramos: F-16 is only on as an FYI.

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Planning & Zoning Director Trias: There is a correction in the title.

Mayor Valdes-Fauli: It says a resolution.

City Attorney Ramos: F-10 is An Ordinance of the City Commission of Coral Gables providing for text amendments to the Code of the City of Coral Gables, Chapter 74, Article III, Division 5 entitled “Parking Replacement Assessment,” providing for updates to the assessment provisions and procedures and providing for severability, repealer, codification and an effective date. This is a public hearing item.

Mayor Valdes-Fauli: This is F-10, right? Okay.

Parking Director Kinney: The city code to match all the work that’s recently have now been done on the zoning code. There are two major issues; one is, it matches the zoning code now on what’s allowed with payment in lieu and remote parking, so that the remote parking can now be processed through the city code to the Parking Department. That payment in lieu and parking replacement has been in the code for a significant amount of time, but it was significantly restricted. Now these changes match it to what has recently been passed in the zoning code. The second item in the new ordinance is, it defines what funds collected for payment in lieu and collected for parking replacement can be spent on. That is the last paragraph in the ordinance and essentially it limits the use of those funds to facilitate public parking, to build additional structures, to buy properties or to repair them so that they can be used. Then the resolution is attached informationally, because that is where we set the rates as we have the work sessions. There’s been conversations with the appraiser, so you’ll see in the resolution there is one rate for Miracle Mile, which is \$5,500 for the payment in lieu, and the new industrial section rate is \$10,000. The normal rate in the Gables will be \$12,500. And then the rate for removing parking from on-street will remain at the current \$42,000. I can answer any questions.

Vice Mayor Lago: My question is on the Miracle Mile for \$5,500. When you compare it to, and I think maybe Mr. Cejas can give a little bit more background on this or assist in answering the question. When you look at other areas like Coconut Grove where their payment in lieu has not been as successful as we’ve hoped, do you think \$5,500 is the appropriate price or do you think it should be a little bit more, we are trying to entice people. What do you think?

Parking Director Kinney: Actually, the calculation is based on the appraiser’s action.

Vice Mayor Lago: I have it right here. I’m just saying, I’m asking your opinion.

Parking Director Kinney: Yes. My opinion is, so when we started this conversation, I predicted that the appraiser was going to come in somewhere between \$5 and \$7,500. So, I was on the higher end, but that was my prediction.

Vice Mayor Lago: And I asked you because every time I've ever had a question about parking, you're the go-to, and you know the parking system like the back of your hand. When I saw that number, the many conversations I had with Mr. Cejas about Coconut Grove and their system, I just felt that the number \$5,500 was pretty low.

Parking Director Kinney: And in general, if you look at Miami Beach.

Vice Mayor Lago: What are they at?

Parking Director Kinney: That's actually one of the places we got the \$42,000 from.

Vice Mayor Lago: And the Grove was like at twenty-something, right?

Parking Director Kinney: No, they are up 47.

Vice Mayor Lago: 47?

Parking Director Kinney: 47 - \$4,700, yes.

Vice Mayor Lago: \$4,000?

Parking Director Kinney: \$4,700 and then 4700, not \$47,000. So, I knew we would be above that. The reason that number needs to be somewhat attractive to developers, because this is a place where we are requiring that they cannot build parking. So, the additional cost for them is they will have to go out and buy permits for parking someplace, so we couldn't create a payment in lieu that would create an undue burden.

Vice Mayor Lago: I think one of my colleagues on the Commission mentioned it two meetings ago, I just want to reiterate it. We have a system in place that's going to track all these deals that are cut in regard to payment in lieu and parking outside lots and available parking throughout the downtown.

Parking Director Kinney: Yes. We don't have a lot of them, but the ones we have we do track now and that will continue. I mean the interesting thing is through the payment in lieu, most of that permit parking, I mean, historically in Coral Gables the parking for Miracle Mile has been in public
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facilities. We own 2,700 parking spaces within a block of the Mile, and we have significant control over another 600, and when we build the new mobility hub there will be an additional 400 and some spaces. So that's where people are going to go to buy permit spaces or to park to visit facilities. Its going to be a public facility and we are ideally located on the border around Miracle Mile to provide that service.

Mayor Valdes-Fauli: Any other comments, questions? Do I hear a motion?

Commissioner Keon: I'll move it.

Mayor Valdes-Fauli: Second?

Commissioner Mena: Second.

City Attorney Ramos: Mr. Clerk are there any public comments?

City Clerk Urquia: No ma'am.

Mayor Valdes-Fauli: Will you call the roll please?

Commissioner Mena: Yes

Commissioner Fors: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)