

City of Coral Gables City Commission Meeting
Agenda Item E-10
May 24, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason
Commissioner Pat Keon
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick

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
Economic Development Assistant Director, Leonard Roberts
Public Works Acting Director, Jessica Keller

Public Speaker(s)

Sarat Dayal

Agenda Item E-10 [0:00:00 a.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 day care within a mixed use development on the property legally described as the East 12.64 feet of Lot 3, all of Lots 7-45 and alley lying between, Block 35, Coral Gables Section K (320 Giralda Avenue), Coral Gables, Florida; including required conditions.

Mayor Cason: Move on to E-10.

City Attorney Leen: Mr. Mayor, Item E-10 is an item of -- 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 day care within a mixed use development on the property legally described as the East 12.64 feet of Lot 3, all of Lots 7-45 and alley lying between, Block 35, Coral Gables Section K (320 Giralda Avenue), Coral Gables, Florida; including required conditions. This is -- we are holding a public hearing on this item.

Economic Development Assistant Director Roberts: This item went to P&Z. It had a 6-1 vote, just to notify that. Also, this building that this property is -- this use is located in is at Gables Grand, which is a ground floor retail that the City of Coral Gables has a landlord leasehold interest in. We feel, from an economic development standpoint, based on some demographic studies that we've done, that there's a desire to have not only to use -- to accommodate 150 kids, but there's also a further demand to have more day care, and we feel like this is a great opportunity for the City to take this on.

Mayor Cason: I agree. I think we have a great need for day care centers. We've got people moving in. You know, it's hard to find somebody to take care of your kids. You can work downtown and also have your child not too far away. And plus, you've got your parking is all inside, correct? So, there's no chance of any blockage on the streets.

Economic Development Assistant Director Roberts: Not at all.

Mayor Cason: And you're spread out over three hours so for that number of kids, you really should have that many cars coming in.

Economic Development Assistant Director Roberts: Yes.

Mayor Cason: I think it's...

Commissioner Lago: Yeah, I was agreeing. That was going to be my question, Mayor, was in reference to stacking and the timeframe of how long the people have to wait to pick up their children. How was it going to affect the neighborhood? What was the -- what did the neighborhood say about -- anything?

Economic Development Assistant Director Roberts: Well, what I...

Commissioner Lago: Like the other business owners around the area.

Economic Development Assistant Director Roberts: The -- well, so the tenant had a traffic study that was performed. The City reviewed it. Public Works reviewed it. There were no comments related to it, so I honestly don't have any further feedback in regards to...

Commissioner Lago: Did our traffic -- did we have a traffic consultant do it?

Economic Development Assistant Director Roberts: Yeah, we had a traffic consultant.

Commissioner Lago: Who reviewed it?

Economic Development Assistant Director Roberts: Atkins, I believe it was.

Commissioner Lago: They had zero comments? They didn't have any comments?

Economic Development Assistant Director Roberts: That...

Sarat Dayal: Can I add to that? They did have comments.

Mayor Cason: Hold on.

City Attorney Leen: Wait a minute, sir. I'm sorry.

Commissioner Lago: I would love to hear from you, but I want to hear from staff. Does anybody from...

City Attorney Leen: The department.

City Clerk Foeman: Would you raise your right hand, please? Do you solemnly swear or affirm that the statements you'll make today will be the truth and nothing but the truth?

Mr. Dayal: I do.

Commissioner Lago: Thank you. Ma'am.

Public Works Acting Director Keller: I'm sorry. I don't have the traffic study with me, but the comments were minor.

Commissioner Lago: Okay.

Commissioner Slesnick: Leonard, did...

Commissioner Lago: You were going to say something? I apologize.

Mr. Dayal: I would concur with that, yes. Yeah.

Commissioner Slesnick: Did you say it was a 6-1 vote at the Planning and Zoning?

Economic Development Assistant Director Roberts: 6-0.

Commissioner Slesnick: Oh, 6-0. I thought it was 7-0 down here.

Economic Development Assistant Director Roberts: Seven?

Commissioner Lago: Yeah, because I was looking at that right now and you said 6-1.

Mayor Cason: So, no dissenting.

Economic Development Assistant Director Roberts: No, no dissenting.

Mayor Cason: Okay.

Economic Development Assistant Director Roberts: Sorry about that.

Mayor Cason: Alright, do we have any speaker cards?

City Clerk Foeman: No, Mr. Mayor.

Commissioner Lago: Did staff...

Mayor Cason: So, we'll close the public hearing part.

Commissioner Lago: Did staff have any concerns whatsoever? I just want to make sure, you know, you're talking about a hundred -- you know, I'm in favor, like the Mayor and Commissioner Keon briefly said. And this is a huge necessity...

Economic Development Assistant Director Roberts: Right.

Commissioner Lago: Here in South Florida, you know, especially in Coral Gables. I just want to make sure that we've taken everything into account, you know. Because, for example, I know I'm not comparing it, but for example, I've gotten a lot of phone calls -- and I'm not getting into this right now -- in reference to the Somerset program, you know, the long lines and how the requirements are, you know, people who live within a certain radius get preferential treatment and there's still over 1,000 people on the waiting list. I want to make sure that we kind of have the traffic issues really ironed out, if there's any other concerns like that.

Planning and Zoning Director Trias: Commissioner, we do -- it has been reviewed. And in fact, this applicant attempted to have a different site in the past and many of those issues were raised, and I believe that's the reason why they decided to locate in this particular place because all the traffic and all the drop-off is internal. It happens at the ground level at the parking garage. So, staff...

Mayor Cason: That's the good thing about this one.

Planning and Zoning Director Trias: Has reviewed it and we're comfortable with it.

Commissioner Keon: That's really good.

Mayor Cason: Alright, E-10. Do we have a motion?

Commissioner Lago: So moved.

Commissioner Slesnick: Second.

Mayor Cason: Commissioner Lago makes the motion. Commissioner Slesnick seconds. City Clerk.

Commissioner Slesnick: Yes.

Commissioner Keon: Yes.

Commissioner Lago: Yes.

Vice Mayor Quesada: Yes.

Mayor Cason: Yes.

(Vote: 5-0)

Mr. Dayal: Thank you very much.

Mayor Cason: Congratulations.

Commissioner Lago: Thank you. Good luck.

Commissioner Slesnick: Thank you.

Commissioner Lago: Take care.