

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, APPROVING A WAIVER FOR THE UTILIZATION OF THIRTY-SIX (36) REMOTE OFF-STREET PARKING SPACES FOR THE BUILDING LOCATED AT 201 SEVILLA AVENUE, WHICH IS LOCATED OUTSIDE OF THE CENTRAL BUSINESS DISTRICT (CBD), 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 thirty-six (36) remote off-street parking spaces for the building located at 201 Sevilla Avenue, Coral Gables, Florida; and,

WHEREAS, the thirty-six (36) off-site parking spaces required for the 201 Sevilla Avenue building are located at 357 Almeria Avenue, which is in the Central Business District (CBD); and,

WHEREAS, the 201 Sevilla Avenue property, which requires the remote parking, is located one (1) block outside of 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, 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", a waiver can be requested from the requirement that the land containing the use seeking to utilize remote parking be located in the CBD; and,

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

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on October 28, 2014, 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. That the City Commission does hereby approve the waiver from the requirement that the land containing the use seeking to utilize remote parking be located in the CBD for the property located at 201 Sevilla Avenue.

SECTION 2. That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ____ DAY OF _____ A.D., 2014.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY