



## City of Coral Gables Staff Report

<b>Property:</b>	<b><u>Parking Garage 7</u></b>
Applicant:	City of Coral Gables
Application:	City Facility
Public Hearing:	City Commission
<b>Date &amp; Time:</b>	<b>August 27, 2019, 9:00 a.m.</b>
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

### 1. APPLICATION REQUEST

Application request for review of a city-owned facility known as Parking Garage 7 generally located on the south side of Minorca Avenue between Ponce de Leon Boulevard and Salzedo Street, Coral Gables, Florida. The Resolution under consideration is as follows:

*A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting Site Plan approval of a city-owned parking garage with office and retail space on the ground floor, known as Parking Garage 7, legally described as lots 8 thru 18, less west 5 feet of lot 8, Block 20, Coral Gables Section "K" (generally located on the south side of Minorca Avenue between Ponce de Leon Blvd. and Salzedo Street) Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

City Facility review requires one public hearing, and approval via Resolution by the City Commission.

### 2. APPLICATION SUMMARY

#### Project Information

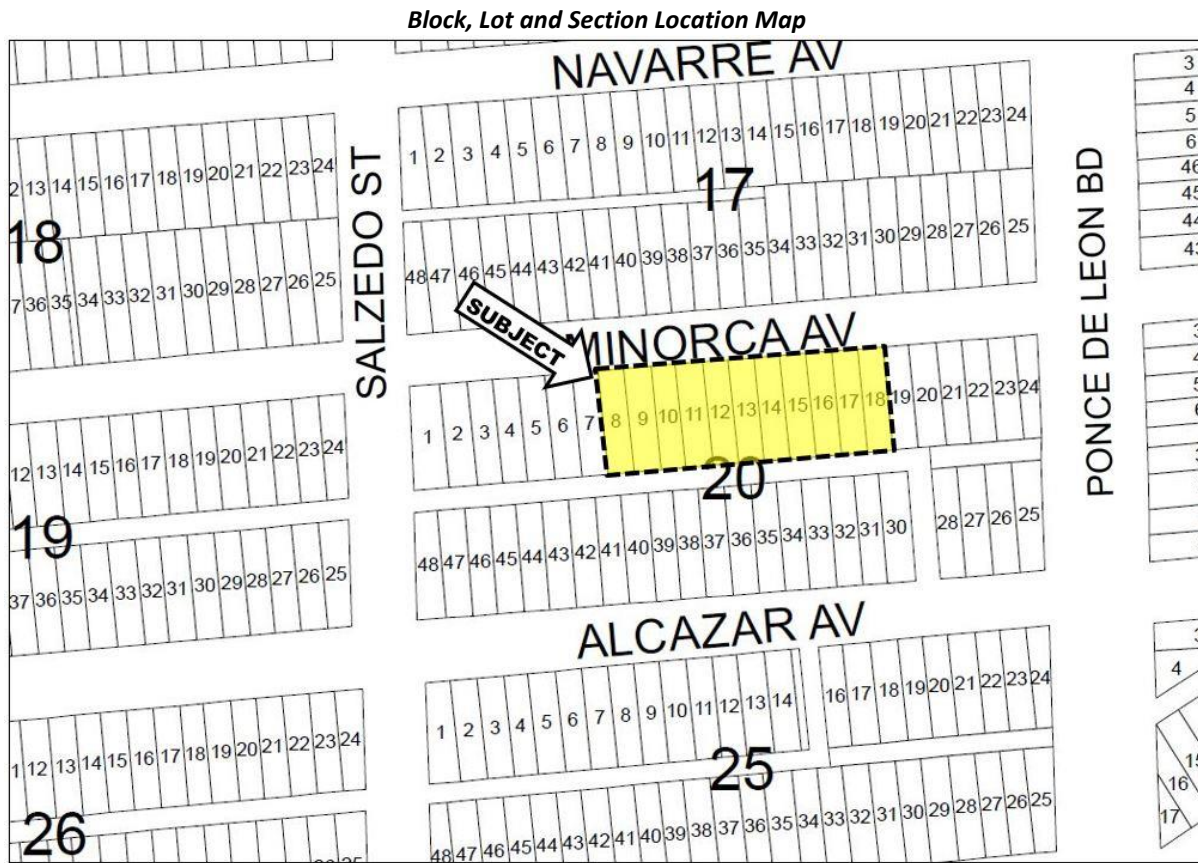
The City intends to build a 7-story parking garage known as Parking Garage 7 with office and retail space on the ground floor. It is located adjacent to the Public Safety Building which is currently under construction. The ground floor office spaces will be occupied by the Human Resources, Labor Relations, and Parking departments. The garage will provide approximately 450 parking spaces that will serve the public, city employees, and the new adjacent Public Safety Building.

On March 12, 2019, Ordinance No. 2019-13 was adopted which allows City Facilities not to be subject to the Zoning Code and provided the City flexibility in siting or modifying its own City Facilities. Additionally, the approval process authorizes the Commission to review and approve site plan that supports the needs of the community, with any necessary modification to the zoning regulations. The application package submitted by City's consultant, Ferguson Glasgow Schuster Soto, Inc. is provided as Attachment A.

Site Area	27,000 sq. ft. (.61 acres)
FAR	.52 FAR (14,145 square feet)
Height	75' (from base of parapet) 89' (top of elevator tower)
Program	<ul style="list-style-type: none"> <li>• 6,855 sq. ft. office space</li> <li>• 7,290 sq. ft. retail space</li> <li>• 6-levels of parking</li> </ul>
Parking	456 spaces

**Project Location**

The project site at approximately 27,000 sq. ft. is currently vacant, generally located on the south side of Minorca Avenue between Ponce de Leon Blvd. and Salzedo Street. It abuts the Public Safety Building which is currently under construction. It has a Land Use Designation of Commercial, Mid-Rise Intensity (Lots 8-11) and Commercial, High-Rise Intensity (Lots 12-18). It is currently zoned Commercial Use (C) District. Location map shown below:



The following tables provide the subject property's designations and surrounding land uses:

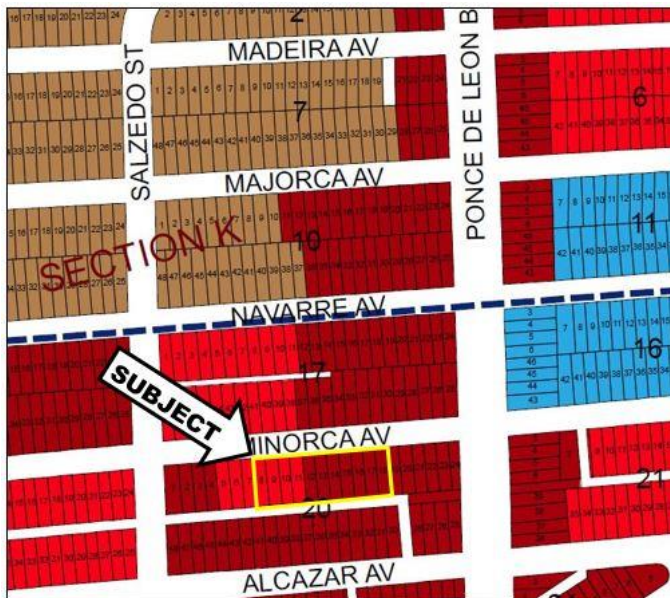
**Existing Property Designations**

Comprehensive Plan Map designation	Commercial, Mid-Rise Intensity (Lots 8-11) Commercial, High-Rise Intensity (Lots 12-18)
Zoning Map designation	Commercial
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Commercial building	Commercial, Mid-Rise Intensity Commercial, High-Rise Intensity	Commercial
South	Public Safety Building Commercial Building	Commercial High-Rise Intensity	Commercial
East	Commercial Building	Commercial High-Rise Intensity	Commercial
West	Public Safety Building	Commercial High-Rise Intensity	Commercial

**Existing Future Land Use Map**



**Existing Zoning Map**



**Future Land Use Map**



**Zoning Districts Map**



### 3. REVIEW TIMELINE / PUBLIC NOTICE

#### City Review Timeline

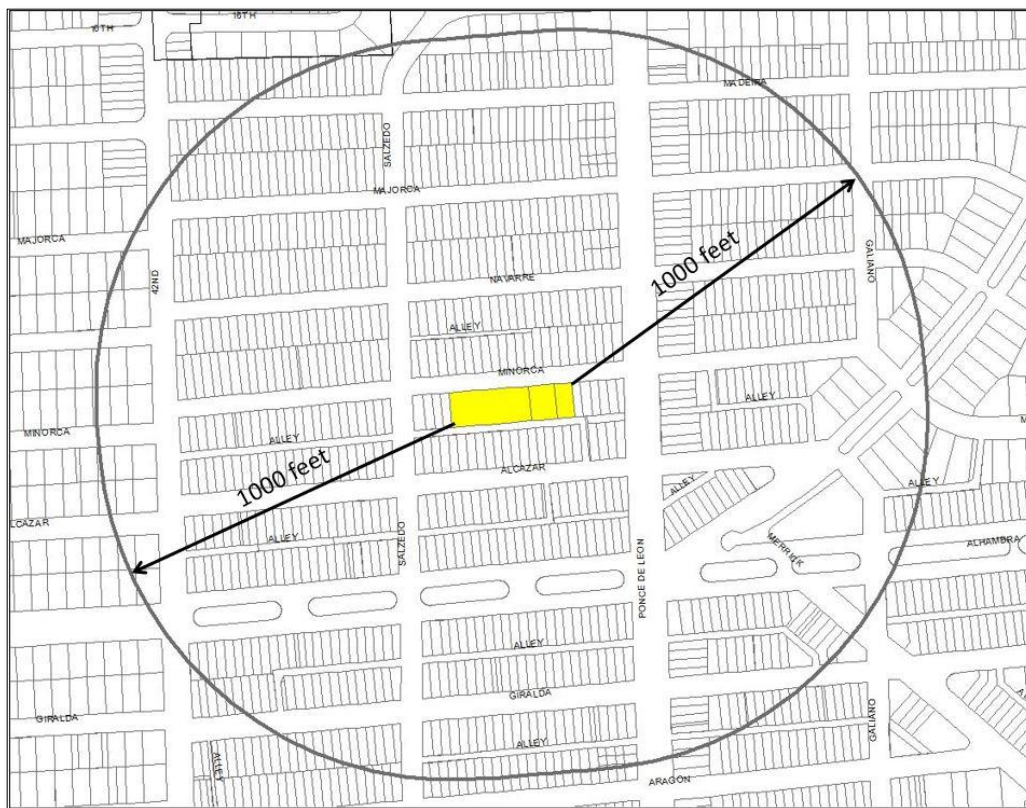
The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Board of Architects (Deferred)	08.01.19
Board of Architects	08.15.19
Planning and Zoning Board	N/A
City Commission	08.27.19

#### Public Notification and Comments

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on August 14, 2019. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. A copy of the legal advertisement and courtesy notice are provided as Attachments B. A map of the notice radius is provided below.

*Courtesy Notification Radius Map*



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Sign posting of property	July 15, 2019
Sign posting of property	August 16, 2019
Courtesy Notice	August 14, 2019
Legal Ad	August 16, 2019
Posted agenda on City web page/City Hall	August 20, 2019

<b>City Facility Review</b>
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The City of Coral Gables (hereinafter referred to as “the City”) submitted an application (hereinafter referred to as the “Application”) for lots 8-18 less 5 feet of lot 8, Block 20, Coral Gables Section K (generally located on the south side of Minorca Avenue between Ponce De Leon Boulevard and Salzedo Street) commonly known as Parking Garage 7. The ground floor office spaces will be occupied by the Human Resources, Labor Relations, and Parking departments. The garage will provide approximately 450 parking spaces that will serve the public, city employees, and the new adjacent Public Safety Building. The Application is for City Facility review for government use.

On March 12, 2019, Ordinance No. 2019-13 was adopted which allows City Facilities not to be subject to the Zoning Code when it supports the needs of the community. The City Commission is now authorized to review and approve a site plan with any modification to the zoning regulations, such as requirements for open space, height, etc.

The project is being reviewed by the Board of Architects and deferred the project on August 1, 2019, with comments to incorporate open space and enhance the design of the front façade. The height will be resolved with the application of Level 1 Design Bonus.

Standard	Currently Permitted/Required	Proposed	
Off-Street Parking Spaces	52	456	
Building height	Lots 8-11: max. height is 70 feet Lots 12-18: max height is 150 feet	75 feet from base of parapet 89 feet top of elevator tower	
Landscape Open space	10% (2,700 sq. ft.)p	Zero	
<b>Setbacks</b>	<b>Required</b>	<b>Provided</b>	<b>Encroachments</b>
Front (Minorca Avenue)	Up to 15 ft.: none Above 15 ft.: 10 feet	Zero	3’-10” above 17’-2” 12 ft. above 89 ft.
Rear (Alley)	None	Zero	4’-10” on the ground floor 3 ft. above 17’-2”
Interior Side (East & West)	Up to 45 ft.: zero Greater than 45 ft.: 15 ft. plus 1 foot of additional setback for each 3 feet of height above 45 feet	Zero	Zero

#### 4. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

The City’s Zoning Code Article 1, “General Provision,” Section 1-104, “Jurisdiction and applicability” provides for the following:

*“At the public hearing, the City Commission shall consider, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facility and the nature of the impact of the facility on the surrounding property. After considering these factors, the City Commission shall take such action as is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of the City of Coral Gables.”*

*Staff’s Findings:* Staff finds the Application satisfies the provisions of the Zoning Code for City Facilities as the intent of building the proposed parking garage is to provide better service for the surrounding neighborhood and the citizens and residents of the City.

#### Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	<b>Policy FLU-1.1.1.</b> The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.	Complies
4	<b>Policy MOB-1.1.5.</b> Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
5	<b>Goal SAF-1.</b> The City of Coral Gables’ shall continue to maintain and enhance high level safety and security for residents and visitors due to the City’s excellent police and fire protection	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	services, medical and healthcare services and facilities, and emergency preparedness, response, and recovery plans.	
6	<b>Objective CIE-1.1.</b> Maintain and enhance public facilities and delivery of services for both existing and future residents and property owners. The City shall	Complies

*Staff Comments:* Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above. It meets the city’s objectives of improving city facilities to maintain the “City Beautiful” standards as well as to improve the quality of life for City residents, visitors and employees.

**5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL**

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

*A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting Site Plan approval of a city-owned parking garage with office and retail space on the ground floor, known as Parking Garage 7, legally described as lots 8 thru 18, less west 5 feet of lot 8, Block 20, Coral Gables Section "K" (generally located on the south side of Minorca Avenue between Ponce de Leon Blvd. and Salzedo Street) Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

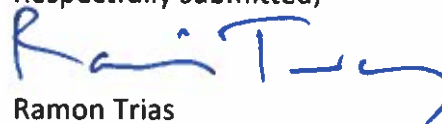
Staff recommends **Approval.**

**6 . ATTACHMENTS**

- A. Applicant’s submittal package
- B. Draft Resolution
- C. Courtesy notice

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias  
 Assistant Director of Development Services  
 for Planning and Zoning  
 City of Coral Gables, Florida