

City of Coral Gables City Commission Meeting
Agenda Item E-9
October 28, 2014
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Vice Mayor William H. Kerdyk, Jr.

Commissioner Pat Keon

Commissioner Vince Lago

Commissioner Frank Quesada

City Staff

Interim City Manager, Carmen Olazabal

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Public Speaker(s)

Mario Garcia-Serra, Representing the Applicant, LSA Property Holdings

E-9 [Start: 2:13:28 p.m.]

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.

Interim City Manager Olazabal: E-9 is 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.

Mr. Garcia-Serra: Good afternoon Mr. Mayor, Commissioners, Mario Garcia-Serra, with offices at 600 Brickell Avenue, representing the applicant LSA Property Holdings, which is the owner of the office building at 201 Sevilla, accompanied today by the principals of LSA and Shoma Development, Masoud Shojaee and Anibal Duarte. As you are aware, Shoma is one of the largest local residential developers, they have become more active in the City of Coral Gables, as was evidenced by your earlier approval of one other project at 1500 Venera Avenue, and they now want to locate their headquarters for their company at 201 Sevilla. Here's a picture of how 201 Sevilla looks today. It was built in 1971 and is non-conforming as to parking. This is how they are proposing to renovate 201 Sevilla as part of their headquarters, which will include the construction of a fourth floor, as well as internal improvements and other amenities. These renovations will require compliance with today's parking standards, which will require a total of 51 spaces. At the building today they have 15 spaces, which means that then 36 spaces have to be provided off-site. LSA does own 36 additional parking spaces in a building that is within about 861 feet away at 357 Almeria. Here's 201 Sevilla, here's 357 Almeria. You remember a few months ago this Commission adopted an amendment to the off-site parking regulations that permitted off-site parking within 1,000 feet as long as the other requirements were met. This is within the 1,000 feet. The reason we are before you today is to typically approve it administratively, except in certain circumstances. When the use to be served or the off-site location is located outside of the Central Business District then we have to come to the City Commission for a waiver, and that's indeed why we are here today. The southern boundary of the Central Business District is on Almeria Avenue right here, and so the off-site location is located within the Central Business District, the use to be served is located less than a block from the Central Business District. You'll remember the intent, I think, of that ordinance was to find ways so that buildings like this can indeed have an extended useful life. There are a lot of buildings like this in downtown Coral Gables that do not comply with parking today, but in order to keep them in use and have renovations happening and new uses come in, we are looking at more efficient ways to utilize the existing parking inventory that there is within the City, hence the amendment to the Code to permit the off-site parking within 1,000 feet subject to compliance with other standards.

Mayor Cason: Did you say the builder owns that lot.

Mr. Garcia-Serra: Correct.

Mayor Cason: You own it – and all of the missing parking can be accomplished there?

Mr. Garcia-Serra: Correct. They own the 201 Sevilla; they own a condo unit at 357 Almeria which the condo unit has 36 parking spaces, so they are indeed the fee simple owner of the 36 parking spaces located in the off-site parking location. Now you may have noticed from your staff recommendation that there was some discussion regarding the issue of the parking

available, this is the off-site location at 357 Almeria; 357 Almeria is where we own the 36 parking spaces that's a condo unit. When it was originally approved it was pursuant to a covenant in lieu of unity of title, which includes the medical office building here, and there was some discussion with staff as to how much parking had to be required before the medical office building now, after the approval of 357 Almeria; and the booklet that I handed out you'll see there are various documents. There is a copy of the approved building permit plan, the declaration of restrictive covenant in lieu of unity of title and the easement in the operating agreement, all approved by the City, none of which discussed the need for any additional parking to be provided to the medical office building. Accordingly, we satisfy all the criteria of the Code, and there is also condominium documents which clearly establish the 36 parking spaces that are independently owned by us, and we would ask that you approve the waiver so that we could renovate 201 Sevilla and have it be the new headquarters for Shoma and extend the life of that building another seven years.

Mayor Cason: Let me ask you about the Almeria – and Carmen we discuss this, is anybody else renting those spaces? I want to make sure that these have not been double leased to somebody else, because there was a question at one point. Can you address...

Interim City Manager Olazabal: There was an e-mail that was received yesterday. I shared it with Craig and he shared it with Mario Garcia-Serra. We got an e-mail from a resident from 357 Almeria saying that currently the 36 parking spaces in that building are being rented to the Mercedes-Benz retail store that's close by. I think we received an answer from Mario yesterday regarding that.

Mr. Garcia-Serra: Those parking spaces are leased right now, but subject to a lease that can be terminated within short notice.

Mayor Cason: So there won't be any --- I mean one of the things that we discussed is we want to make sure that, we have to go on the faith of the owner of the parking lot that they don't lease it two or three times and have two or three clients and cumulative. If they all were there together you'd have 90 cars or something.

Mr. Garcia-Serra: Correct – and you also need to enter into a restrictive covenant which represents that too and runs with the land and everyone else.

Mayor Cason: This is not part of the ordinance, but who – the people that use that parking lot be employees?- or they'd be residents?

Mr. Garcia-Serra: It's completely an office building, 201 Sevilla, so it would be strictly tenants, employees of tenants.

Mayor Cason: So you will give the tenant, this is your spot and you have to park there.

Mr. Garcia-Serra: Correct.

Mayor Cason: Because one of the things you didn't want was people saying I'm too lazy to walk, I want to park on public parking or use the garages and otherwise clog up the streets, so these will be assigned and used.

Vice Mayor Kerdyk: That's going to be the real question. Essentially somebody going to walk 1,000 feet and park there...

Commissioner Keon: On a rainy Friday afternoon.

Vice Mayor Kerdyk: That's really the question. You guys have parking at your existing site – how many parking spaces will you have on your existing site?

Mr. Garcia-Serra: 15 parking spaces.

Vice Mayor Kerdyk: 15 parking spaces.

Mr. Garcia-Serra: Which is what presently exist today.

Vice Mayor Kerdyk: OK. And you are building how many square feet in total?- 50,000 square feet?

Mr. Garcia-Serra: Additional square feet, let me...

Vice Mayor Kerdyk: It would be 50, but total would be 50.

Unknown Speaker: The total is going to be about 23,000 square feet.

Vice Mayor Kerdyk: That's it?- the whole building is 23,000 square feet? How big is it right now?

Unknown Speaker: Usable 14.

Vice Mayor Kerdyk: OK. On the tax records I thought it showed 20-something, but probably...yes that's what it is. OK. So it's only 23,000 square foot building.

Mayor Cason: I'm happy to see when you assign these to people that are going to be tenants, because otherwise if they were customers they wouldn't go there, they would just – we would be suckered.

Commissioner Lago: Again, correct me if I'm wrong. This is going to be your headquarters, your office quarters, correct?

Mr. Garcia-Serra: Correct.

Commissioner Lago: So you are not going to be leasing out space in the building to potential tenants, what you are going to be using is the space for your own personal employees, correct?

Mayor Cason: That makes it easier.

Commissioner Lago: That makes the process function.

Vice Mayor Kerdyk: For right now.

Commissioner Lago: Yes, for right now.

Vice Mayor Kerdyk: Until they sell the building.

Mayor Cason: We want to take a look at this going forward to make sure that we don't because people find that they can't get within 1,000 feet they don't lease something and it's a retail place and nobody walks 861 feet, so.

Vice Mayor Kerdyk: Well I think the big thing is, is that you do have title for these spaces, correct?

Mr. Garcia-Serra: Correct.

Vice Mayor Kerdyk: OK. And you are not impeding – you are not taking from the other owners, they are not going to have a shortage on the other location, on the Almeria location, correct?

Mr. Garcia-Serra: Correct. These are excess parking spaces.

Vice Mayor Kerdyk: OK. And you are going to have to make sure that you assign those parking spaces down there. We'll see if it works.

Mayor Cason: Do we have a motion?

Commissioner Lago: I'll make a motion.

Vice Mayor Kerdyk: I'll second.

Mayor Cason: Commissioner Lago makes the motion, Vice Mayor seconds it.

City Clerk

Commissioner Lago: Yes

Commissioner Quesada: Yes

Commissioner Keon: Yes

Vice Mayor Kerdyk: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mr. Garcia-Serra: Thank you very much.

Mayor Cason: Be back at 3 o'clock for the time certain for the tree.

Commissioner Keon: No one will be there but the owners, is that right.

Mr. Garcia-Serra: The tenant will be the owners.

Commissioner Keon: That's the only tenant in the building.

[End: 2:22:35 p.m.]