

**City of Coral Gables
CITY COMMISSION MEETING
May 24, 2016**

ITEM TITLE:

Resolutions. Waiver for remote off-street parking and Amendment to Conditions of Approval.

1. A Resolution of the City Commission of Coral Gables, Florida, approving a waiver by Infinity for the utilization of sixty-three (63) remote off-street parking spaces for the building located at 2701 LeJeune Road, which is located outside of the Central Business District (CBD), and for the utilization of a remote parking facility located more than one-thousand (1,000) feet from the property requesting remote parking, 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.
2. A Resolution of the City Commission of Coral Gables amending previously approved Resolution No. 2008-196 which granted approvals for the following properties referenced as 2701 LeJeune Road, Coral Gables, Florida: Parcel 1 (Crafts Section, Block 16, Lots 1-11 and Lots 39-48) and Parcel 2 (Crafts Section, Block 17, Lots 1-5 and west 24 feet of Lot 6 and Lots 43-48), Coral Gables, Florida; to amend the conditions for site plan conformance to install additional exterior signage for Infinity; and approve all other conditions of approval contained in Resolution No. 2008-196 which conditions shall remain in full force and effect; and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

Not applicable.

BACKGROUND:

Request #1: Remote Off-Street Parking

Infinity of Coral Gables is requesting to renovate and expand their space within the building located at 2701 LeJeune Road, referred to as the "Bacardi Building." The expansion will result in the need for an additional sixty-three (63) parking spaces. The applicant is requesting permission to use sixty-three (63) remote off-street parking spaces within the City of Coral Gables' Parking Garage Number 6, located at 51 Aragon Avenue.

The proposal does not comply with the code requirements in that the Bacardi Building is outside the Central Business District (CBD) and the remote parking facility is located more than one-thousand (1,000) feet from the Bacardi Building. As such, the applicant needs waivers of those requirements from the City Commission. The Commission has the authority, following a public hearing, to approve the waivers if they will neither "(A) harm the public interest nor (B) create parking problems in the area surrounding the applicant's project site" (Zoning Code Section 5-1408(B)(11)(a)). The Commission may also impose any conditions it deems necessary on such waivers.

Staff finds that the request will not harm the public interest nor create parking problems in the surrounding area and recommends approval of the waivers.

The draft Resolution is provided as Exhibit A, the submitted Application for Remote Off-Street Parking is provided as Exhibit B, and the draft Restrictive Covenant is provided as Exhibit C.

Request #2: Amendment to Resolution No. 2008-196 conditions of approval for additional exterior signage

Infiniti of Coral Gables is requesting to install additional exterior signage on the building referred to as the “Bacardi Building” located at 2701 LeJeune Road. The request requires an amendment to the conditions of approval contained within amended Resolution Number 2008-196. The draft Resolution amending the previously approved Resolution No. 2008-196 is provided as Exhibit D. The applicant’s additional exterior signage request was approved by the City Architect at the April 28, 2016 Board of Architects meeting and is included as Exhibit E.

Staff recommends approval of the proposed exterior signage and amendment to Resolution No. 2008-196.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

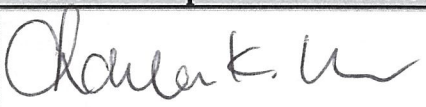
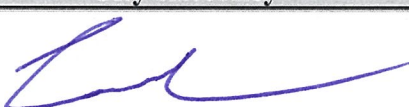
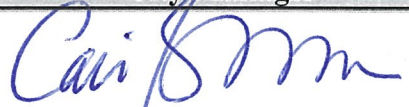
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
	Not applicable.	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.13.16	City Commission legal advertisement of Resolution headings.
05.20.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Assistant Department Director	City Attorney	City Manager
		

EXHIBIT(S):

- A. Draft Resolution - Remote Off-Street Parking.
- B. Application for Remote Off-Street Parking.
- C. Draft Restrictive Covenant for Remote Off-Street Parking.
- D. Draft Resolution amending Resolution No. 2008-196.
- E. Board of Architects submittal for 2701 LeJeune Road Exterior Signage.