

City of Coral Gables City Commission Meeting
Agenda Item F-12
August 27, 2019
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Jorge Fors, Jr.
Commissioner Pat Keon
Commissioner Michael Mena

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Agenda Item F-12 [10:54:45 a.m.]

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.

Mayor Valdes-Fauli: F-12.

City Attorney Ramos: F-12 is 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
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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. This is being approved under the new section which we have used once before for the trolley building and the Fire Station, which are City facilities. As you listen to the item you should keep in mind that the Commission shall consider certain factors when approving this item. The type of function involved, the public need thereof, the existing land use pattern in the area, alternative locations for the facility and the nature and impact of the facility on the surrounding property, Mr. Trias.

Planning and Zoning Trias: Mayor this item is a City project that I think most of you are familiar with. What it is, is the parking garage that’s right next to the new Public Safety Building. So, from the point of view of compatibility with the area, from the point of view of public use, from all those points of view, it is the right type of project for this process. The location is along Minorca Avenue and the land use and the zoning map are commercial. There is a slightly different designation in the land use map in a couple of the parcels; and the process again, it is designed for City projects for a public purpose, which this is a public parking garage and some retail downstairs. So clearly it is one of those projects. The issue with the land use is that it limits the height, however, the project did go and get...and bonus level one, which took care of this issue, the 89 feet. The site plan, as you can see, basically is a conventional parking garage with retail downstairs; and the issue that doesn’t quite meet the technical requirements of the code and requires your approval today is, there is no open space being provided and the setbacks go all the way to the property. Those are the two issues that require your approval. And as you can see on the ground level – the ground level is commercial and there are also some City office spaces. Staff has reviewed it and recommends approval. And if you have any questions, I’ll be happy to answer. There was also public notice, by the way we have some letters as required by code.

City Attorney Ramos: And this is also a public hearing item.

Mayor Valdes-Fauli: Anybody from the public wishes to speak? Any comments? Do I hear a motion?

Commissioner Keon: I’ll move it.

Vice Mayor Lago: Second. Can I ask you a quick question?

Planning and Zoning Director Trias: Yes.

Vice Mayor Lago: Obviously, this building is going to have paseos and everything around it.

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Planning and Zoning Director Trias: Not quite. There is no paseo and there's no arcade and there is no open space. It is a parking garage. That's one of the reasons why its before you today for approval.

Vice Mayor Lago: That's the reason for my question. I have a concern about that, because again, how are you going to protect you from the elements. Prime example, yesterday I'm leaving a restaurant on Miracle Mile and I have to run three blocks to get my car, I was soaked when I got to the car. I don't know if my colleagues have the same concern. I imagine they do. What are the constraints of being able to provide some sort of shelter for the people who are walking on the street?

Planning and Zoning Director Trias: I think the ground level is very flexible. I don't think there are any tenants and if you would choose to make some recommendations to create some arcade or some paseo at the ground level, its possible we can design. Right now, it's not being proposed because...

Vice Mayor Lago: The issue is obviously reassessing and obviously the parking?

City Manager Iglesias: We do have...over the sidewalk. This parking garage is connected to the Public Safety Building on the second floor by a fire door. When we activate EOC, this parking garage will be activated for EOC parking. You want to make sure that we use our hardened parking area which is two stories to store all of our equipment in the hardened building. So, we are looking at this as part of that. So, second floor there will be a connection. We have HR and the Parking Department on that first-floor retail mostly space.

Vice Mayor Lago: Well my comments are more geared toward non-employees...

Commissioner Keon: I think, Commissioner, if you look at the drawing on number 7, its tapered concrete eyebrow overhang...

Vice Mayor Lago: It looks to me like that concrete that was kind of perforated that it wasn't a contiguous.

Commissioner Keon: No, no, no. It's the eyebrow below the...

Planning and Zoning Director Trias: There isn't an eyebrow.

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Commissioner Keon: If you look at the drawing here; look at the drawing on number 7. There is an overhang. It doesn't state how wide that overhang is. How wide is that overhang?

City Manager Iglesias: The overhang would be about 5 feet.

Commissioner Keon: OK. So, there is an overhang that does provide for protection from the elements on the item, as opposed to an arcade, there is an overhang.

Vice Mayor Lago: Thank you Commissioner.

City Manager Iglesias: The problem we are having with the arcade is...the arcade with retail.

Commissioner Keon: Right. It would make the retail much more difficult and the storefronts, well the storefront is much more visible for those spaces that you can use. So, I think it meets those.

Planning and Zoning Trias: The second-floor dimension is set because of parking and then its indented slightly in the front and that protects.

Mayor Valdes-Fauli: Do I hear a motion?

Commissioner Keon: I'll move it.

Mayor Valdes-Fauli: Second?

Vice Mayor Lago: Second.

Mayor Valdes-Fauli: Will you call the roll please.

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Commissioner Fors: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

[End: 11:01:05 a.m.]

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