

City of Coral Gables City Commission Meeting
Agenda Items E-8 and E-9 are related
May 24, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason
Commissioner Pat Keon
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias
Parking Director, Kevin Kinney

Public Speaker(s)

Andy Ham

Agenda Items E-8 and E-9 are related [0:00:00 a.m.]

A Resolution of the City Commission of Coral Gables, Florida, approving a waiver by Infiniti located at 2701 Le Jeune Road that is located outside the Central Business District (CBD) to utilize sixty-three (63) remote off-street parking spaces at a 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.

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Agenda Items E-8 and E-9 are related – Resolution approving a waiver by Infiniti to utilize 63 remote off-street parking spaces and a resolution to amend the conditions for site plan conformance to install additional exterior signage for Infiniti.

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 Infiniti; 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.

Mayor Cason: Alright, let's move on to E-8.

City Attorney Leen: Mr. Mayor, Items E-8 and E-9 are related. They'll be heard together. Item E-8 is a resolution of the City Commission of Coral Gables, Florida, approving a waiver by Infiniti located at 2701 LeJeune Road, that is located outside the Central Business District, to utilize 63 remote off-street parking spaces at a facility located more than 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. And Item E-9 is 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 Infiniti; 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. Item E-8 -- these will be consolidated for purposes of the public hearing and discussion. Item E-8 is a waiver, so the Commission has substantial discretion in granting the waiver. That's part of the remote parking ordinance that I'm sure you all remember when you adopted it. And then Item E-9 is in the nature of a site plan review, and so there is a quasi-judicial component, so if anyone wishes to speak, they should be sworn in. Thank you.

Mayor Cason: Okay. Do we have any speaker cards?

City Clerk Foeman: No, Mr. Mayor.

Mayor Cason: Okay.

Planning and Zoning Director Trias: Mayor, this is -- these two issues are related to an interior remodeling project that is being done in the Bacardi building in the ground floor and mezzanine to have an Infiniti dealership. The waiver of the parking requirements is what the Code provides. The Commission has the authority to waive the distance and also the fact that it's not within the Central Business District. Director Kinney is here to speak on the issues of parking. The second issue was that, in 2008, the Commission approved a site plan as part of the conditions of approval. There was a signage plan and they have decided to provide a comprehensive signage plan for the building, which includes signs for Bacardi and for Infiniti, so that is the second item before you. It's not typical for you to deal with that, but I believe it is the best process to achieve the aesthetic goals of the City. The applicant is here if you want to ask any questions.

City Attorney Leen: I would ask that the applicant be sworn in because of the quasi-judicial component.

City Clerk Foeman: Raise your right hand. Do you solemnly swear or affirm that the statements you'll make will be the truth and nothing but the truth?

Andy Ham: Yes.

Mayor Cason: Good afternoon.

Commissioner Keon: Good afternoon.

Mr. Ham: Good afternoon. How are you?

Commissioner Lago: How are you?

Commissioner Keon: Good.

Commissioner Lago: Good. How are you?

Mr. Ham: Great, great.

Commissioner Keon: I think you make really pretty cars, so I'm glad that your showroom is going to open here.

Mr. Ham: Yeah. I think our dealership...

Commissioner Keon: I think they're so pretty.

Mr. Ham: Image and the culture represents Coral Gables, and I think it's a great, great addition to Coral Gables for us to be part of Coral Gables and also to be a part of the Bacardi building, so we're excited.

Commissioner Keon: I am too. I like your cars.

Mayor Cason: And there is space -- sufficient space in the garage; is that correct? It's not like we're putting pressure on the public.

Parking Director Kinney: In fact, I need to be clear. This is kind of unique. Typically, we do not like to tie up our spaces for long periods of time. But if you remember about 14 or 15 months ago, in Garage 6, we had an issue with people walking the wall on the roof. So, for the

last 14 months, we've essentially had it gated off. This gave us a unique opportunity to actually use that space in a secure manner where there will not be access by the general public to the roof. It would just be the dealership that would have access to the roof, so it's a win-win for us because we get to use our space and we don't have to worry about public safety issues on the roof of the garage.

Mayor Cason: And you're going to mini bus the people from -- your employees, presumably are going to -- is that where they're going to park their car, or are you going to park some Infiniti cars as well?

Mr. Ham: No. We are going to have our staff park there. So, we're going to have many shuttle services for our customers as well, so we'll be shuttling our staff all day long. It wouldn't be all day long, morning and shift hours.

Commissioner Lago: And the good thing about it too is that we wouldn't have to make any upgrades structurally or aesthetically to not allow...

Parking Director Kinney: We will...

Commissioner Lago: People to...

Parking Director Kinney: We will still look at that, but it is a rather steep price tag, so we may not need to be...

Commissioner Lago: To put some barrier to impede people from I don't know if for some reason they feel it interesting or exciting to teeter off the edge...

Parking Director Kinney: Right.

Commissioner Lago: And almost fall off the building. I've seen several photos that people have shown me as examples. It makes no sense to me.

Parking Director Kinney: Right. And the discussions with the dealership have been that we will work with them to create a fairly attractive gate system at the roof so that their employees could enter and exit the roof.

Commissioner Lago: And one last comment that I have -- I just want -- this comment may be for Ramon. If Ramon is -- if Ramon could come up for one second. I just want to make it clear on the record that this is an allowable use. There's no changed use.

Planning and Zoning Director Trias: Right.

Commissioner Lago: This is an allowable use as per the building.

Planning and Zoning Director Trias: Yes.

Mayor Cason: And we created the off-site option exactly for something like this, with a presumption that there would be a shuttle service because you wouldn't expect people to walk that distance in this heat so...

Mr. Ham: Absolutely not.

Mayor Cason: And that was the purpose of what -- three or four years ago we did that. So, I think this is the first or second time -- maybe the second time we're approving...

City Attorney Leen: I do believe you granted another waiver.

Mayor Cason: We did one for something underneath a Metro or in that...

Parking Director Kinney: Dade Medical College.

Mayor Cason: That's right.

Parking Director Kinney: They were allowed in Garage 6 for a period of time, although we actually did limit the amount of time they could be in Garage 6.

Mayor Cason: Alright.

Commissioner Lago: Along with another...

City Attorney Leen: There was another one too.

Commissioner Lago: I think it was the headquarters of Shoma Homes, which is currently under construction, and their issue is they were missing a few parking spaces. They're moving from Doral, moving their headquarters from Doral to downtown Coral Gables.

Mayor Cason: And then the sign aspect of this, this is just putting signs on several sides of the building? Is there...

Planning and Zoning Director Trias: Yes. It's an overall design for the whole building, and it reflects signs for Bacardi and Infiniti. And it has been reviewed by the Board of Architects and also by the City architect.

City Manager Swanson-Rivenbark: And Mr. Mayor, just as clarification, they needed 49 spaces, but because the top floor is 63, they're leasing 63 from us. But the 63 is not the requirement; it's actually 49.

Mr. Ham: That's correct.

Commissioner Keon: To Mr. Kinney, when is -- I know that that garage is supposed to be -- is going to be painted and there's some repair work going on there.

Parking Director Kinney: The painting is complete.

Commissioner Keon: Okay.

Parking Director Kinney: There is still some ongoing repair work. They're right now doing crack sealing, which for garages is very important. It doesn't sound very exciting, but it's very important.

Commissioner Keon: But the inside of the garage has been painted? I haven't been in there.

Parking Director Kinney: The inside of the garage has been painted.

Commissioner Keon: Okay, so there's nothing to -- there's no work that's pending that would affect their parking.

Parking Director Kinney: Nope.

Commissioner Keon: Okay, great. Thank you.

Mayor Cason: Okay, so these are two resolutions. We don't have a second vote on these. So, let's start with E-8. Do we have a motion?

Commissioner Keon: I'll move it.

Commissioner Lago: So move.

Mayor Cason: Commissioner Keon makes the motion. Commissioner Lago seconds. City Clerk.

Commissioner Lago: Yes.

Vice Mayor Quesada: Yes.

Commissioner Slesnick: Yes.

Commissioner Keon: Yes.

Mayor Cason: Yes.

(Vote: 5-0)

Mayor Cason: And E-9.

Commissioner Lago: So move.

Commissioner Slesnick: Second.

Mayor Cason: Commissioner Lago makes the motion.

Commissioner Slesnick: Second.

Mayor Cason: Second, Commissioner Slesnick. City Clerk.

Vice Mayor Quesada: Yes.

Commissioner Slesnick: Yes.

Commissioner Keon: Yes.

Commissioner Lago: Yes.

Mayor Cason: Yes.

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(Vote: 5-0)

Mr. Ham: Thank you very much.

Commissioner Lago: Thank you, sir. Congratulations.

Commissioner Keon: It looks great.