



City of Coral Gables
CITY COMMISSION MEETING
November 9, 2021

ITEM TITLE:

Resolution. Municipal Facility Site Plan Approval.

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 mobility hub, located at the site of Parking Garage 1, legally described as Lots 29 to 42, Block 2, Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board is not required to review a Municipal Facility Site Plan.

BRIEF HISTORY:

The City is planning to demolish the existing Parking Garage 1 and build the new Mobility Hub at its current location of 245 Andalusia, one block south of Miracle Mile, between Salzedo Street and Ponce de Leon Boulevard. The concept of the project will include 9,688 sq. ft of ground floor lease space/flex, 8 floors of vehicle storage, and 36,540 sq. ft. of activated rooftop terrace.

The site – along with Garage 4 on the 300 block of Andalusia – was part of a multi-year Request for Proposal. In March of 2019, the City Commission adopted Resolution 2019-96 which stated key objectives to: replace the two obsolete parking garages; provide public parking to meet future needs of Downtown; introduce retail and residential units onto Andalusia to support the City's goals for a vibrant, walkable Downtown; and balance parking, planning, design, economic development, community and financial considerations. The Resolution allowed the City the opportunity to build a new parking garage structure at the Garage 1 site and granted Staff until October 1, 2022 to break ground.

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. The site plan for the Mobility Hub would not be subject to the following:

- 7.5% ground level open space within the site, when 10% is required
- Varying arcade widths between 5' and 8', when 10' is required
- Vehicle access from front street, when access from alley is required
- 31' wide driveway, when 22' maximum is allowed
- Parking and vehicle storage to front the street, when a 20' parking setback is required
- Encroachment of 5 feet into the Andalusia public right-of-way


- 0' front setback, when 10' is required
- 0' side setback, when 15' is required
- 0' rear setback, when 3' is required

The draft of the Resolution is provided as Exhibit A. The Staff Report with the submitted Site Plan and renderings is provided as Exhibit B.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
10.28.21	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for City Commission meeting.
10.29.21	City Commission legal advertisement.
10.29.21	Property Posted for City Commission meeting.
11.02.21	City Commission meeting agenda posted on City webpage.

APPROVED BY:

<p align="center">Asst. Director of Development Services for Planning and Zoning</p>


EXHIBITS:

- Draft Resolution.
- Planning & Zoning Division Staff Report with attachments.