



**City of Coral Gables
CITY COMMISSION MEETING
March 11, 2008**

ITEM TITLE:

Resolution. Mixed Use (MXD) Site Plan Review. A Resolution of the City Commission of Coral Gables approving a mixed use (MXD) site plan for the proposed mixed use project referred to as "4311 Ponce", located on property legally described as Lots 38-43, Block 5, Industrial Section (4311 Ponce de Leon Boulevard), Coral Gables, Florida; as set forth in Application No. 01-08-043-P; subject to certain conditions.

PLANNING DEPARTMENT RECOMMENDATION:

Recommendation for approval of the MXD site plan for the proposed "4311 Ponce" mixed use project subject to conditions of approval contained in the Resolution. The recommendation for approval is based on the findings of fact provided in this memorandum and associated supporting documents.

Resolution provided as Exhibit A.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board on 02.13.08 recommended approval of the proposed MXD site plan (vote: 5-0) with the conditions of approval recommended by Staff.

BRIEF HISTORY:

On 02.13.08, the Planning and Zoning Board recommended approval of the proposed MXD site plan (vote: 5-0) with the conditions of approval recommended by Staff. Proposed MXD site plans are recommended by the Planning and Zoning Board and considered by the City Commission via Resolution at one public hearing.

The property is located on the northeast corner of the Ponce de Leon Boulevard / San Lorenzo Avenue, across Ponce from The Village of Merrick Park. The property adjoins the City of Miami municipal boundary which located along the center of SW 39th Avenue behind the property. The proposed MXD project consists of a seven story / 83'-6" high building with a penthouse (to 95'-6" height) containing 46,150 square feet of primarily commercial office space with ground floor retail and four (4) live/work residential units and three floors of parking containing 182 parking spaces.

A detailed description of the proposed MXD site plan and background information is provided with the attached Staff report and supplemental materials.

The following background documents are attached to supplement this request:

- Exhibit B: 02.13.08 Staff report with applicant's submittal and attachments.
- Exhibit C: 02.13.08 Excerpts of Planning and Zoning Board meeting minutes and Staff's PowerPoint presentation.
- Exhibit D: Updated summary of public comments submitted to the City.
- Exhibit E: 03.11.08 City Commission PowerPoint Presentation.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
02.13.08	Planning and Zoning Board	Approval of MXD project with conditions (vote: 5-0)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.31.08	Property Owner Public Hearing Courtesy Notification to all properties within the MXD Industrial District and within 1,500 feet of the District.
01.31.08	Published ad giving Notice of Public Hearing.
02.26.08	Memorandum to City Clerk requesting advertising of Resolution heading.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

EXHIBIT(S):

Exhibit A: Resolution – MXD site plan review.
Exhibit B: 02.13.08 Staff report with applicant's submittal and attachments.
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Exhibit D: Updated summary of public comments submitted to the City.
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