

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING MIXED USE SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-201, "MIXED USE DISTRICT (MXD)" FOR THE MIXED USE PROJECT REFERRED TO AS "GABLES PONCE III" ON THE PROPERTY LEGALLY DESCRIBED AS TRACTS A-C, BLOCK 16, INDUSTRIAL SECTION (363 GRANELLO AVENUE), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an Application was submitted requesting mixed use site plan review pursuant to Zoning Code Section 4-201 for the mixed-use project referred to as "Gables Ponce III" on the property legally described as Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida;

**WHEREAS**, the Application requires City of Coral Gables mixed use site plan review and public hearing consideration pursuant to the Zoning Code Mixed Use District (MXD) provisions and Comprehensive Plan Mixed Use Overlay District (MXOD) provisions;

**WHEREAS**, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand-five-hundred (1500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on December 9, 2015, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the Planning and Zoning Board's December 9, 2015 meeting, the Board recommended approval of the proposed mixed use site plan (vote: 4-2 ) subject to conditions of approval;

**WHEREAS**, a public hearing was held before the City Commission on January 12, 2016, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard;

**WHEREAS**, the City Commission on January 12, 2016, approved the requested mixed use project (vote: \_\_-\_\_); and,

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** The proposed mixed use site plan review for the mixed-use project referred to as “Gables Ponce III” on Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida shall be and is hereby approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
  - a. Applicant’s Planning and Zoning Board submittal package dated 11.13.15, prepared by MSA Architects.
  - b. Traffic Impact Analysis, dated April 2015, prepared by Kimley Horn.
  - c. All representations proffered by the Applicant’s representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
3. Bond. Within 90 days of approval, the Applicant, property owner(s), their successors or assigns shall post a bond in favor of the City in an amount determined by the Public Works Director to cover the costs of restoring the property to a clean, safe, and attractive condition in the event that the project is not completed in a timely manner, consistent with the Site Plan approval and applicable conditions.
4. Sustainable design. Project shall meet the minimum standards to be Leadership in Energy and Environmental Design (LEED) Certified as specified by the U.S. Green Building Council, or similar rating agency.
5. Building facade. No illuminated signage shall be permitted above the building’s second floor facing west.
6. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
  - a. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of twelve (12) on-street parking spaces as a result of the project.
  - b. All outstanding landscaping and public plaza issues as identified by the Public Service Department and Planning and Zoning Division shall be satisfactorily resolved, subject to review and approval by the Directors of Public Service and Planning and Zoning.
  - c. Ground floor publicly accessible open space (i.e. arcades, paseos, plazas, widened sidewalks, etc.) shall be flush with the public sidewalk, to the extent permitted by all applicable codes and subject to final approval by the Public Works Director and the Planning and Zoning Director.

- d. The Applicant shall provide funding for public space improvements in an amount of \$50,000 so as to enhance and improve the public spaces located along the nearby Metrorail right-of-way between Le Jeune Road and the City limits to northeast. This funding may be utilized for the proposed Underline public space project currently underway or for other public access / open space improvements in the area of the Metrorail right-of-way between Le Jeune Road and the City limits to northeast. The Applicant shall obtain the consent of the City to the proposed use of this funding, which consent shall not be unreasonably withheld.
  - e. Temporary Open Space. Maintain the open grass lot fronting LeJeune Road as a temporary publicly-accessible open space, until such time it is developed.
  - f. Proposed dog park shall be publicly accessible.
  - g. Street light fixtures shall be LED.
  - h. Clearly marked recycling receptacles shall be included along with trash receptacles.
  - i. Construction information/contact. Provide written notice to all properties within one thousand (1,000) feet of the “Gables Ponce III” project (363 Granello Ave), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
  - j. Encroachments Plan. Prior to the City’s issuance of a Foundation Permit or any other major Building Permit for the project, Commission approval is required for a special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way. The above encroachments must be approved by City resolution and a fully executed Hold Harmless agreement or restrictive covenant must be executed in a form acceptable to the City Attorney. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  - k. Comply with all City requirements for Art in Public Places. Public art shall be reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects’ approval before being submitted to the City Commission. The Applicant’s compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Historical Resources and Cultural Arts.
  - l. All parking garage openings shall be screened to ensure that no internal lights within the garage, including car headlights, are visible from the exterior.
  - m. Utility Upgrades. Prior to the issuance of a building permit the Applicant, property owner(s), their successors or assigns shall prepare and submit an infrastructure improvement plan for the coordination and construction of utilities and facilities to the Public Works Department for review and approval. The Public Works Director shall determine if additional improvements are required upon review of the above plan. The Applicant shall be responsible for the funding of all recommended improvements, subject to and memorialized in a service agreement with the City which will incorporate a provision providing for proportionate reimbursements by subsequent projects, prior to issuance of the first major building permit.
7. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within one thousand (1,000) feet of the “Gables Ponce III” (363 Granello Ave) project boundaries of any proposed partial street closures as a result of the project’s construction activity. Complete street closure shall be prohibited.
  8. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) for the project, the

Applicant, property owner, its successors or assigns shall complete the following:

- a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.
  - b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, including the alley, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
9. Storefront Transparency. Ground-level glass storefronts as shown in the approved elevations, with interior spaces that have a Certificate of Occupancy for Commercial Use (Temporary or regular), shall remain transparent and allow visibility into the interior of the ground-level space from the public right of way and pedestrian areas of the project, with the exception of live/work units. Tinting, curtains, blinds, paper, or other materials that obstruct visibility into the interior of the ground level space shall not be permitted except as required by the City during construction.

**SECTION 3.** That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 3-410, "Changes to conditional use approvals."

**SECTION 4.** That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY