



City of Coral Gables Planning and Zoning Staff Report

Property: **Gables Living (390 Bird Road and 4012 Laguna Street)**

Applicant: Century Laguna, LLC

Application: Mixed-Use Site Plan Review

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **March 14, 2018, 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The request is for consideration of the following for a mixed-use project known as “Gables Living:”

“A Resolution of the City Commission of Coral Gables, Florida requesting an encroachment agreement and 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 Living” on the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida; including required conditions; providing for an effective date.”

The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

Gables Living

Gables Living is a mixed-use project within the North Industrial Mixed-Use District and within walking and biking distance of The Village of Merrick Park, Douglas Road Metrorail Station, and the Ponce de Leon Trolley. The application package submitted by the Applicant is provided as Attachment A.

The subject property is generally located on the southeast corner of Bird Road and Le Jeune Road, west of Laguna Street. It is comprised of two vacant parcels totaling approximately 27,000 square feet (.62 acres) with two different land use and zoning designation. The northern portion fronting Le Jeune and Bird Road, 390 Bird Road is zoned Commercial District with Commercial Low-Rise Intensity Land Use. The portion of the property to the south, 4012 Laguna Street, is zoned Industrial District with Industrial Land Use. Both are within the North Industrial Mixed Use Overlay District. It is primarily surrounded by a mix of uses including multi-family residential, mixed-use buildings, restaurant, retail, and the Coral Gables Senior High School located west of Le Jeune Road.

There is an existing city-owned land that is currently used as off-street parking and vehicular access to the existing public alley that bisects the block. The Applicant is also requesting an encroachment agreement to allow the building floorplates to connect over the existing city-owned land (Lot 5 and

north 15' of Lot 6). The ground level will remain open for access while the second floor and above will provide for approximately forty-eight (48) residential units. Action by the Planning and Zoning Board/LPA is a recommendation that does not constitute City approval, and the Applicant shall obtain necessary City approvals regarding the proposed encroachment that is being processed concurrently with this application.

2. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	07.28.17
Board of Architects (Preliminary Design and Mediterranean Bonus)	11.30.17
Planning and Zoning Board	03.14.18
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

STAFF REVIEW				
Department	DRC 07.28.17	Board of Architects 11.30.17	Staff Meeting 02.12.18	Comments Provided?
Historical Resources and Cultural Arts	x			Yes
Parking	x		x	Yes
Public Service	X		x	Yes
Concurrency	X			Yes
Police	x			Yes
Fire	x			Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects	x	x	x	Yes
Planning	x		x	Yes
Building	x		x	Yes

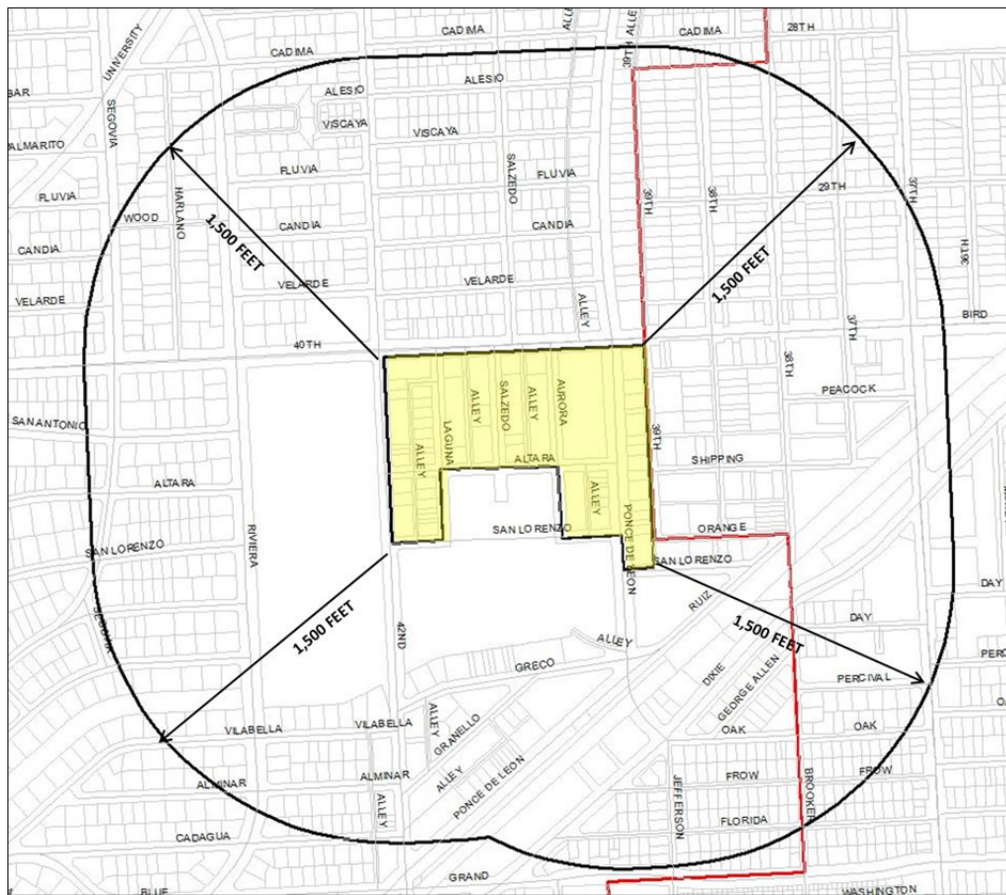
Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on February 28, 2018 with notification to all

property owners within the City of Coral Gables and within 1,500 feet of the North Industrial Mixed-Use District. The mailed invitation and a summary of the meeting are provided as Attachment B.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the North Industrial Mixed-Use District. The notification was sent on March 2, 2018. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 844 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D, respectively. A map of the notice radius is provided below.

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	February 28, 2018
Courtesy notification	March 2, 2018
Sign posting of property	March 2, 2018
Legal advertisement	March 2, 2018
Posted agenda on City web page/City Hall	March 2, 2018
Posted Staff report on City web page	March 9, 2018

3. APPLICATION SUMMARY

Project Information

Gables Living is a mixed-use project located in the North Industrial Mixed Use District, within walking distance to the Village of Merrick Park, Douglas Road Metrorail Station and the Ponce de Leon Trolley, multiple schools, and the Underline public space project. The project comprised of two vacant parcels and includes ground level commercial space, upper-level residential units, and publicly-accessible arcades and paseos.

Site Area	27,146 square feet or .62 acres
FAR	3.5 FAR (95,000 square feet)
Height	121'
Program	<ul style="list-style-type: none"> • 60 Studio Efficiency • 45 One-Bedroom Units • 7 One-Bedroom + Den Units • 9 Two-Bedroom Units • 8,195 square feet of ground-floor commercial space • 5,305 square feet of landscaped open space • Paseo and Arcades connecting to all street frontages
Parking	147 spaces

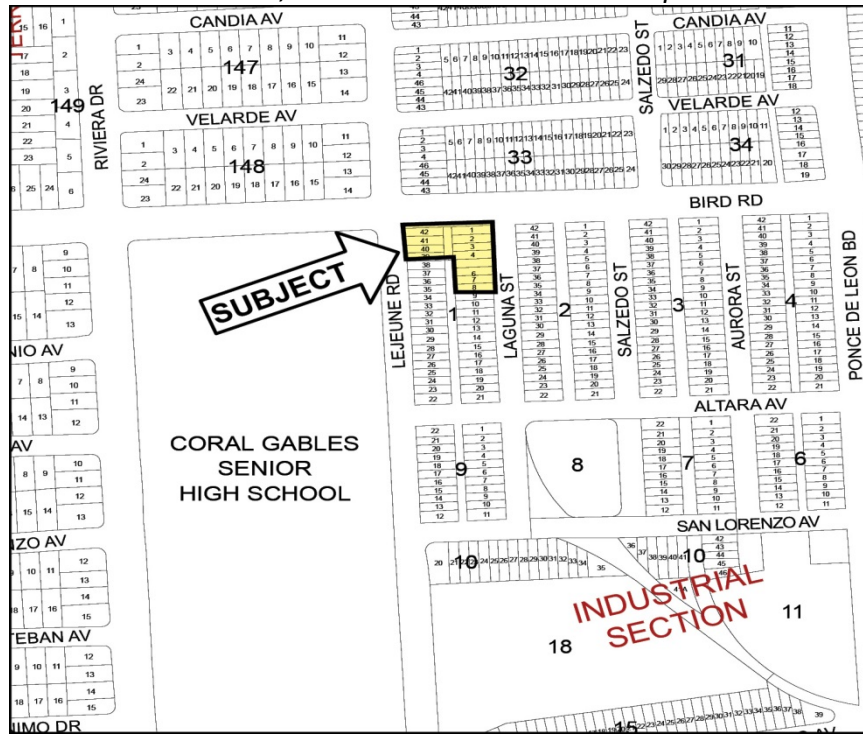
Standard	Currently Permitted	Proposed Development
Total site area	27,146 square feet	27,146 square feet
FAR / permitted development (with Mediterranean bonuses)	95,011 square feet	95,000 square feet
Ground Floor Commercial <i>Minimum of 8% of the project square footage shall be</i>	7,600 square feet min	8,195 square feet

Standard	Currently Permitted	Proposed Development
<i>ground floor commercial.</i>		
Residential Density	No Density Limit (within Mixed-Use District)	195 units / acre
Total Residential Units	<i>n/a</i>	121
<i>Studio</i>	<i>n/a</i>	60
<i>One-bedroom</i>	<i>n/a</i>	45
<i>One-bedroom + Den</i>	<i>n/a</i>	7
<i>Two-bedroom</i>	<i>n/a</i>	9
Total Off-Street Parking Spaces	142	147
Building height (Habitable Space)	100 feet max	103 feet
Number of stories	10 stories max	10 stories
Landscape Open space	2,714 square feet	5,305 square feet
<i>Setbacks</i>		
Primary street frontages (Le Jeune Rd. and Laguna Ave.)	0 feet 10 feet min above 45 feet	0 feet
Side Street (Bird Road)	15 feet	0 feet
Interior Side (south property boundary)	0 feet	0 feet

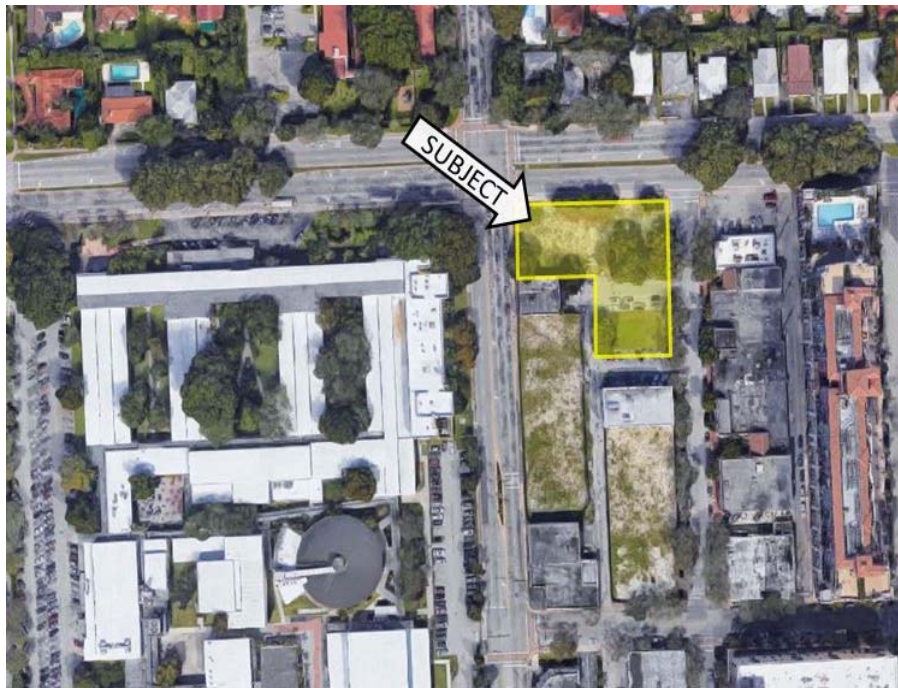
Project Location

The subject property is generally located on the southeast corner of Bird Road and Le Jeune Road, west of Laguna Street. The property is comprised of two vacant parcels totaling approximately 27, 000 square feet (.62 acres). There is an existing city-owned land that is currently used as off-street parking and vehicular access to the existing public alley that bisects the block. The property is legally described as Lots 1 thru 4 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road); and Lots 7 and 8 and a portion of Lot 6, Block 1, Industrial Section (4012 Laguna Street) Coral Gables, Florida, as shown in the following location map and aerial:

Block, Lot and Section Location Map



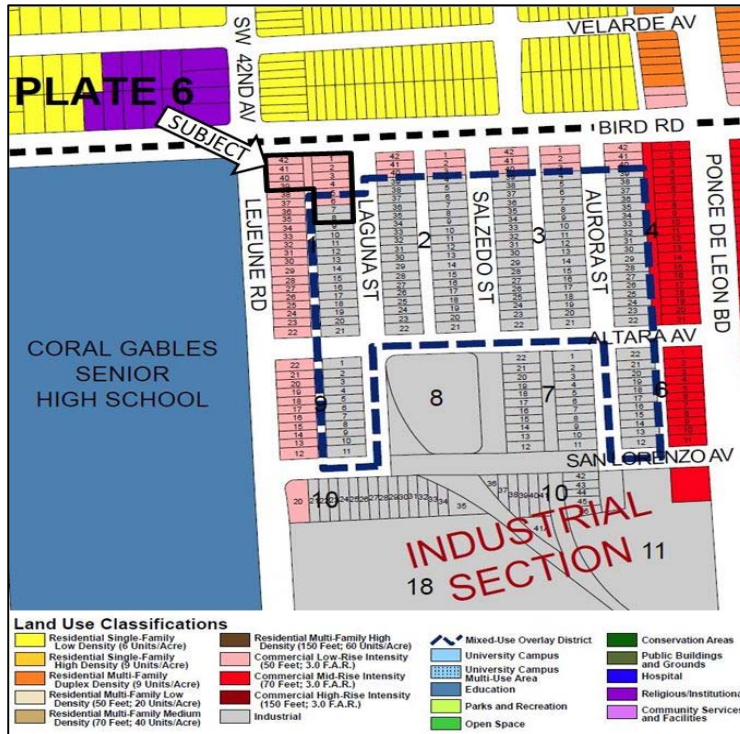
Aerial



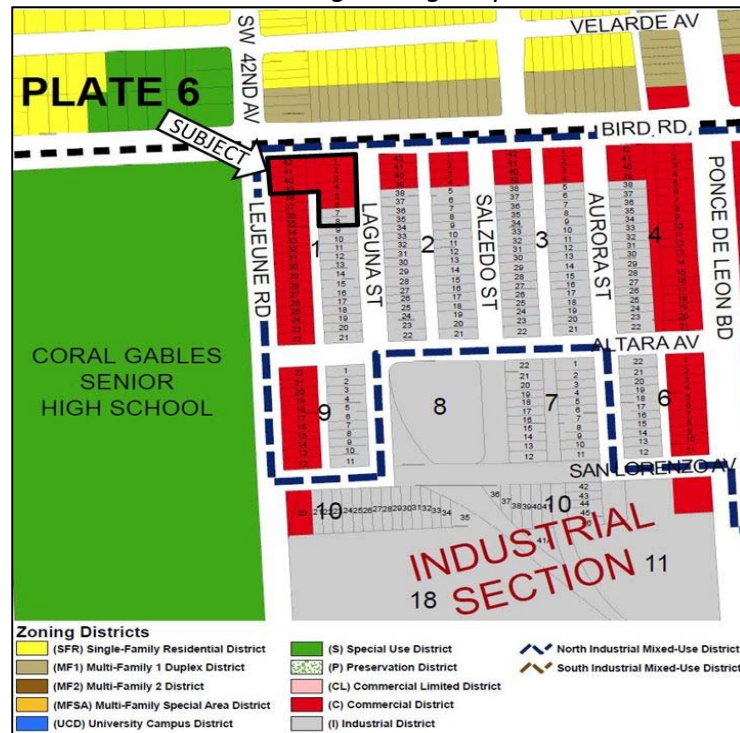
Site Data and Surrounding Uses

The following maps provide the subject property's designations and surrounding land uses:

Existing Future Land Use Map

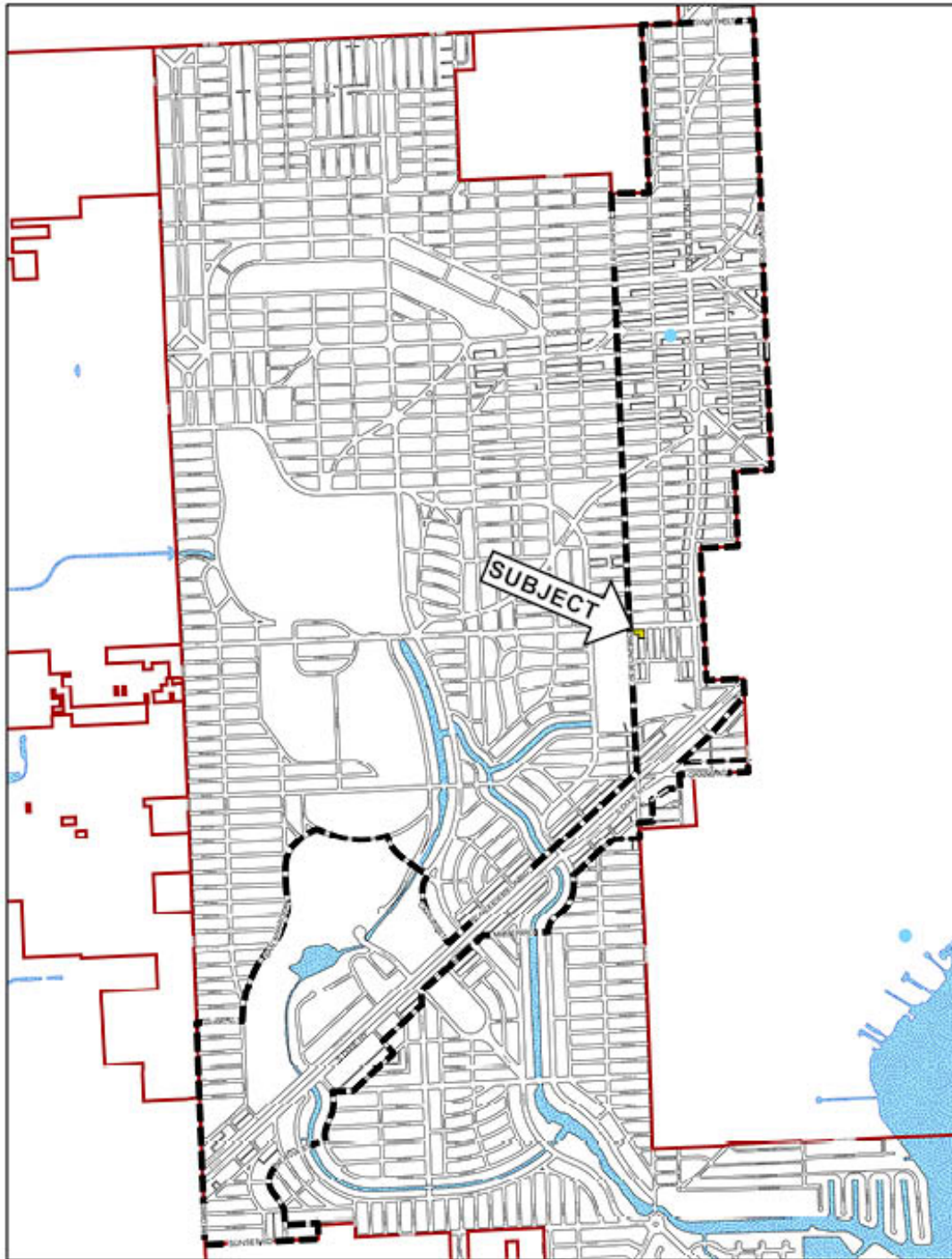


Existing Zoning Map



This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City's GRID allows development within its boundaries to move forward regardless of a roadway's level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts.

Gables Redevelopment Infill District (GRID)



4 . APPLICATION REQUEST – MIXED USE SITE PLAN

The purpose of the Mixed Use District is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables. The applicant benefits from the option to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from transportation concurrency. A traffic study was submitted by David Plummer & Associates and is currently being reviewed by the Public Works Department.

Concurrency Management

This project is required to comply with the City's Concurrency Management program to ensure that there is adequate infrastructure available to support the project.

Public School Concurrency Review

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter issued by the Miami-Dade County Public School Board dated states the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met and that school capacity has been reserved for a period of one year. While the Coral Gables service area is projected to be at capacity at the time of required concurrency, capacity has been reserved in a middle and high school within adjacent service areas. A copy of that letter is provided with the application for review (see Attachment A).

Art in Public Places Program

The Applicant is required to satisfy the City's Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund.

Undergrounding of Overhead Utilities

The provisions in Zoning Code Section 4-201, Mixed Use District require that all utilities shall be installed underground pursuant to the direction of the Public Works Department. In accordance with that requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 3, more specifically, Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," and Article 4, "Zoning Districts," Division 4, "Conditional Uses," Section 3-408, "Standards for review," the Applicant is required to underground all existing overhead utilities.

Purpose and Objectives

Zoning Code Section 4-201 states that a proposed Mixed-Use site plan must comply with the following:

1. *Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City’s other regulations.*
2. *Provide for residential uses at higher densities in exchange for public realm improvements.*
3. *Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
4. *Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
5. *Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
6. *By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
7. *Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

Findings of Fact

A Mixed-Use Site Plan is a Conditional Use review, and must comply with Zoning Code Section 3-408, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging mixed use development within Commercial and Industrial District. The geographic area encompasses a large area that is served by numerous residential, civic, retail and office uses. The area is served by the Coral Gables Trolley and the Douglas Road Metrorail Station.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposed project is similar and complimentary to existing mixed use projects in the area and those which are being planned and under construction.
3. The proposed conditional use	Yes. The redevelopment of this property as a mixed use project fulfills

STANDARD	STAFF EVALUATION
does not conflict with the needs and character of the neighborhood and the City	the objectives of the City to attract mixed use developments to the area and the creation of a pedestrian oriented urban environment.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant’s proposal is consistent with the underlying land use designation as it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	Yes. The planned redevelopment of this property as a mixed-use project is consistent with the redevelopment occurring in the surrounding district.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The parcel is approximately (.63) acre in size which accommodates all development features while allowing for open space opportunities in excess of that required in the Zoning Code.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the area. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract residential developments to the area and to create a pedestrian oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. All vehicular parking for the project is located within the confines of the building and service access and areas are enclosed. A pedestrian courtyard, a paseo, and arcades are provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district.
9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
4	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
5	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
6	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
7	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
8	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
9	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	
10	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies
11	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
12	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
13	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
14	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
15	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
16	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
17	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
18	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
19	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
20	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	
21	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
22	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
23	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies

Staff Comments: Staff's determination that this application is consistent with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. The Applicant's plans address the City's objectives for encouraging mixed use development near multi-modal transportation nodes.

5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

A Resolution of the City Commission of Coral Gables, Florida requesting an encroachment agreement and 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 Living" on the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida; including required conditions; providing for an effective date.

Staff recommends **Approval, with conditions**. Please refer to the Conditions of Approval on the proceeding pages.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the Mixed-Use Site Plan Application is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

- 1. To be completed prior to City Commission.** The Applicant shall continue to work with Staff in refining the proposal, including the following issues.
 - a. The proposed site plan design shall be updated to include the following:
 - i. Continuous arcade/walkway entire length of Laguna Street.
 - ii. Refined design of vehicular access alley with use of materials to clearly define pedestrian and vehicular areas; narrower vehicular areas; inclusion of bike racks; and general height increase to create a 'paseo' environment.
 - iii. Inclusion of doors and windows from Main Lobby to vehicular access alley.
 - iv. Inclusion of neighboring building footprints on site plan.
 - v. Refined sidewalk design at corners to ensure easy pedestrian crossing.
 - vi. Relocation of bike room closer to street and circulation.
 - b. Public benefit: proffer off-site and public realm improvements beyond required impact fees.
 - i. 15 public parking spaces in the basement level.
 - ii. \$125,000 contribution toward Open Space improvements.
 - iii. \$125,000 contribution toward Mobility improvements in the area.
 - c. Replace standing seam metal roof with other material.
 - d. Improve proportions of the base of the building; colonnade; window sizes; and massing of the corner rooftop promenade towers.
 - e. The Applicant shall continue to work with Staff in refining the application package and supporting documentation(s).

- 2. Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. The Applicant shall continue to work with Staff in refining the application package dated January 2018 prepared by Corwil Architects and supporting documentation(s).
 - b. Traffic Impact Study, dated March 2018, prepared by David Plummer & Associates.

- c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.

3. 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.

4. Prior to issuance of the first Building Permit, Applicant shall:

- a. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 3, Division 21, Section 3-2103(B).
- b. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
- c. **Additional Reviews.**
 - i. **Board of Architects.** Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
 - ii. **Zoning Review.** The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.
- d. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage, including tenant signs, directory signs, parking garage signs, etc. Signage shall not be permitted above 45 feet in height on the north façade of the building facing Bird Road.
- e. **Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity and retail success. All Storefronts shall be transparent.
 - i. All arcades shall be flush with the sidewalk grade.
 - ii. Arcades shall not be interrupted by stairwells, elevators, or solid walls.
 - iii. Create a continuous walkway in the colonnade on Laguna Street.
 - iv. Refine design of proposed vehicular access alley to be treated more as a "paseo" with high arching ceiling, instead of a garage entrance. Vehicular access should be no more than 20' for slow traffic. Use materials to clearly define pedestrian and vehicular

areas; activate lobby wall with windows and doors; and include bike racks on sidewalk and along vehicular access alley.

- f. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along LeJeune Road and Bird Road, with sidewalks to remain open throughout construction.
- g. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
- h. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- i. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. 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. Coordinate with City Attorney and Economic Development regarding the existing parking lot/vehicular access that is proposed to be used as an alley with units and required parking above.
- j. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- k. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries 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.
- l. **Sustainability Certification.** Prior to the issuance of a Building Permit, the developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
- m. **Car Sharing Facilities.** To the same extent of other projects of similar size within the City, the Applicant shall reserve space within the project for future car sharing facilities in coordination with the City's parking Director. Final design shall require written conceptual approval of the Parking Director prior to issuance of the first City permit. Required parking spaces may be utilized for car sharing.

5. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:

- a. **Underground utilities.** Submit all necessary plans and documents, and complete the undergrounding of all new utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. **Utility Upgrades.** Sewer improvements may be required, at the Applicants expense, based on the proposed connections.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Bicycle / Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan.
- e. **Right-of-way and public realm improvements.** Install 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, Landscape Services, Planning and Zoning, and Parking. 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, Landscape Services, Planning and Zoning, and Parking.
- f. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner.

6. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
 - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

under this section shall be allocated toward funding Sustainability Master Plan initiatives.

- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform traffic monitoring studies one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

6 . ATTACHMENTS

- A. Applicant's submittal package dated January 2018.
- B. 02.28.18 Neighborhood Meeting invitation and summary.
- C. 03.02.18 Courtesy notice mailed to all property owners within the North Industrial Mixed-Use District and within 1,500 feet.
- D. 03.14.18 PowerPoint Presentation.
- E. 03.02.18 Legal notice.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

Project Information Meeting



Applicant:	Century Laguna, LLC
Application:	Gables Living / Mixed-Use Site Plan Approval
Property:	390 Bird Road & 4012 Laguna Street, Coral Gables, Florida 33146
Neighborhood Meeting – Date/Time/Location:	Wednesday, February 28, 2018 at 5:30 p.m. - 7:00 p.m. Corwil Architects 4210 Laguna Street Coral Gables, FL 33146

Dear Neighbor:

On behalf of Century Laguna, LLC, we cordially invite you to a public meeting to obtain information regarding the new Gables Living Project proposed for the Southeast corner of Bird Road and SW 42nd Avenue. The Project is a mixed use development that consists of ground floor retail uses with upper level residences. As you may already know, an application has been filed with the City of Coral Gables for the City's review and approval.

We invite you to a gathering on Wednesday, February 28, 2018, 5:30 p.m., held at the offices of Corwil Architects, located at 4210 Laguna Street, Coral Gables, FL 33146 for a presentation of the Project and architectural renderings. Kindly RSVP by contacting Janet Rosillo at (305) 579-7847 or via email at rosilloj@gtlaw.com.

We thank you for the opportunity to speak with you and look forward to meeting you.

Gables Living 02/28/2018 Neighborhood Meeting

The neighborhood meeting took place at the offices of Corwil Architects located at 4210 Laguna Street, conveniently located approximately 0.2 miles away from the proposed Gables Living Project. Notice of the Neighborhood Meeting was provided to property owners within 1,500 feet of the North Industrial MXD District boundaries by U.S. Mail.


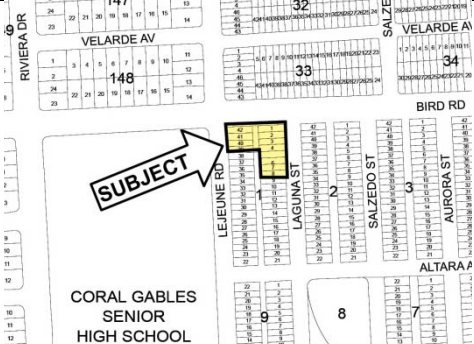
There were eight (8) neighbors in attendance at the meeting. Only five (5) of the eight (8) neighbors present signed the Neighborhood Meeting sign-in sheet, a copy of which is attached hereto. The remaining names of those present at the Neighborhood Meeting are provided below:

- Mr. Piñon (Resident) – 339 Alesio Avenue
- William Petros (Attorney at William Petros Law) – 4090 Laguna St
- Henry Torres (Merrick Manor Developer) – 4133 Le Jeune Road

At the onset of the meeting, Jorge Navarro (Legal Representative) introduced himself and gave a brief overview of the property location, proposed development parameters and approval requests for the proposed Project. Shortly thereafter, the architect of record – Albert Cordoves of Corwil Architects – thoroughly walked the attendees through the proposed site plan, floor plans and elevations of the Project. Mr. Cordoves also provided information regarding access and circulation (including ingress/egress points for the parking garage), open space enhancements proposed for the public realm, and the elevation design features (including materials and treatments for the building facades). Afterwards, the neighbors proffered various questions regarding the following topics:

- Flood Plans for the underground parking level
- Safety Precautions for Coral Gables High School students
- Colonnade/Covered Passageway for Pedestrians
- Provided Open Space and Alley enhancements
- Unit Breakdown and Square Footage
- Public Parking Spaces within Underground Parking Garage
- Construction Timeline in relation to The Henry and Merrick Manor developments

All of the above-mentioned questions were addressed by Mr. Navarro and Mr. Cordoves. The meeting ended at approximately 7:00pm.

	<p style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</p> <p style="text-align: center;">March 2, 2018</p>	
Applicant:	Century Laguna LLC	
Application:	Mixed-Use Site Plan and Encroachment	
Property:	390 Bird Road and 4012 Laguna Street	
Public Hearing - Date/Time/ Location:	Planning and Zoning Board March 14, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on March 14, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

A Resolution of the City Commission of Coral Gables, Florida requesting an encroachment agreement and 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 Living" on the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida; including required conditions; providing for an effective date.

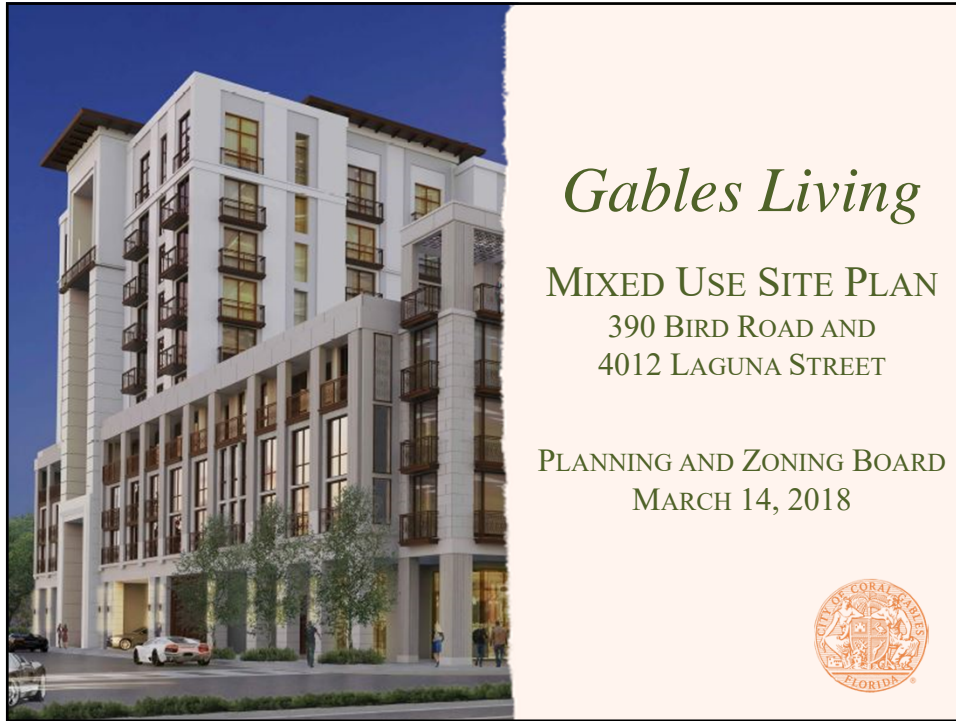
This application has been submitted by Century Laguna LLC for a mixed-use project located at 390 Bird Road, Coral Gables, Florida. The project includes approximately 59 studio units, 52 one-bedroom units, 9 two-bedroom units, and 8,000 square feet of commercial space, as well as 5,000 square feet of ground level open space. The proposed building is 121 feet tall and 10 stories high.

Applicant requests review of a Mixed-Use Site Plan and an encroachment agreement to allow the unified development of the property. The proposed encroachment will connect proposed building floor plates over the existing alley that bisects the property. The property is located within the North Industrial Mixed-Use District. The property at 390 Bird Road is zoned Commercial District, and the 4012 Laguna Street is zoned Industrial District.

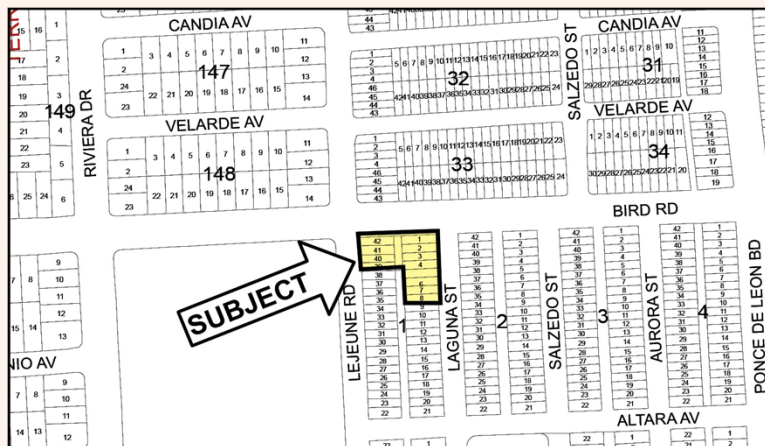
All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

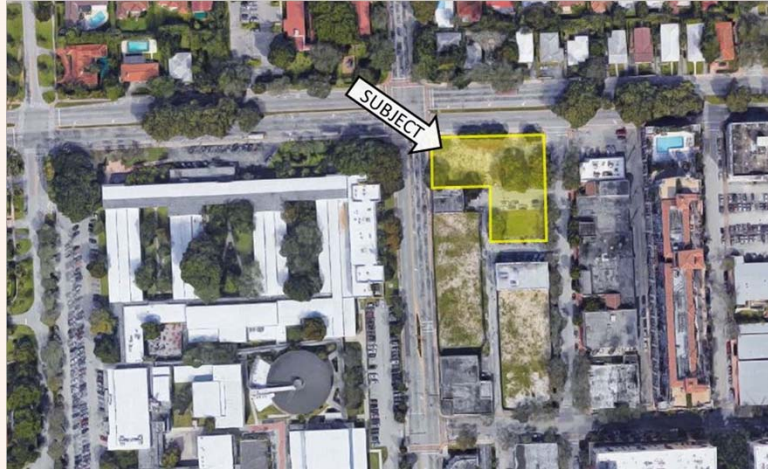
City of Coral Gables, Florida



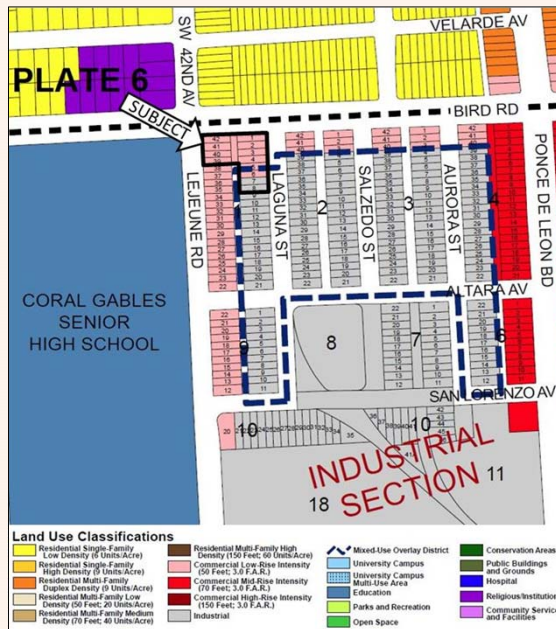
LOCATION



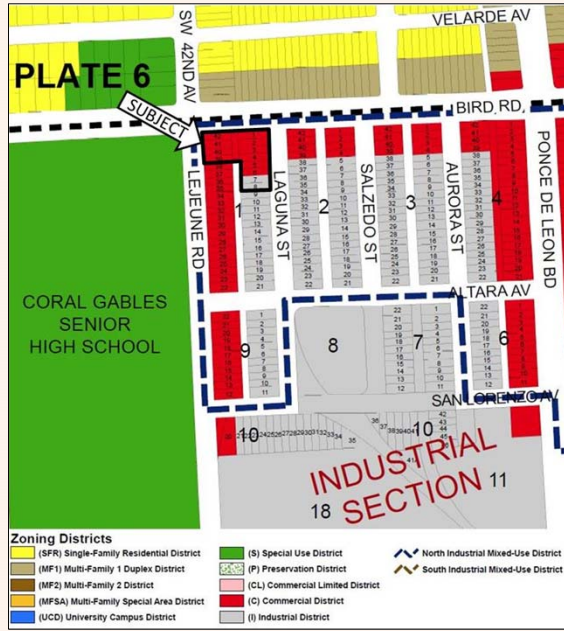
AERIAL



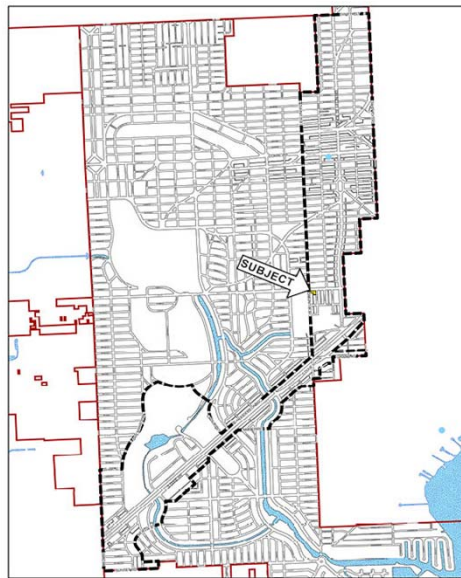
LAND USE



ZONING



GRID



CONCEPTUAL RENDERING

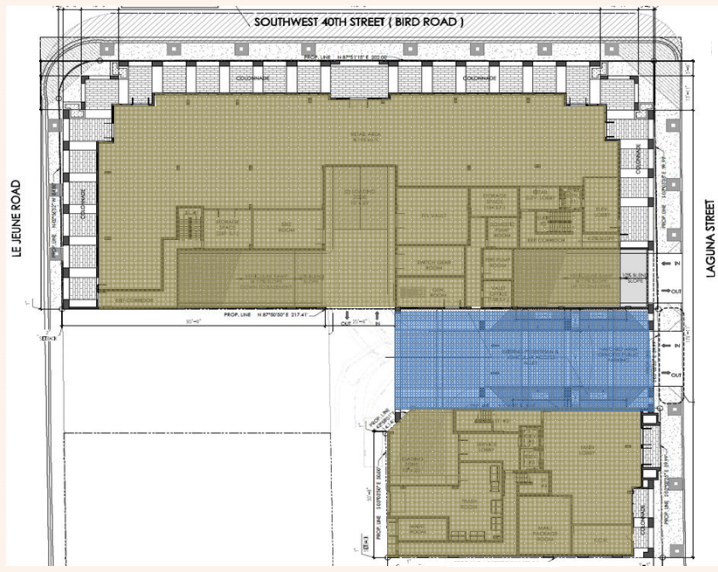


CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

REQUEST: MIXED-USE SITE PLAN

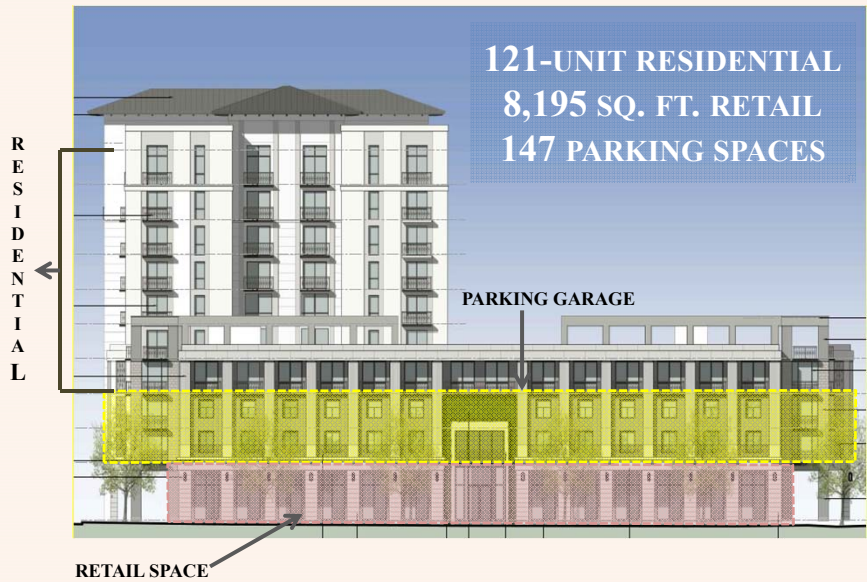
CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

SITE PLAN



CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

MIXED-USE SITE PLAN



CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

NORTH ELEVATION (FACING BIRD ROAD)



CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

SOUTH ELEVATION



CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

EAST ELEVATION (FACING LAGUNA STREET)



CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

WEST ELEVATION (FACING LE JEUNE ROAD)



CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

SITE PLAN INFORMATION

Type	Permitted	Proposed
Total site area	Min. 20,000 sq. ft.	27,146 sq. ft. (.62 acres)
Floor area ratio (FAR)	3.5 FAR	3.5 FAR
FAR x total site area =	95,011 sq. ft.	95,000 sq. ft.
Building height	10 floors / Up to 120'	105'
Ground Floor Commercial	7,600 sq. ft. minimum	8,195 sq. ft.
Residential	No density limitation within MXOD	121 units (195 units/acre)
Residential Unit Mix	Studio & One-bedroom	112 units
	Two bedrooms	9 units
	Three or more bedrooms	0 units
Parking Spaces	142 minimum	147

CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

SETBACKS

Type	Required	Proposed
Front setback (Le Jeune Road and Laguna)	0' 10' above 45'	0'
Side Street Setback (Bird Road)	15'	0'
Interior Side Setback (south property line)	0'	0'
Rear Setback (Alley)	0'	0'

CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

OPEN SPACE

Type	Required	Proposed
Landscape open space area (can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc)	2,714 sq. ft. min.	5,305 sq. ft.

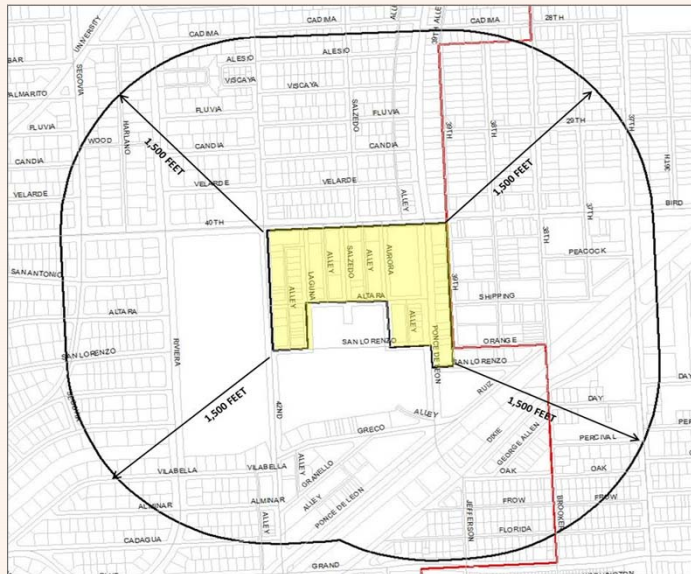
STAFF REVIEW

DEPARTMENT	DRC 07.28.17	STAFF MEETING 02.12.18	COMMENTS PROVIDED?
HISTORICAL	X		YES
PARKING	X	X	YES
LANDSCAPE		X	YES
CONCURRENCY	X		YES
POLICE	X		YES
FIRE	X		YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING	X	X	YES

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 07.28.17
2	BOARD OF ARCHITECTS: 11.30.17
3	NEIGHBORHOOD MEETING: 02.28.18
4	PLANNING AND ZONING BOARD: 03.14.18

LETTERS TO PROPERTY OWNERS (1,500 FT)



PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
3 TIMES	WEBSITE POSTING DRC, BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB
CORAL GABLES PLANNING AND ZONING BOARD 03.14.2018	

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS (AS ENUMERATED IN THE STAFF REPORT)** OF THE PROPOSED MIXED USE SITE PLAN.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR THE PROPOSED CONDITIONAL USE SITE PLAN ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

CONDITIONS OF APPROVAL:

1. **In addition to standard conditions enumerated in the Staff Report the following are to be completed prior to City Commission.** The Applicant shall continue to work with Staff in refining the proposal, including the following issues.
 - a. The proposed site plan design shall be updated to include the following:
 - i. Continuous arcade/walkway entire length of Laguna Street.
 - ii. Refined design of vehicular access alley with use of materials to clearly define pedestrian and vehicular areas; narrower vehicular areas; inclusion of bike racks; and general height increase to create a 'paseo' environment.
 - iii. Inclusion of doors and windows from Main Lobby to vehicular access alley.
 - iv. Inclusion of neighboring building footprints on site plan.
 - v. Refined sidewalk design at corners to ensure easy pedestrian crossing.
 - vi. Relocation of bike room closer to street and circulation.

CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018

CONDITIONS OF APPROVAL:

- b. Public benefit: proffer off-site and public realm improvements beyond required impact fees.
 - i. 15 public parking spaces in the basement level.
 - ii. \$125,000 contribution toward Open Space improvements.
 - iii. \$125,000 contribution toward Mobility improvements in the area.
- c. Replace standing seam metal roof with other material.
- d. Improve proportions of the base of the building; colonnade; window sizes; and massing of the corner rooftop promenade towers.
- c. The Applicant shall continue to work with Staff in refining the application package and supporting documentation(s).

CORAL GABLES | PLANNING AND ZONING BOARD | 03.14.2018



Gables Living

MIXED USE SITE PLAN

390 BIRD ROAD AND
4012 LAGUNA STREET

PLANNING AND ZONING BOARD
MARCH 14, 2018



MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - PLANNING AND ZONING BOARD
- MAR 14, 2018

in the XXXX Court,
was published in said newspaper in the issues of

03/02/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

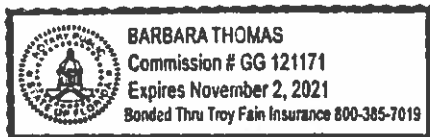
Johana Oliva

Sworn to and subscribed before me this
2 day of MARCH, A.D. 2018

Barbara Thomas

(SEAL)

JOHANA OLIVA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Dates/Times	Local Planning Agency / Planning and Zoning Board Wednesday, March 14, 2018, 6:00 - 9:00 p.m.
Location	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-101, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," to modify and clarify provisions regulating single-family residential standards related to garages, Floor Area Ratio (FAR) calculations, fences and walls, and accessory uses; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective.
2. Discussion Item: Update to Venera Mixed-Use Site Plan.
3. Resolution of the City Commission of Coral Gables, Florida requesting an encroachment agreement and 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 Living" on the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida; including required conditions; providing for an effective date.
4. Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Almeria Square" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue); according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date.

5. Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Plaza Coral Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," amending marking requirements for MXD projects less than forty-five (45) feet in height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 11, "Historic Preservation: Designation and Certificates of Appropriateness," Section 3-1104, "Designations Procedures," providing procedures for designation of the City Plan, notice of hearing, and amendments to the Plan, providing for repealer provision, severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
 Assistant Director of Development Services
 for Planning and Zoning Director of Planning and Zoning
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.