

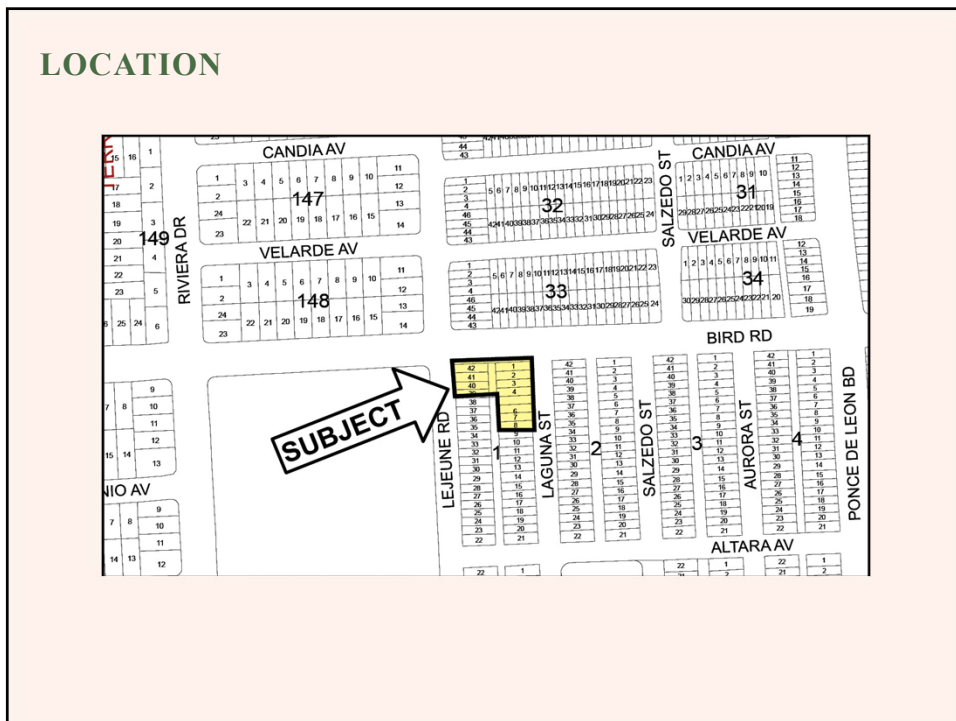


Gables Living

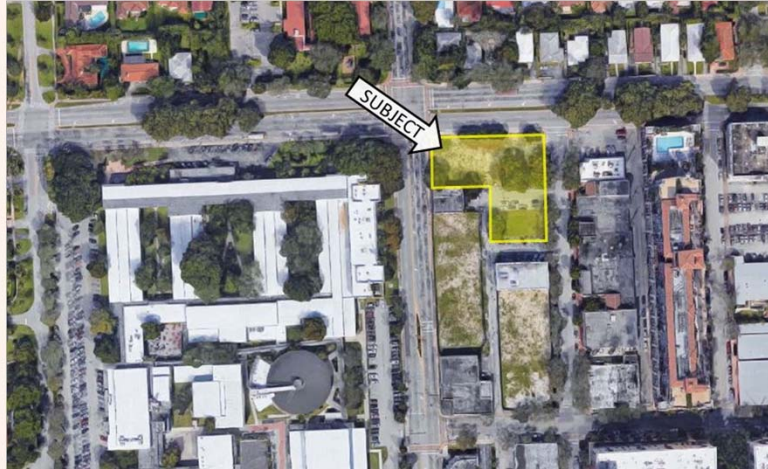
MIXED USE SITE PLAN
& ENCROACHMENT
AGREEMENT

390 BIRD ROAD AND
4012 LAGUNA STREET

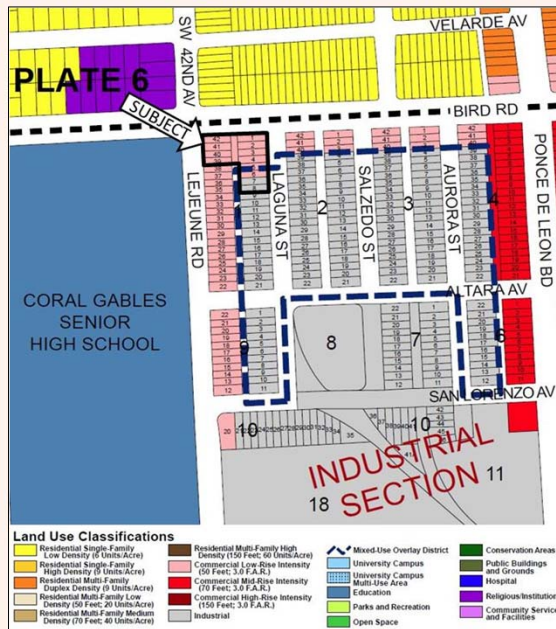
CITY COMMISSION
MAY 22, 2018



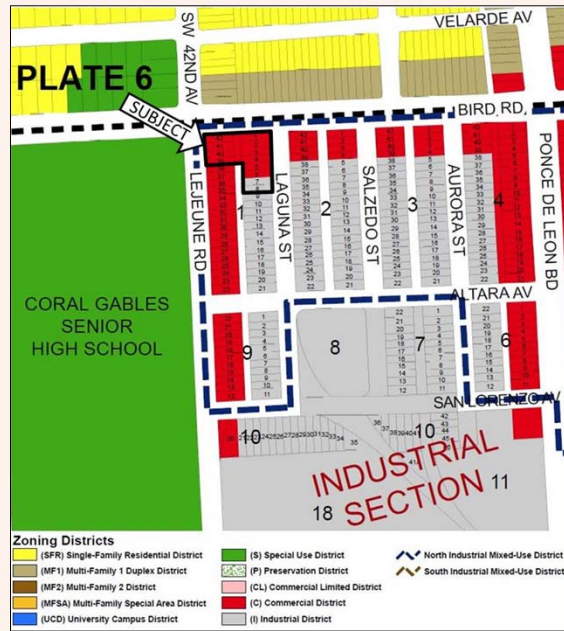
AERIAL



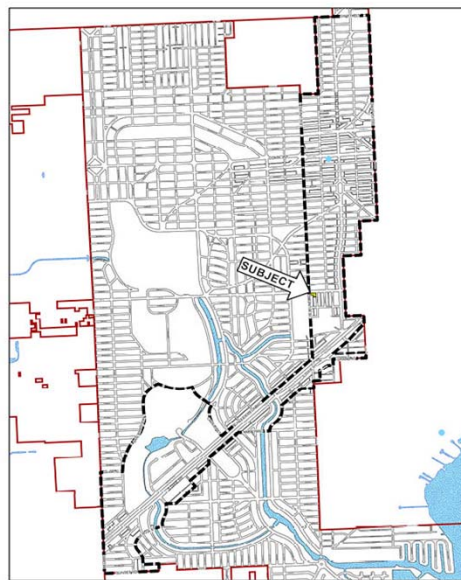
LAND USE



ZONING



GRID

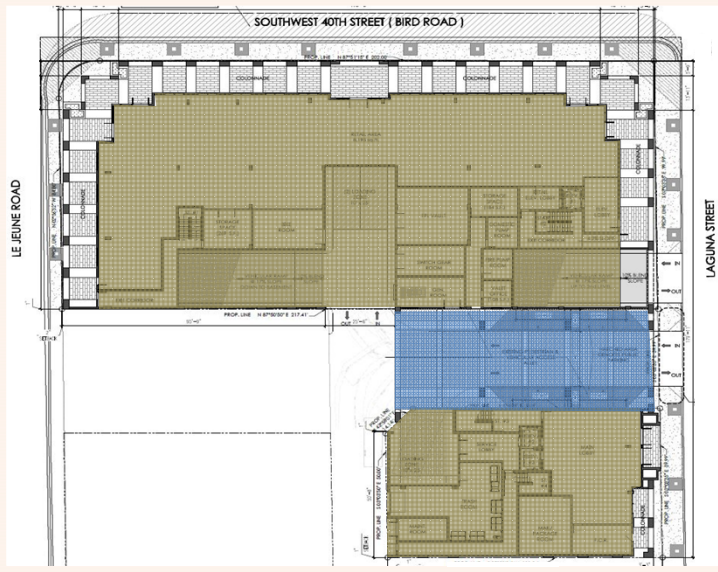


CONCEPTUAL RENDERING

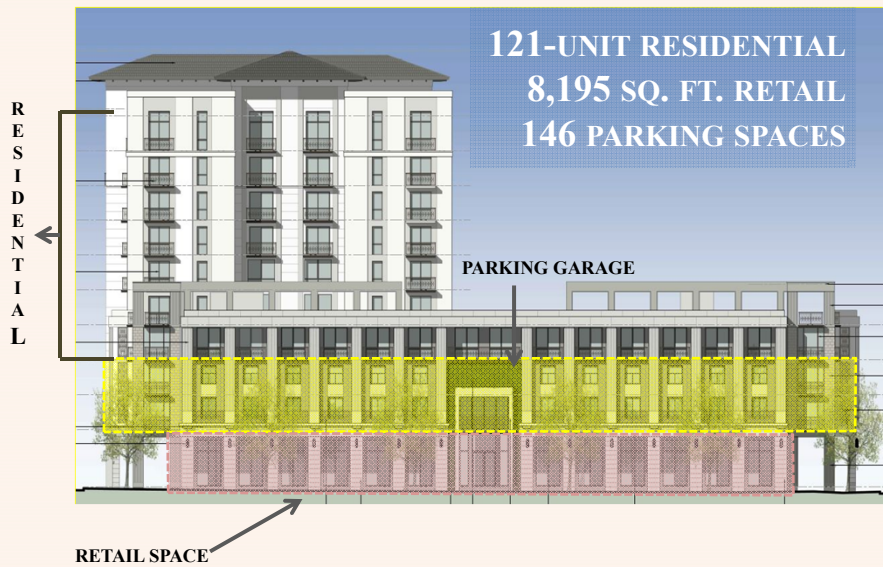


**REQUEST:
MIXED-USE SITE PLAN
& ENCROACHMENT
AGREEMENT**

SITE PLAN



MIXED-USE SITE PLAN



NORTH ELEVATION (FACING BIRD ROAD)



SOUTH ELEVATION



EAST ELEVATION (FACING LAGUNA STREET)



WEST ELEVATION (FACING LE JEUNE ROAD)



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.
Total Residential Units	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	141 minimum	146

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'

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.	6,038 sq. ft.

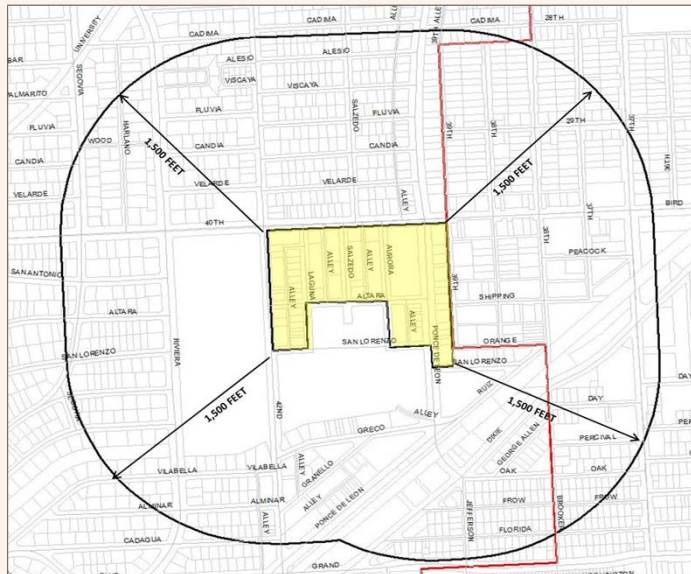
STAFF REVIEW

DEPARTMENT	DRC 07.28.17	STAFF MEETING 02.12.18	COMMENTS PROVIDED?
HISTORICAL	X		YES
PARKING	X	X	YES
LANDSCAPE	X	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

 <p>City of Coral Gables Courtesy Public Hearing Notice May 7, 2018</p>		<p>January 31, 2018</p> <p>City of Coral Gables Building & Zoning 427 Biltmore Way 3rd Floor Coral Gables, FL 33134</p> <p>RE: Property Owners List within 1,500 feet of:</p> <p>LOCATION: CORAL GABLES NORTH INDUSTRIAL MIXED-USE DISTRICT PREPARED FOR: GREENBERG TRAUIG, PA ORDER NUMBER: 180122</p> <p>TOTAL NO. OF LABELS WITHOUT REPETITION: 844</p> <p>This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 1,500 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.</p> <p>Sincerely, THE ZONING SPECIALISTS GROUP, INC.  Jose F. Lopez, P.S.M. #3086</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Applicant:</td> <td>Century Laguna LLC</td> </tr> <tr> <td>Application:</td> <td>Mixed-Use Site Plan and Encroachment</td> </tr> <tr> <td>Property:</td> <td>390 Bird Road and 4012 Laguna Street</td> </tr> <tr> <td>Public Hearing - Date/Time/ Location:</td> <td>City Commission May 22, 2018, 9:00 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</td> </tr> </table>			Applicant:	Century Laguna LLC	Application:	Mixed-Use Site Plan and Encroachment	Property:	390 Bird Road and 4012 Laguna Street	Public Hearing - Date/Time/ Location:	City Commission May 22, 2018, 9:00 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134
Applicant:	Century Laguna LLC									
Application:	Mixed-Use Site Plan and Encroachment									
Property:	390 Bird Road and 4012 Laguna Street									
Public Hearing - Date/Time/ Location:	City Commission May 22, 2018, 9:00 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134									
<p><small>PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the City Commission will conduct a Public Hearing on May 22, 2018 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.</small></p> <p><small>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 (MKD)," for the mixed use project referred to as "Cables Living" on the property legally described as Lots 1 thru 8 and Lots 30 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida; including required conditions; providing for an effective date.</small></p>										

PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CITY COMMISSION
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CITY COMMISSION
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CITY COMMISSION

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.**

COMPREHENSIVE PLAN CONSISTENCY

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

CONDITIONS OF APPROVAL:

Off-site and Public Realm Improvements Contribution.

- The Applicant shall contribute \$125,000 toward Mobility improvements and \$125,000 toward Open Space enhancements in addition to the required impact fees.

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

- Public Parking and Valet. Convey ten (10) public parking spaces within parking structure and four (4) valet spaces to be managed by the Parking Department.



Gables Living

MIXED USE SITE PLAN & ENCROACHMENT AGREEMENT

390 BIRD ROAD AND
4012 LAGUNA STREET

CITY COMMISSION
MAY 22, 2018

