



City of Coral Gables Planning and Zoning Staff Report

Property: 1000 Ponce de Leon Boulevard
Applicant: NOR Peru Capital 2, LLC
Application: Conditional Use Site Plan Review
Public Hearing: Planning and Zoning Board / Local Planning Agency
Date & Time: **February 13, 2019, 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
 405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request for conditional use site plan review to allow an assisted living facility (ALF) located in a Commercial (C) District. The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and 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.

2. APPLICATION SUMMARY

Project Information

The proposal is to construct an assisted living facility (ALF) containing 97 ALF units with 149 residents and various amenities for residents, including a hair salon, lounge area, and an entertainment room. The proposed building height is 7-stories at approximately 77 feet high of habitable space. The application package submitted by the Applicant is provided as Attachment A.

Standard	Currently Permitted/Required	Proposed Development
Total site area	n/a	23,511 sq. ft. (.54 acres)
FAR / permitted development (with Mediterranean bonus)	3.5 (82,288.5 square feet)	3.5 (82,282 square feet)
Residential Density	180 units/acre	180 units/acre
Total Residential Units	97	97
Single Units		45
Two-room Units		32
Denver Units		20

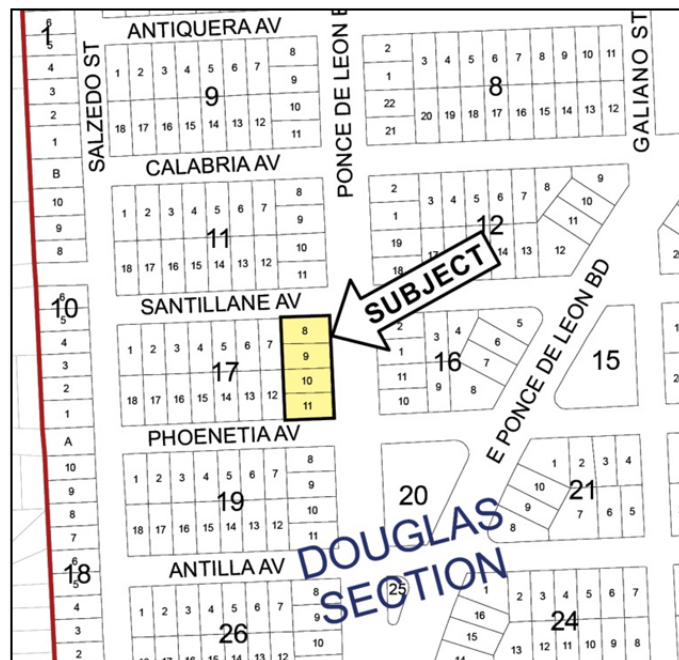
Standard	Currently Permitted/Required	Proposed Development
Total Off-Street Parking Spaces	49	54
Building height with architectural incentives	190'-6" feet max	76'-8" feet
Number of stories	16 stories	7 stories, including habitable Roof Deck space
Landscape Open space at Ground Level	2,351 square feet (10%)	5,121 square feet (22%)
<i>Setbacks and Stepbacks</i>		
Primary street frontage (Ponce de Leon Blvd)	Up to 15 feet = 0 feet Above 15 feet = 10 feet	Up to 14 feet = 0 feet Above 14 feet = 10 feet
Rear (west)	10 feet	Up to 14 feet = 0 feet Above 14 feet = 10 feet
Side Streets (Santillane Av and Phoenetia Av)	15 feet	Up to 14 feet = 0 feet Above 14 feet = 10 feet

Project Location

The subject property is located in the North Ponce area on the multi-modal corridor of Ponce de Leon Boulevard. The property is currently an office building consisting of four platted lots, totaling approximately 23,511 square feet (.54 acres), legally described as lots 8, 9, 10, and 11, Block 17 of Douglas Section.

It is primarily surrounded by commercial use to the north, east, and south, and multi-family residential abutting on the west. One block south, on the east side of Ponce de Leon Boulevard, is the triangular Ponce de Leon Park. It is in close proximity to the Coral Gables Woman’s Club, Douglas Entrance, and various businesses on SW 8th Street. Location map shown below:

Block, Lot and Section Location Map



The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

Comprehensive Plan Map designation	Commercial High-Rise Intensity
Zoning Map designation	Commercial District
Within North Ponce Conservation Overlay	No
Within a designated Mixed-Use Overlay District (MXOD)	Yes
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Office building	Commercial High-Rise Intensity	Commercial (C)
South	Office building	Commercial High-Rise Intensity	Commercial (C)
East	Office building	Commercial High-Rise Intensity	Commercial (C)
West	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

Review Committees and Boards	Date
Development Review Committee (DRC)	11.30.18
Board of Architects (Preliminary Design and Mediterranean Bonus)	12.20.18
Planning and Zoning Board	02.13.19
City Commission – 1 st Reading	TBD

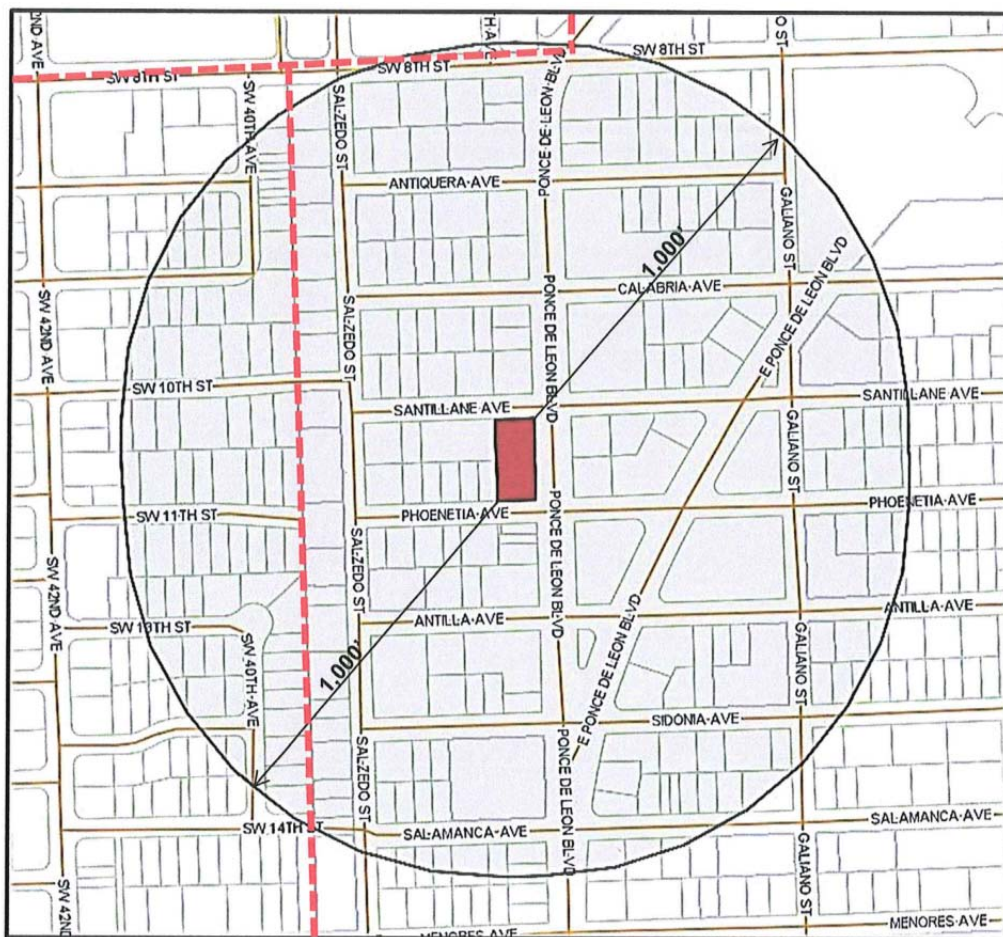
STAFF REVIEW				
Department	DRC 11.30.18	BOA 12.20.18	Staff Meeting 01.16.18	Comments Provided?
Historical Resources and Cultural Arts	x			Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency	x			Yes
Fire	x			Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects	x	x	x	Yes
Planning	x		x	Yes

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on January 28, 2019 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on February 1, 2019. 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 744 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C. 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	January 28, 2019
Courtesy notification	February 1, 2019

Public Notice	Date
Sign posting of property	February 1, 2019
Legal advertisement	February 1, 2019
Posted agenda on City web page/City Hall	February 4, 2019
Posted Staff report on City web page	February 8, 2019

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.

Proposal – Conditional Use Site Plan Review

The project is a proposed Assisted Living Facility (ALF) which requires Conditional Use with Site Plan review and approval per Section 5-902.E of the Zoning Code. Conditional uses require public hearing reviews with a recommendation provided by the Planning and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses.”

Mediterranean Architectural Style

The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 12.20.18.

4. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed assisted

living facility (ALF) building consisting of 97 dwelling units. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, Section 3-408, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

A Conditional Use site plan review 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 greater housing opportunities within close proximity to transit, employment centers, parks and schools.
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 assisted living facility (ALF) project is compatible with the existing multi-family and commercial uses in the area, as well as the planned uses being developed under the recently enacted North Ponce zoning legislation.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The redevelopment of this property as an assisted living facility (ALF) building is compatible with the needs and character of the North Ponce neighborhood and provides greater housing opportunities for seniors in the area.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant’s proposal will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. The new investment and redevelopment will help to increase property values in the North Ponce area.
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 an assisted living facility (ALF) is compatible with the nature, condition and development of adjacent uses. The project is located along Ponce de Leon Boulevard, one of the City’s main thoroughfares and in close proximity to several existing multi-family developments.
6. The parcel proposed for development is adequate in size	Yes. The parcel is approximately 23,511 square feet (.54 acres) in size which accommodates all development features while providing high

STANDARD	STAFF EVALUATION
and shape to accommodate all development features.	standards of architectural quality.
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 and will allow residents to continue to live in their community and be independent as safely as possible. The redevelopment of this property will help improve the health, safety, and general welfare of the community by providing a housing option for the city's seniors.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. Vehicular parking for the project is located underground and within the confines of the building and service access and areas are enclosed. The project is also designed to encourage pedestrian circulation through and around the building and surrounding neighborhood.
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-1.7.2. 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. 	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	
4	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
5	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
6	Policy HOU-1.1.8. Priority consideration for affordable/attainable housing programs shall be given to the City's senior citizens, residents, and workforce (in that order).	Complies
7	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
8	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
9	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies
10	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
11	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
12	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
13	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
14	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
15	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 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.	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. It meets the policies of the City's Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools. The Applicant's plans address the City's objectives for encouraging 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 granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and 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 proposed project 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. **Site Plan.** The Applicant shall continue to work with Staff in refining the proposal, including the following issues.
 - a. Coordinate with Staff regarding streetscape improvements on Ponce de Leon Boulevard Phase III. Relocate fire hydrant on south corner as needed.
 - b. Locate any visible mechanical equipment (backflow preventer, transformer, etc) in rear of property or appropriately screened from public view.

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 February 13, 2019 prepared by Behar Font Partners and supporting documentation(s).
 - b. Trip Generation Study, dated January 8 2019, 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. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
 - b. **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).
 - c. **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.
 - d. **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.
 - e. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.
 - f. **Ground Floor Design.** The ground floor of the building shall continue to be designed to optimize pedestrian activity.
 - i. All arcades shall be flush with the sidewalk grade.
 - ii. Pedestrian entrances into active spaces (lobbies, retail, etc) shall be provided on all ground floor facades.

- g. **Loading and Service.** Loading and Service shall be designed so as to minimize its effect on the pedestrian realm and address the following items subject to the review and approval of the Planning and Zoning and Public Works Directors:
 - i. Sidewalks through flare curb cut shall match the width and cross slope of adjacent sidewalks to create a continuous, even pedestrian path.
- h. **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 Ponce de Leon Boulevard, with sidewalks to remain open throughout construction.
- i. **Bicycle Amenities.**
 - i. Provide long-term bicycle parking to accommodate one (1) bicycle space per five (5) employees for staff or visitor use on parking levels. All bicycle parking shall be in accordance with the Bicycle & Pedestrian Master Plan, Resolution No. 2014-123.
 - ii. Bike Sharing Facilities. The Applicant shall reserve space within the project for future bike sharing facilities. Final design shall require written conceptual approval of the Parking Director and Public Works Director prior to issuance of the first City permit.
- j. **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.
- k. **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.
- l. **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.
- m. **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.
- n. **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.

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. **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.

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.
- b. **Pick-up/Drop-off Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study of the pick-up/drop-off area(s) for three years beginning 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.
- B. 01.28.19 Neighborhood Meeting and Summary.
- C. 02.01.19 Courtesy notice mailed to all property owners within 1,000 feet of the property and Legal Advertisement.
- D. PowerPoint Presentation.

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

Writer's E-Mail Address: MGarcia-Serra@gunster.com

January 17, 2019

INVITATION TO NEIGHBORHOOD MEETING

RE: 1000 Ponce de Leon Boulevard / Sunrise Senior Living

Dear Neighboring Property Owner,

On behalf of Sunrise Development, Inc., I would like to invite you to an informational meeting at which the project team will make a presentation of the new assisted living facility proposed for the site located at 1000 Ponce de Leon Boulevard. The meeting will take place on the date and time and at the location indicated below:

Monday, January 28, 2019, at 6:00pm
Hotel Chateaubleau
Mylos Restaurant
1111 Ponce de Leon Boulevard
Coral Gables, Florida

We look forward to meeting with you.

Sincerely,



Mario Garcia-Serra

MIA_ACTIVE 4837744.1

Minutes for 1000 Ponce Neighborhood Meeting


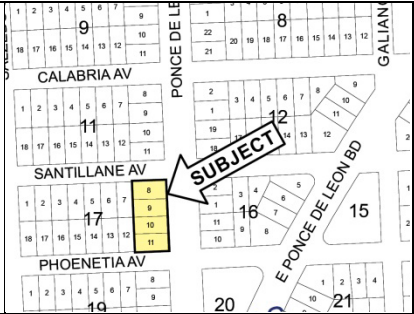
The meeting commenced at approximately 6:05 pm in the event room of Mylos Restaurant in the Chateaubleau Hotel located at 1111 Ponce de Leon Boulevard across the street from the proposed project site. The following individuals were in attendance on behalf of the project team:

- Ben Adams, Sunrise Senior Living
- Mario Garcia-Serra, Project Zoning Counsel
- Robert Behar, Project Architect
- Tim Plummer, Project Traffic Consultant
- Juan Espinosa, Project Traffic Consultant

Approximately 15 neighboring property owners were in attendance. Mr. Garcia-Serra commenced the meeting with a brief overview of the surrounding area and a description of the proposed project. Mr. Adams then provided a brief history of Sunrise Senior Living and information regarding the company's projects throughout the country, as well as the program and level of care which they are proposing to offer at 1000 Ponce.

Certain neighboring property owners in attendance asked questions regarding the number of parking spaces provided. Mr. Garcia-Serra explained that the number of parking spaces provided exceeds the number of parking spaces required by the City's Zoning Code and that, in addition to the off-street parking spaces which will be provided, several on-street parking spaces along Ponce de Leon Boulevard will remain. Mr. Behar presented the ground floor plan, typical floor plan, and elevations of the proposed project and discussed the different types and sizes of units offered. Mr. Garcia-Serra clarified that the project did not require any land use or zoning changes, rather only conditional use approval for the assisted living facility use. Another neighboring property owner asked about the types of services which will be offered to residents and, in particular, the level of care and safety provided for residents with Alzheimer's or dementia. In response, Mr. Adams provided a breakdown of the typical organizational structure at a Sunrise Senior Living assisted living facility, including executive director, nurses, care managers, housekeepers, and dining staff and what the responsibilities and duties are of each. Overall, the proposed use, design, and scale of the project were well-received and complimented.

The formal presentation concluded at approximately 6:40 pm. A few members of the public stayed to have discussions with individual project team members and to ask further questions regarding the presentation and proposed project.

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">February 1, 2019</p>	
Applicant:	NOR Peru Capital 2, LLC	
Application:	Conditional Use with Site Plan for Assisted Living Facility (ALF)	
Property:	1000 Ponce de Leon Blvd., Coral Gables, Florida	
Public Hearing - Date/Time/ Location:	Planning and Zoning Board February 13, 2019, 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 February 13, 2019 on the following application 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 granting conditional use approval pursuant to Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.”

This application has been submitted by Mario Garcia-Serra on behalf of NOR Peru Capital 2, LLC for an Assisted Living Facility (ALF) to be located at 1000 Ponce de Leon Blvd. The proposed project requires Conditional Use with Site Plan approval, which is required for all assisted living facilities in the city. The project is a 6-story, luxury building and consists of 97 ALF units with 149 residents and various amenities for residents, including a hair salon, lounge area, and an entertainment room. The project also features an open air plaza, several activity rooms, and a rooftop garden. The request requires Conditional Use review and approval by the Planning & Zoning Board and the City Commission.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com/pzb 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 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

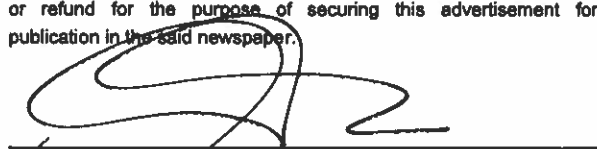
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review 1/k/ a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; 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 AGENCY / PLANNING
AND ZONING BOARD - FEB. 13, 2019

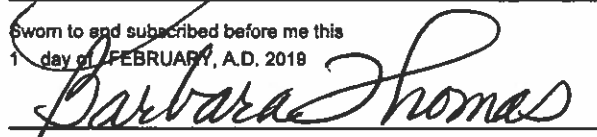
in the XXXX Court,
was published in said newspaper in the issues of

02/01/2019

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.

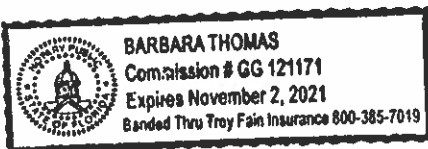


Sworn to and subscribed before me this
1 day of FEBRUARY, A.D. 2019



(SEAL)

MARIA MESA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

City Public Hearing Dates/Times Location
Local Planning Agency / Planning and Zoning Board
Wednesday, February 13, 2019, 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, Local Planning Agency (LPA) / Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date. (Reorganization of Zoning Code and Table of Contents)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Low Density" to "Commercial Low-Rise Intensity" for Lots 1-4, Block 18, Section "K"; and, from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for Lots 5-7, Block 18, Section "K"; and, from "Residential Multi-Family Medium Density" and "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8-12 and 35-41, Block 18, Section "K" (2051 LeJeune Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (Change Future Land Use in the Comprehensive Plan)
3. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 1-12, Block 18, Coral Gables Section "K" (2051 LeJeune Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Change of Zoning)
4. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Residence Inn by Marriott" on the property legally described as Lots 44-48, Block 9; and, Lots 1-12, Lot 38 less the East 7 feet, Lots 39-48, Block 18, Coral Gables Section "K" (2051 LeJeune Road), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City) (Review of PAD)

City of Coral Gables

- Planning Agency / Planning and Zoning

5. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Allow new ALF on commercial property)

6. 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 5, "Development Standards," Section 5-1409, "Amount of required parking," increasing the number of parking charging station under certain circumstances; providing for severability, repealer, codification, and an effective date. (Revise existing electric vehicle charging requirements)

7. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for government use on property zoned Special Use (S), known as Fire Station No. 2, legally described as Lot 1 thru 17, re-subdivision of a portion of Block 26, Coral Gables Riviera Section Part 2, (525 S. Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Conditional use approval for government use)

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
Director of Planning and Zoning
Planning & Zoning Division
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.

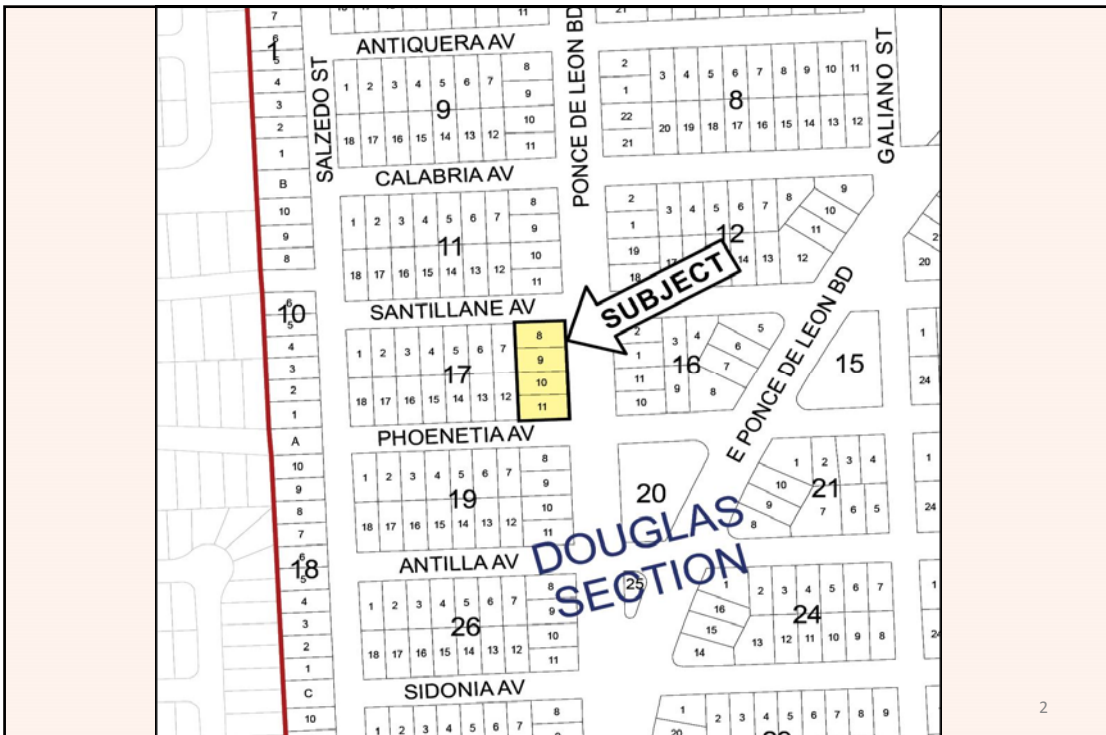


1000 Ponce

ASSISTED LIVING FACILITY

CONDITIONAL USE REVIEW

PLANNING AND ZONING BOARD
FEBRUARY 13, 2019





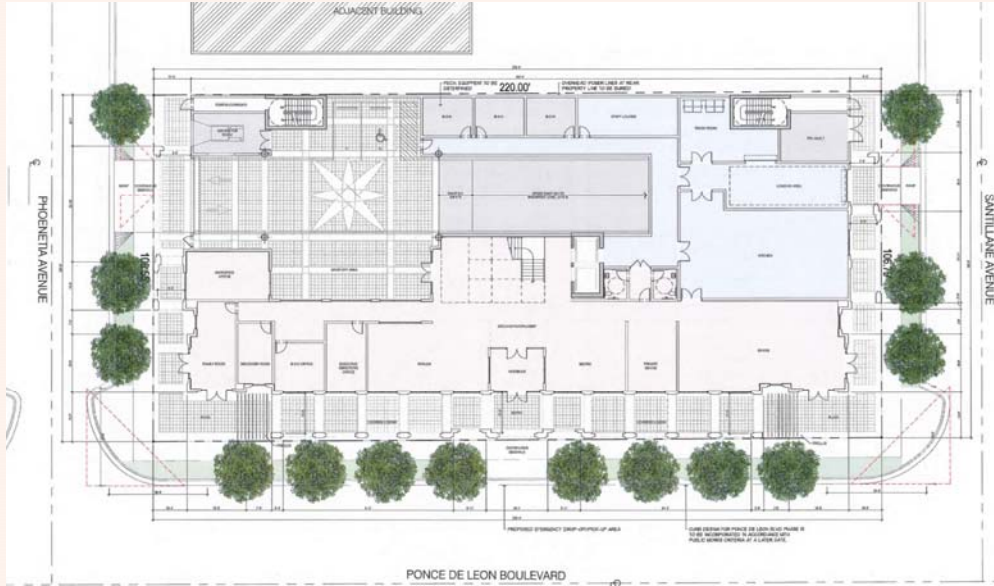
REQUEST:
CONDITIONAL USE REVIEW



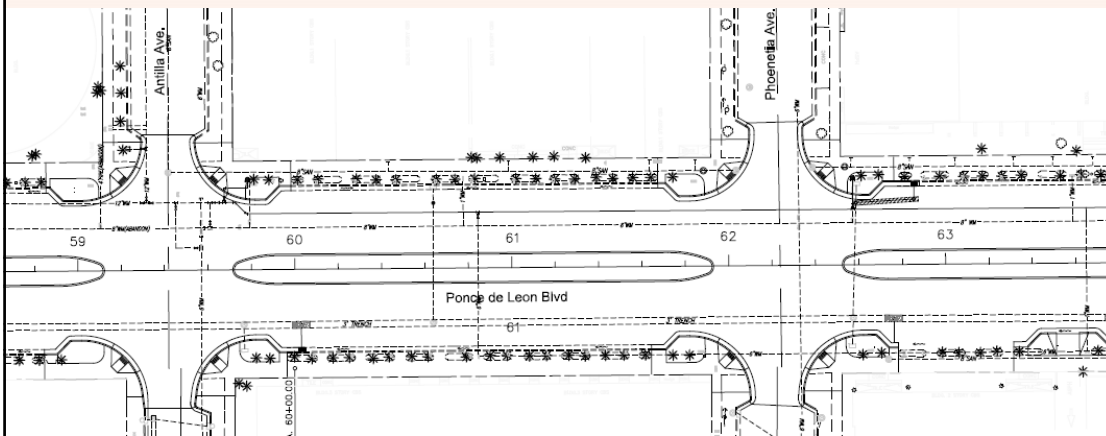
FRONT ELEVATION



GROUND FLOOR



PONCE DE LEON PHASE III



PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
2 TIMES	PROPERTY POSTING DRC, PZB
2 TIMES	WEBSITE POSTING DRC, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

REQUEST: CONDITIONAL USE REVIEW

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS** OF THE APPLICATION FOR CONDITIONAL USE REVIEW.

THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-408 FOR CONDITIONAL USE REVIEW ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL:

1. COORDINATE WITH STAFF REGARDING STREETScape IMPROVEMENTS ON PONCE DE LEON BOULEVARD PHASE III. RELOCATE FIRE HYDRANT ON SOUTH CORNER AS NEEDED.
2. LOCATE ANY MECHANICAL EQUIPMENT (BACKFLOW PREVENTER, TRANSFORMER, ETC.) IN REAR OF PROPERTY OR APPROPRIATELY SCREENED FROM PUBLIC VIEW.

11



1000 Ponce

ASSISTED LIVING FACILITY

CONDITIONAL USE REVIEW

PLANNING AND ZONING BOARD
FEBRUARY 13, 2019

