



**City of Coral Gables
CITY COMMISSION MEETING
December 7, 2021**

ITEM TITLE:

Ordinance on Second Reading. Planned Area Development (PAD).

An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, “Process,” Section 14-206, “General Procedures for Planned Area Development” for a proposed multi-family project referred to as “Gables Village” on the property legally described as Lots 1 through 22, Block 28, “Coral Gables Biltmore Section” (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their October 13, 2021 meeting recommended approval of the proposed Planned Area Development (PAD) and Tentative Plat (vote: 5-0).

BRIEF HISTORY:

The Applicant is requesting approval of the Planned Area Development (PAD) only, with the intent to obtain Commission approval of the Final Plat upon review and approval by the County’s Plat Committee. As such, a Condition of Approval has been included in the draft Ordinance to allow sufficient time to obtain the Final Plat prior to applying for the building permit.

Gables Village is a proposed low-density multi-family redevelopment that encompasses the entire block bounded by Malaga, Hernando, Santander, and Segovia in the Biltmore Section, within walking distance of the War Memorial Youth Center, Coral Gables Library, Somerset Academy, San Sebastian Apartments, and the south part of downtown Coral Gables.

The block currently includes 13 properties with a total of 52 multi-family units and approximately 2.6 acres in size. The project proposes 48 residential units, including 24 flats, 4 lofts, 16 townhouses, and 4 duplex units, and ground level parking of 92 spaces. The proposed buildings heights vary between 30 feet at 2-stories and 45 feet at 4-stories.

Standard	Required/Permitted	Proposed
Building Site	1 acre for PAD	2.6 acres
Lot Coverage		
MF1 (35% / 45%)	9,823 square feet max.	56,977 sq.ft. (50.3%)
MF3 (70%)	64,037 square feet max.	


Building Site Width	200 feet for PAD		570 feet
Open Space			
PAD (20% w/in site)	22,662 (w/in site)		42,662 w/in site only (37.7%)
MF1 (35%)	8,731 (w/in site)		
MF3 (25% incl. right of way)	28,327.5 (may include row)		
Density	MF1	MF3	
	4.5 units (9 per acre)	42 units (20 per acre)	48 units
with Med Bonus I & II	n/a	52.5 units (25 per acre)	
Setback			
Principal front	25ft	10ft	25ft (MF1) & 10ft (MF3)
Side street	15ft	10ft	15ft (MF1) & 10ft (MF3)
Parking setback per MF3	30 feet from the property line		10 feet from property line
Building Height	MF1	MF3	
Principal Building	2 stories/ 30ft	45ft	30ft (MF1) 45ft (MF3)
Parking			
Duplex @1/unit (4 units)	4		8
Townhouse @2/unit (16 units)	32		32
2BR @1.75/unit (30 units)	49		52
TOTAL (AUTOMOBILE)	85		92
Bicycle @1 / 4 units (48 units)	12		60
On-Street parking	n/a		16 (and 5 drop-offs)

PUBLIC NOTIFICATIONS:

Date	Form of Notification
09.29.21	Neighborhood Meeting.
09.29.21	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
10.01.21	Planning and Zoning Board legal advertisement.
10.08.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.27.21	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
11.02.21	City Commission meeting agenda posted on City webpage.
11.26.21	Legal advertisement.
11.30.21	City Commission meeting agenda posted on City webpage.

APPROVED BY:

**Asst. Director of Development Services
for Planning and Zoning**



EXHIBITS:

- A. Draft Ordinance – Planned Area Development (PAD).