



## City of Coral Gables Planning and Zoning Staff Report

Applicant: Mario Garcia-Serra, Esq.  
Application: Distance Approval for Alcohol– VARI-23-05-0009  
Property: 2551 Le Jeune Road  
Legal Description: Lots 1 thru 48, Block 8, Coral Gables Crafts Section  
Present Owners: Publix Super Markets, Inc.  
Present Land Use: Commercial High-Rise  
Zoning District: Mixed-Use 3 (MX3) District w/in the Business Improvement Overlay District and Central Business District  
  
Public Hearing: Board of Adjustment  
**Date & Time: Monday, June 5, 2023; 9:00 a.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

### 1. APPLICATION REQUEST

Distance approval for the sale of alcoholic beverages and liquors for the property located at 2551 Le Jeune Road pursuant to the provisions of Ordinance No. 2021-07 as amended and known as the “Zoning Code.”

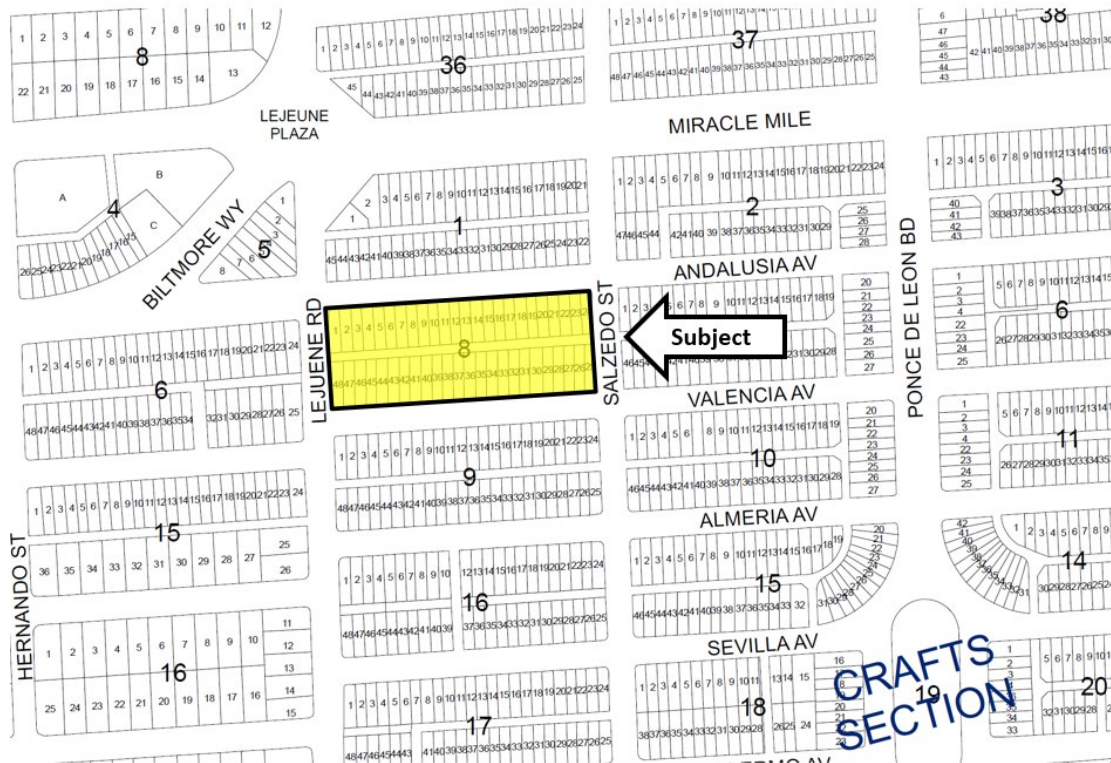
*Requesting approval to allow alcoholic beverage and liquor sales (package) closer than five hundred (500) feet from a religious institution, pursuant to Section 3-502(A) of the Coral Gables Zoning Code.*

### 2. ADVERTISING

This application was advertised in the Miami Daily Business Review on May 26, 2023. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on May 23, 2023. It was reviewed and approved by the Board of Architects on April 27, 2023.

### 3. STAFF OBSERVATION

The subject site, 2551 Le Jeune Road, is approximately 132,514 square feet (3.04 acres) and bounded by Le Jeune Road to the west, Valencia Avenue to the south, Salzedo Street to the east, and Andalusia Avenue to the north. The property is zoned as Mixed-Use 3 (MX3) and has a future land use designation of Commercial High Rise Intensity, and within the Business Improvement Overlay District (BIOD) and Central Business District (CBD).



### Site Data and Surrounding Uses

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

#### Existing Property Designations

Land Use Map designation	Commercial High Rise Intensity
Zoning Map designation	Mixed Use 3 (MX3) District
Overlay District	Yes – Business Improvement Overlay District Central Business District
Site Specific	A-36 – Crafts Section
Mediterranean Architectural District	Yes - Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

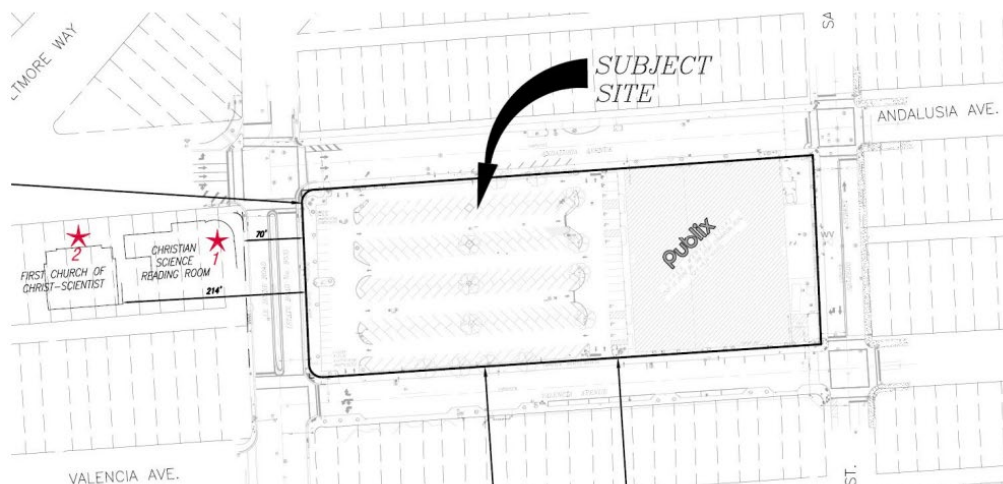
#### Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	Civic - Parking garage	Commercial High Rise Intensity	Mixed Use 3 (MX3) District
South	Office buildings	Commercial High Rise Intensity	Mixed Use 3 (MX2) District
East	Automotive Service Station	Commercial High Rise Intensity	Mixed Use 3 (MX3) District
West	Religious building	Commercial Low-Rise Intensity	Mixed Use 1 (MX1) District

There is an existing one-story Publix grocery store on site. The property owner, Publix Super Markets, Inc. (the “Applicant”) seeks to demolish the existing Publix and redevelop this site, proposing a new “state of the art” Publix supermarket with a liquor store, Publix Café, two retail spaces, large plaza area and park area. The project proposes 58,644 square feet of structured parking on the rooftop level. Because the property is greater than 20,000 square feet, the Applicant will be requesting Site Plan approval which will be later reviewed by the Planning and Zoning Board and the City Commission.



The request before the Board of Adjustment is for distance approval to allow alcoholic beverage and liquor sales (package) closer than five hundred (500) feet from a religious institution. As exhibited below, the subject property is located directly east of the First Church of Christ Scientist (the “Church”), which is a religious institution. Section 3-502(A) of the Zoning Code states “no alcoholic beverage sales (package) shall be permitted upon premises closer than five hundred (500) feet from any religious institution or school without approval by the Board of Adjustment.”



This one (1) request requires a public hearing, including review and approval by the Board of Adjustment. The Board provides relief from hardships and errors in the application of the regulations.

#### **4. STAFF RECOMMENDATION**

Pursuant to the Zoning Code, Section 3-502, sale of alcoholic beverages and liquors, in reviewing an application for alcoholic beverage sales (package), the Board of Adjustment shall consider, but not be limited to the following criteria:

**1) Location of building on the building site.**

*The alcohol and liquor package sales will be in conjunction with and located within the overall building footprint of the retail/grocery store (Publix) attached but with separate entrance due to Florida's liquor wall" law which prohibits the sale of liquor in grocery stores. The new grocery store will be approximately 58,600 square feet, and approximately 2,500 square feet will be a separate bay for the alcohol and liquor package sales.*

**2) Location of entrances and exits to the licensed establishment.**

*The proposed liquor store will have one ingress/egress point facing north on Andalusia Avenue.*

**3) Proposed hours of operation.**

*The hours of operation for the liquor store are 7AM to 10PM with the exception of Sunday when sales will commence at 9AM. There will be no deliveries of inventory on Sundays.*

**4) Other uses of business adjacent to or between the licensed establishment and the religious institution or school.**

*The subject site is located within the Central Business District (CBD). The proposed redevelopment of the new Publix will occupy the entire block including structured parking. The church is located on the west side of Le Jeune Road which is 70 feet wide.*

**5) Vehicular and pedestrian paths between the licensed establishment and the religious institution or school.**

*Between the subject site Publix and the Church is Le Jeune Road which is 70 feet wide. The church building is 214 feet away from Publix property line. The building is setback from Le Jeune with a plaza of approximately 12,800 square feet.*

**6) Shall determine that the location is not detrimental to the public health, safety and welfare.**

The applicant seeks to demolish the existing Publix and redevelop this site, proposing a new "state of the art" supermarket, café, liquor store, two retail spaces, large plaza area and park area.

The Planning and Zoning Division staff recommends **APPROVAL** of the request.

## 5. ATTACHMENTS

- A. Applicant's submittal package.
- B. Property Appraiser Summary Report.
- C. Legal advertisement published
- D. Notice mailed to all property owners within 1,000 feet.

Please visit the City website at [www.coralgables.com](http://www.coralgables.com) to view all application materials. The complete application 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,



Arceli Redila, MPA, LEED AP  
Zoning Administrator  
City of Coral Gables, Florida