



**City of Coral Gables  
CITY COMMISSION MEETING  
January 12, 2016**

**ITEM TITLE:**

**Resolution. Mixed Use Site Plan Review.** A Resolution of the City Commission of Coral Gables, Florida requesting 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 Ponce III" on the property legally described as Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida; including required conditions, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with Conditions

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 12.09.15 meeting recommended approval (vote: 4 yes – 2 no) of the mixed use site plan with conditions.

**BRIEF HISTORY:**

The request is for mixed use site plan review for a project referred to as "Gables Ponce III." The Planning and Zoning Board at their 12.09.15 meeting recommended approval with Staff's conditions, and two additional conditions:

1. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within ~~five hundred (500)~~ one thousand (1,000) feet of the "Gables Ponce III" (363 Granello Ave) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
2. All parking garage openings shall be screened to ensure that no internal lights within the garage, including car headlights, are visible from the exterior.

Items discussed during the Board meeting included a desire for more publicly-accessible green space in the project, although the project meets the Mixed-Use and Mediterranean Design requirements for open space and landscaping. In addition, the Board discussed the stepback requirements for Mixed-Use Buildings. The Planning and Zoning Staff report had an error in which it was stated that the project did not meet the stepback requirements in the Zoning Code. The project does in fact meet the stepback requirements, and the Staff report has been corrected.

This property is located within the City's South Industrial Mixed Use Overlay District (MXOD) on the southwest corner of the intersection of Greco Avenue and Granello Avenue, and is 1.69 acres (73,461 sq. ft.) in size. The property is bounded by Greco Avenue (north), Granello Avenue (southeast), and an alley (west). City Parking Lot 31 and a vacant lot are located on the other side of the alley to the west. One story commercial buildings and a parking lot are located across Greco Avenue to the north. Located across Granello Avenue to the south is Gables Ponce I and II which are mixed use developments measuring 100 feet in height. The site currently contains a one story structure with a

parking lot. The property has a Future Land Use Map (FLUM) designation of “Industrial Use” and a zoning designation of “Industrial District (I),” which are appropriate designations for the proposed mixed use project.

The project consists of a nine (9) story/94’-8” building containing a total of 255,601 sq. ft., consisting of 12,246 sq. ft. of retail on the ground floor and 204 residential units, including 10 live-work units. There are 416 parking spaces proposed. A total of 413 parking spaces are required, as indicated within the application package.

The draft Resolution for mixed use site plan review is provided as Exhibit A. Staff’s report and recommendation with attachments is provided as Exhibit B, and the comments and issues discussed by the Board at the meeting are presented in the meeting minutes provided in Exhibit C. The Powerpoint presentation that will be presented by Staff is provided as Exhibit D.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
N/A		




**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
12.09.15	Planning and Zoning Board	Recommended approval (vote: 4 yes – 2 no) with conditions.

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
11.25.15	Courtesy notification to properties within 1,500 ft. of the entire MXOD and within MXOD
11.25.15	Property posted for Planning and Zoning Board meeting.
11.25.15	Legal advertisement published for Planning and Zoning Board meeting.
11.23.15	Planning and Zoning Board meeting agenda posted at City Hall.
11.23.15	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
12.31.15	Legal advertisement published for City Commission meeting.
01.08.16	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

Assistant Department Director	City Attorney	City Manager
		

**EXHIBIT(S):**

- A. Draft Resolution – Mixed Use Site Plan Review.
- B. 12.09.15 Planning Division Staff report and recommendation – Updated 01.04.2016
- C. 12.09.15 Excerpts of Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.