



City Commission

Gables Pointe Plaza (formerly Bahamian Village)

Planned Area Development (PAD)
and Change of Zoning
August 26, 2014

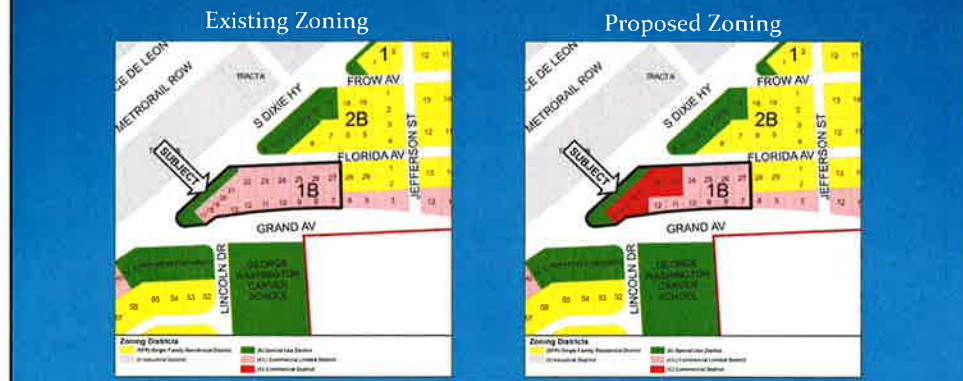
Application Request #1

- ❖ Review of Planned Area Development (PAD)



Application Request #2

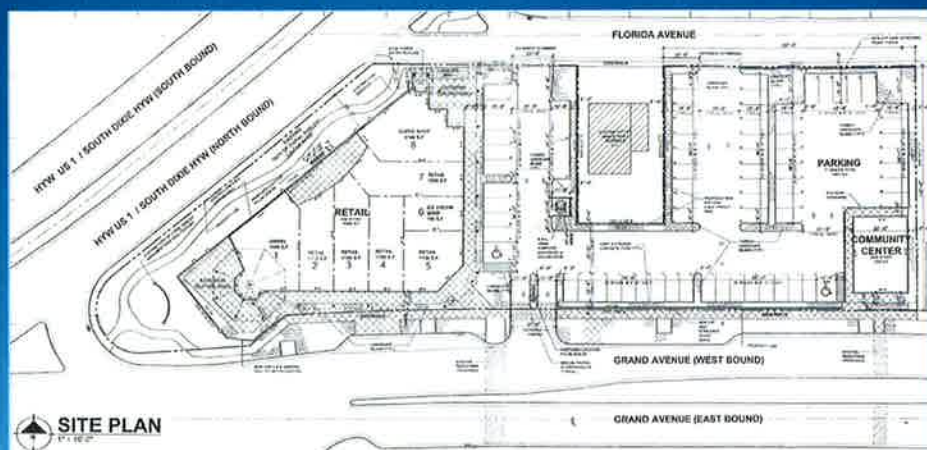
- ❖ Change of Zoning from Commercial Limited District (CL) to Commercial District (C) for restaurant location
- ❖ Change is required to allow nighttime uses as a permitted use, not a conditional use





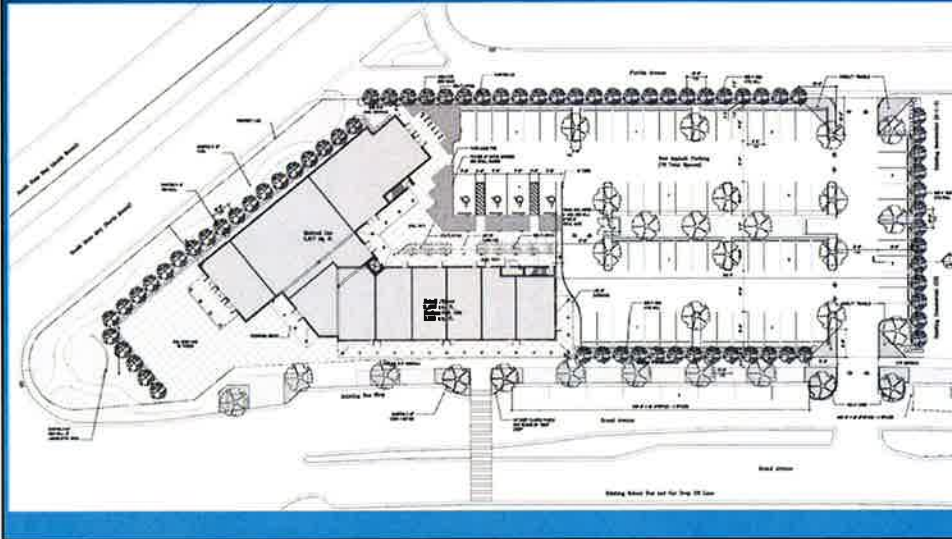
Project History

❖ 2005 Approved Site Plan

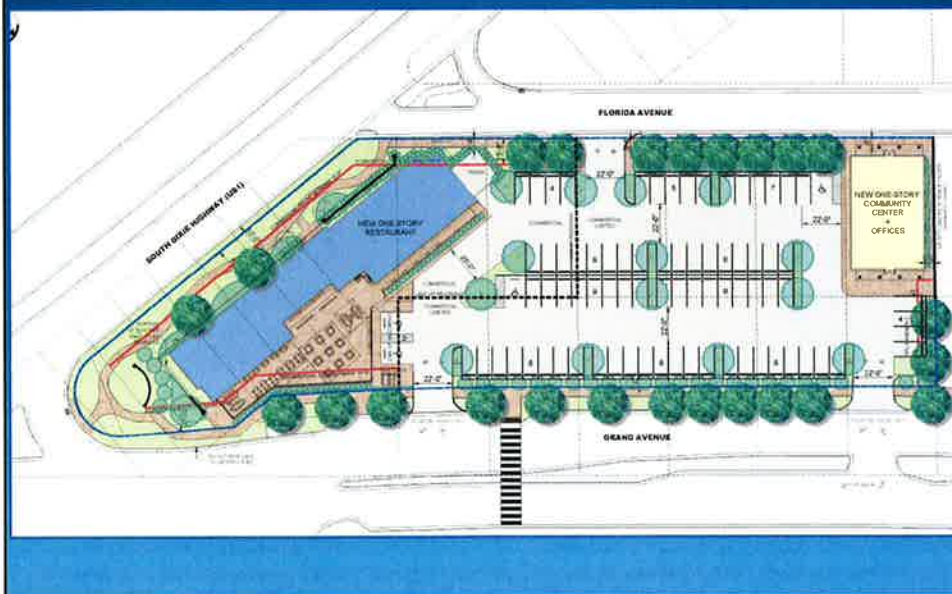


Project History

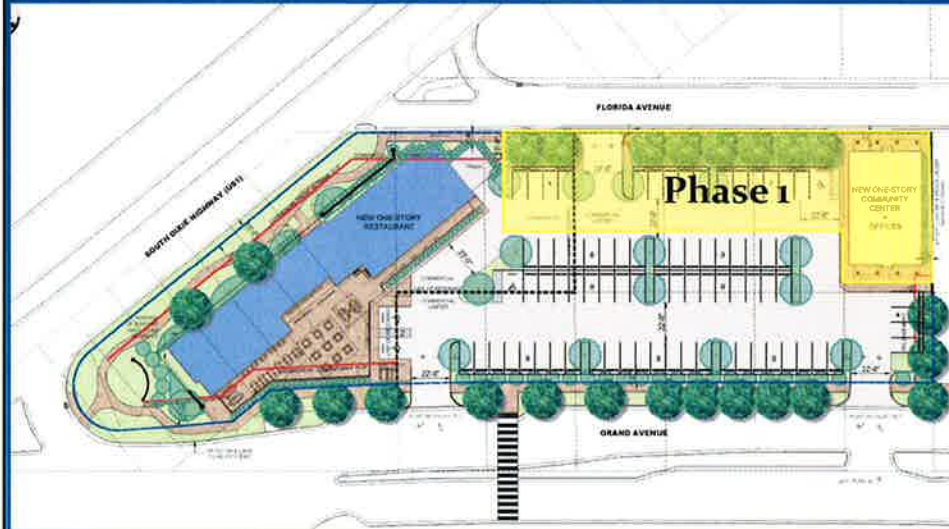
❖ 2008 Approved Site Plan



Proposed Site Plan



Proposed Site Plan



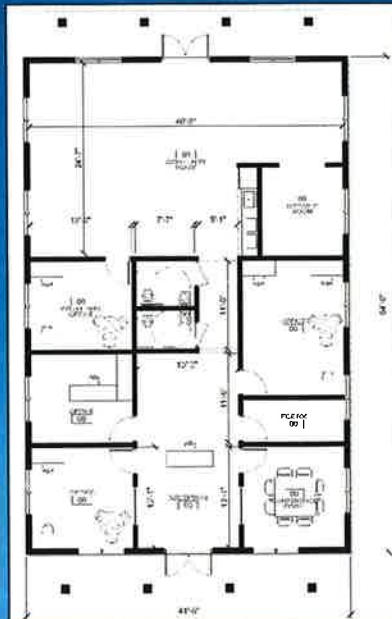
Aerial Site Plan Rendering



Community Center Rendering



Proposed Community Center Floor Plan



Restaurant Rendering for Illustration Purposes



South Dixie Highway View

Restaurant Rendering for Illustration Purposes



Grand Avenue View

Restaurant Rendering for Illustration Purposes



Parking Lot View

Board of Architects' Review

- ❖ 05.08.14, approved the Community Center
- ❖ Based on the Board's request to adjust the dumpster location, the site plan is short 2 parking spaces.
- ❖ 05.15.14, approved the restaurant, excluding the exterior paint color and signage (future application)

Site Plan Information

Type	Permitted	Proposed
Total site area	59,623 sq. ft. (1.4 acres)	59,623 sq. ft. (1.4 acres)
Floor area ratio (FAR)	3.5 FAR*	0.15 FAR
FAR x total site area =	202,892 sq. ft.	---
Total square footage of buildings	---	8,646 sq. ft.
Building height	3 floors/ 45'-0"***	1 floor/31'-6"
Restaurant	---	6,196 sq. ft.
Retail	---	0 sq. ft.
Office	---	1,050 sq. ft.
Community Center	---	1,400 sq. ft.

* Includes permitted architectural bonus for qualifying Mediterranean style projects.

*** Maximum permitted height adjacent to SFR zoning district.

Setbacks

Type	Zoning Code Requirement	Proposed
Setbacks:		
- Front: US 1 / S. Dixie Hwy (restaurant/bar)	10 ft.	25+ ft.
- Front: Florida Ave (community center)	10 ft.	10 ft.
- Side street: Florida Ave (restaurant/bar)	15 ft.	15 ft.
- Side street: Grand Ave (restaurant/bar)	20 ft.*	15 ft.**
- Side interior (community center)	0 ft.	5 ft.
- Rear	N/A	N/A

* Site specific Zoning Code requirement.

** Setback requirement may be reduced for a PAD if approved by the City Commission.

Findings of Fact – Planned Area Development

The proposed PAD satisfies the standards in Section 3-503:

- ❖ Complies with the purpose and applicability for a PAD.
- ❖ Complies with the zoning and subdivision regulations.
- ❖ Beautify and improve the conditions in neighborhood.
- ❖ Compatible with the adjacent properties & neighborhood.
- ❖ Attracts infill development; improves a vacant property.
- ❖ Conforms with the Comprehensive Plan.

Findings of Fact – Change of Zoning

The proposed rezoning satisfies the standards in Section 3-1404:

- ❖ Consistent with the Comprehensive Plan.
- ❖ Improves mobility, promotes high-quality development.
- ❖ Not negatively affect adjacent property values.

Recommendation

- ❖ The Planning and Zoning Division, based upon the complete Findings of Fact contained within this Report, recommends **approval** with conditions of approval.
- ❖ 05.13.14, the Planning and Zoning Board recommended **approval** (6-o) with conditions.

Conditions of Approval

- ❖ Prior to Building Permit, the Applicant shall satisfy the following conditions:
 - ❖ Restrictive Covenant to address parking spaces for each building
 - ❖ Provision for the off-street parking of bicycles
 - ❖ A Sign Plan that meets Code
 - ❖ Plan and elevation drawings for trash room with screening
 - ❖ Utilities Plan showing undergrounding of utilities
 - ❖ Pedestrian and vehicular circulation within/around the property
 - ❖ All design and buffering provisions for night time uses per Code
 - ❖ Outdoor dining not exceed 30% indoor dining area
 - ❖ Landscaping plan approval by Public Service/Planning & Zoning
 - ❖ Air condition the trash room per Zoning Code

Conditions of Approval (continued)

- ❖ Prior to the issuance of the final Certificate of Occupancy (CO):
 - ❖ Install ROW improvements per plans.
 - ❖ Install the following traffic circulation improvements:
 - ❖ Directional median opening on Grand Ave. to prevent left-turns;
 - ❖ Right-turn only pavement markings and signs at Grand Ave. exits;
 - ❖ Driveway on north side comply with sight distance requirements;
 - ❖ Directional sign and markings plan; and
 - ❖ Miami Dade County Public Works' approval for Grand Ave. improvements.
- ❖ Nighttime uses for community center and restaurant meet code subject to approval by the Director of Planning and Zoning.
- ❖ Changes to ROW subject to approval by Public Works, Public Service, Parking and Planning and Zoning.



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