



City of Coral Gables
CITY COMMISSION MEETING
March 12, 2019

ITEM TITLE:

Resolution. 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 02.13.19 meeting recommended approval (vote: 5 - 0) with conditions.

BRIEF HISTORY:

An application to construct an assisted living facility (ALF) has been submitted, 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 attached to Exhibit B.

The subject property is located in the North Ponce neighborhood, on the multi-modal corridor of Ponce de Leon Boulevard. 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.

At the February 13, 2019, Planning and Zoning Board meeting, the Board recommended approval (5-0) with conditions. The Board members discussed topics such as architectural details and emergency pick-up/drop-off on Ponce de Leon Boulevard. The comments and issues discussed by the Board at the meeting are provided as Exhibit C.

The draft Resolution for conditional use review with conditions of approval is provided as Exhibit A. Staff's report and recommendation with attachments is provided as Exhibit B. The comments and issues discussed by the Board at the meeting are provided as 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)
02.13.19	Planning and Zoning Board	Recommended approval (vote: 5-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.28.19	Applicant neighborhood meeting.
02.01.19	Courtesy notification for Planning & Zoning.
02.01.19	Sign posting of property for Planning & Zoning.
02.01.19	Planning and Zoning Board legal advertisement.
02.04.19	Posted Planning and Zoning Board agenda on City web page / City Hall.
02.08.19	Posted Planning and Zoning Board staff report on City web page.
02.27.19	Courtesy notification for City Commission.
03.01.19	City Commission legal advertisement of Resolution heading.
03.08.19	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Resolution.
- B. 02.13.19 Planning and Zoning Division Staff report and recommendation with attachments.
- C. 02.13.19 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.