



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**January 23, 2024**

**ITEM TITLE:**

**Ordinance on First Reading. Planned Area Development.**

An Ordinance of the City Commission of Coral Gables, Florida approving a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed Publix grocery store and liquor store on the property legally described as Lots 1 through 48, Block 8, Coral Gables Crafts Section (2551 Le Jeune Rd), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

**Resolution. Conditional Use – Site Plan** (This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

A Resolution of the City Commission of Coral Gables, Florida approving Conditional Use Review of a Site Plan pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Publix grocery store and liquor store on the property legally described as Lots 1 through 48, Block 8, Coral Gables Crafts Section (2551 Le Jeune Rd), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

At the November 8<sup>th</sup>, 2023 meeting, the Planning and Zoning Board recommended approval with conditions of the Planned Area Development (PAD) designation (vote: 5-1) and recommended approval with conditions of the site plan as a conditional use (vote: 5-1).

**BRIEF HISTORY:**

Applications have been submitted by Mario Garcia-Serra, Esq. on behalf of Publix Super Markets, Inc. (the "Applicant") for redevelopment of Publix grocery store and liquor store located at 2551 Le Jeune Road within the Central Business District (CBD) and Business Improvement Overlay District (BIOD).

The first request is for a Planned Area Development (PAD) designation for the unique character of the project. Per Section 2-500 of the Zoning Code, the construction of Planned Area Developments provide greater opportunity for using flexible guidelines so that new development may provide substantial additional public benefit. Public benefit is defined in the Zoning Code to mean a feature, use, land area, improvement, building, facility, structure, and/or service that provides a benefit ad whose expressed purpose is to benefit the public.

The Applicant is proposing a PAD designation to allow flexibility in the following requirements of the underlying zoning district of Mixed-Use 3 (MX3):

1. **Pedestrian pass-through.** A pedestrian pass-through is required for each 250 linear feet of building frontage in 10' in width minimum.
  - Provided: +/-490' *building frontage* without a pedestrian pass-through
2. **Pedestrian access orientation.** Operable shopfront doors are required at an average of 60' min.
  - Provided: +/- 435' *between shopfront doors*
3. **Transparency.** A minimum of 60% of the ground floor is required to be transparent.
  - Provided: +/- 22%
4. **Curb cuts.** Confirm curb cuts are 22' maximum.
  - Provided: +/- 55' curb cuts
5. **Pedestrian design features.** Blank walls are prohibited. Frequent doors/windows are required.
  - Provided: +/- 286' *of walls without windows/doors/displays*
6. **Facing of building.** Proposed building is required to face the street(s) they abut.
  - Provided: Not facing Valencia
7. **Vehicular areas.** The view from the street of all vehicular areas shall be minimized to ensure that these uses do not detract from the pedestrian scale of the building design and overall walkability of the surrounding area.
  - Provided: +/- 40' wide opening on Valencia
8. **Frontage.** MX3 facing a primary street (Andalusia and Valencia) is required a minimum of 50% of the linear ground floor building frontage to include retail sales and services, restaurant or office uses.
  - Provided: +/- 35% of retail on Valencia

The second request is for site plan approval. Per Section 2-200.D. of the Zoning Code, buildings and structure on building sites that are 20,000 square feet or greater, or with street frontages of 200 feet or more, require conditional use review and approval. Because the project's site area is more than 20,000 square feet, the proposed site plan must be approved by the Board of Architects, and reviewed by the Planning and Zoning Board and approved by City Commission.

Below is the site plan information:

Standard	Project Data	
Zoning	Mixed-Use 3 (MX3)	
Land Use	Commercial High-Rise Intensity	
Land Area	132,509 sq. ft. (3.04 acres)	
	Required/Permitted	Proposed
FAR (land area x 3.0)	132,509 sq. ft. x 3.0 = 397,527 sq. ft. (maximum allowed)	65,894 sq. ft.
Setback up to 45 feet		
Principal front (Le Jeune Rd)	10 ft.	45.3 ft.
Side (Salzedo St)	0 ft.	64.3 ft.
Side (Valencia Ave)	0 ft.	6.3 ft.
Side (Andalusia Ave)	0 ft.	8.7 ft.
Building Height	Up to 150 ft. except for Lots 45-48 limited to 45 ft.	36 ft. to roof/parking level 52 ft. to top of elevator overrun
Parking		
Second Level		134 spaces
Roof Level		151 spaces
Total	180 spaces	285 spaces
Accessible Parking		14 spaces
EV Ready Spaces	44 spaces	44 spaces
Loading Spaces		2 spaces

**Planning & Zoning Board**

At the November 8<sup>th</sup>, 2023 meeting, the Planning and Zoning Board discussed several aspects of the site plan, such as the retail and park design, bike lane improvements for safety, loading and unloading operations, and the undergrounding of utilities. The bike lanes directionality and design were the predominant topics of discussion. After a lengthy discourse, the Board made a recommendation to approve the Application with the following amendments to Staff’s suggested conditions of approval:

- Proposed park on Salzedo shall not be enlarged and not conveyed to the City;
- Proposed retail space facing the proposed park shall not be reduced;
- One-way bike lanes shall be placed on the north side of Andalusia, west side of Salzedo, and north side of Valencia without a curb or landscaping;
- Undergrounding of the overhead utilities shall not be required beyond Andalusia and Valencia;
- Driveways for the loading area shall not be enlarged/revised; and
- Applicant shall not be responsible to pay for the loss of any on-street parking.

The application package submitted by the Applicant is provided as Attachment A. The draft Ordinance for the Planned Area Development (PAD) designation is provided as Exhibit B. The draft Resolution for the site plan as a conditional use is provided as Exhibit C.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
01.18.24	City Commission meeting agenda posted on City webpage.
01.10.24	Mailed notice for City Commission First Reading.
10.27.23	Legal advertisement for Planning & Zoning Board.
10.24.23	Mailed notice for PZB meeting.
10.24.23	Sign posting of property
11.03.24	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.

**EXHIBIT(S):**

- A. Application Submittal Package.
- B. Draft Ordinance.
- C. Draft Resolution.
- D. 11 08 23 PZB Staff Report with Attachments.
- E. Excerpt of 11 08 23 PZB Meeting Minutes.

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact:** The approval of the PAD and Site Plan would not result in any fiscal impact to the City, as the site has an existing Publix supermarket. However, the proposed retail facing Salzedo may result in additional tax revenue generated from the additional commercial square footage in the downtown area.