



City of Coral Gables
CITY COMMISSION MEETING
July 9, 2024

ITEM TITLE:

Resolution. Conditional Use Review for Site Plan.

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 townhouse development referred to as "The George" on the property legally described as Lots 29 through 41, Block 10, Coral Gables Biltmore Section (717, 729, 737 and 741 Valencia Avenue), 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 June 12, 2024 meeting, the Planning and Zoning Board recommended approval with conditions of the Site Plan (vote: 6-0).

BRIEF HISTORY:

The George, LLC submitted an application for Conditional Use Site Plan Review and for Subdivision Review for a Tentative Plat to the City of Coral Gables for review and public hearing consideration of a proposed 13-unit townhouse development.

The subject property is approximately 36,597 square feet (0.84 acres) and is located north of Valencia Ave and west of Cardena St. The property is zoned Multi-family 4 District (MF4) and has a future land use designation of Multi Family High Density. Per Section 2.105.D.1.a of the Zoning Code, buildings and structures on building sites of twenty thousand (20,000) square feet or more, or with street frontage of two hundred (200) feet or more, require conditional use review and approval.

The site is currently occupied by several small-scale multi-family buildings and a single-family residence built in the 1950s. The site is surrounded by different housing types, including high-rise condominiums, townhouses, multi-family apartment buildings, and single-family residences, and is within walking distance from Biltmore Way, Balboa Plaza, and the Granada golf course.

PROJECT DATA		
Standard	Current/Allowed/Required	Proposed
Existing Lot Area	36,597 sf	36,597 sf (building site area)
Zoning	Multi-Family 4 (MF4)	Multi-Family 4 (MF4)
Land Use	Multi-Family High Density	Multi-Family High Density

Total FAR	2.0 (128,089.5 sf)	+/-1.51 (55,206 sf)
Building height/stories	150'-0" / 13 stories	43'-6" / 3 stories
Density	60 du/ac = 50 units	13 units
Unit Size Minimum	500 sf minimum	5,638 sf
Open Space	25% minimum = 9,149 sf	26.4% = 9,665 sf
Parking	26 spaces minimum	52 spaces (4 per unit)
Stepbacks		
<i>Front (Valencia Ave)</i>	10'-0"	10'-0"
<i>Rear (alley)</i>	5'-0"	5'-0"
<i>Side (interior)</i>	10'-0"	10'-0"
<i>Side (alley)</i>	5'-0"	5'-3"

Planning & Zoning Board

At the June 12, 2024 meeting, the Planning and Zoning Board discussed several aspects of the proposed project. Some members of the Board were concerned about the loss of on-street parking and wanted to retain all on-street parking. Other Board members disagreed and did not agree that the Applicant should even pay for any loss of on-street parking to beautify the street. After discussion, a motion was made to approve the requested site plan (vote: 6 – 0).

The application package submitted by the Applicant is provided in Exhibit A.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.20.24	Posting of property for Board of Architects
05.27.24	Legal advertisement for Planning & Zoning Board.
05.30.24	Mailed notice for PZB meeting to owners and properties within 1,000 feet.
05.31.24	Posting of property for PZB meeting.
06.07.24	E-mail notification to subscribed residents within 1,000 feet.
06.07.24	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.
06.24.24	Legal advertisement for City Commission.
06.25.24	Mailed notice for City Commission to owners and properties within 1,000 feet.
07.02.24	City Commission meeting agenda posted on City webpage.
07.02.24	E-mail notification to subscribed residents within 1,000 feet.

EXHIBIT(S):

- A. Applicant Submittal.
- B. Draft Resolution – Site Plan (Conditional Use).
- C. 06 12 24 Planning and Zoning Board Staff Report and attachments.
- D. Excerpt of 06 12 24 PZB Meeting Minutes.
- E. PowerPoint Presentation.

FINANCIAL INFORMATION:

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

Fiscal Impact: The proposed townhouse development may result in additional tax revenue generated from the new residential construction near the downtown area.