



City of Coral Gables Planning and Zoning Staff Report

Property:	504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia
Applicant:	Gables Village, LLC.
Application:	<u>Gables Village Planned Area Development (PAD) and Tentative Plat</u>
Public Hearing:	Planning and Zoning Board
Date & Time:	October 13, 2021; 6:00 – 9:00 p.m.
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The request is for consideration of the following for the project known as “Gables Village:”

1. Planned Area Development (PAD)
2. Tentative Plat

2. APPLICATION SUMMARY

The subject site is located on the block bounded by Malaga, Hernando, Santander, and Segovia in the Biltmore Section, within walking distance of the War Memorial Youth Center, Coral Gables Library, Somerset Academy, San Sebastian Apartments, and the south part of downtown Coral Gables.

The block currently includes 13 properties with a total of 52 multi-family units. The proposal is a multi-family project referred to as Gables Village, located on the entire Block 28, approximately 2.6 acres in size. The project includes 48 residential units, including 24 flats, 4 lofts, 16 townhouses, and 4 duplex units, and ground level parking of 92 spaces. The proposed buildings heights vary between 30 feet at 2-stories and 45 feet at 4-stories.

1. Project Site is approximately 2.6 acres (113,310 square feet)
2. Building Heights vary between 2-stories at 30’ and 4-stories at 45’
3. 48 residential units
4. 92 off-street automobile parking spaces
5. 42,662 square feet (37.7% of site area) of Landscape Open Space
6. 60 bicycle storage spaces
7. 16 on-street automobile parking spaces and 5 drop-offs

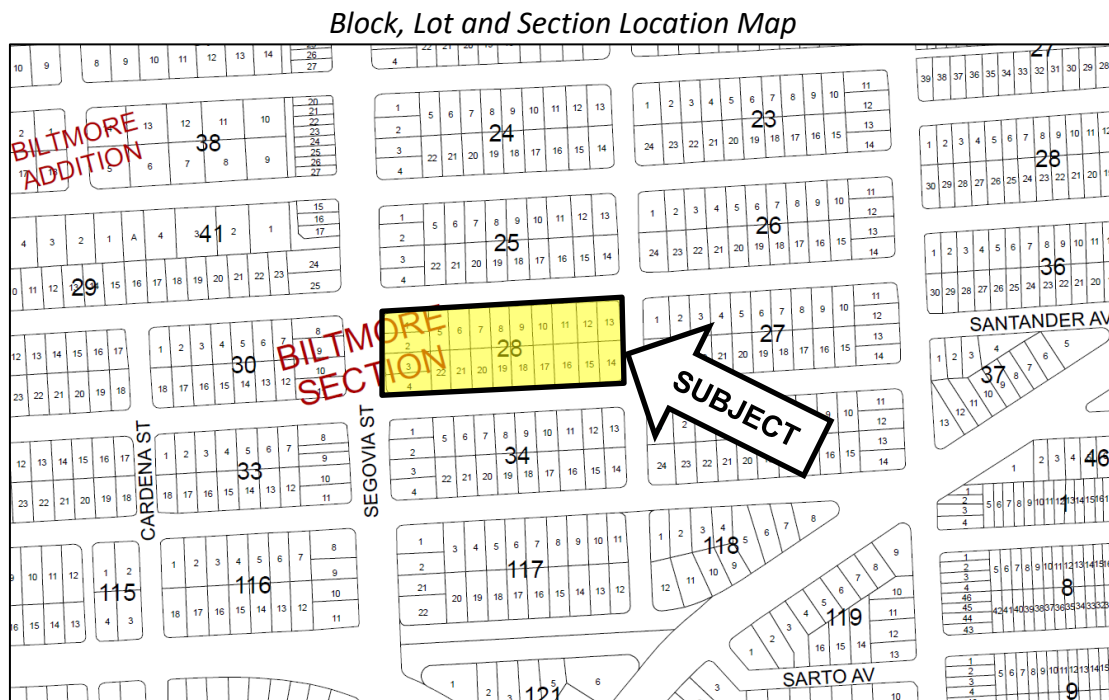
Gables Village, LLC (referred to as “Applicant”) has submitted an application (referred to as the “Application”) for review of a Planned Area Development (PAD) designation and Tentative Plat. The Application package submitted by the Applicant is provided as Attachment A.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinance and Resolution under consideration include the following:

1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed multi-family project referred to as "Gables Village" on the property legally described as Lots 1 through 22, Block 28, "Coral Gables Biltmore Section" (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Gables Village" pursuant to Zoning Code Article 14, Section 14-210, "Platting/Subdivision," being a replat of 113,310 square feet (2.6 acres) into two (2) tracts of land on the property legally described as Lots 1 through 22, Block 28, "Coral Gables Biltmore Section" (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Project Location

The subject property occupies the entire Block 28 of the Biltmore Section and is bounded by Malaga (north), Hernando (east), Santander (south), and Segovia (west). The property is legally described as lots 1 through 22, Block 28, "Coral Gables Biltmore Section," Coral Gables, Florida; as shown in the following location map and aerial:



Aerial



Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

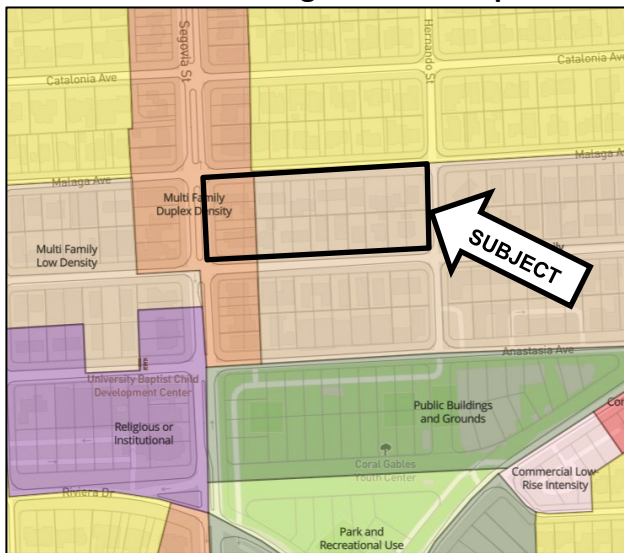
Comprehensive Plan Map designation	Residential Multi-Family Low Density and Residential Multi-Family Duplex
Zoning Map designation	Multi-Family 3 (MF3) and Multi-Family 1 (MF1)
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style

Surrounding Land Uses

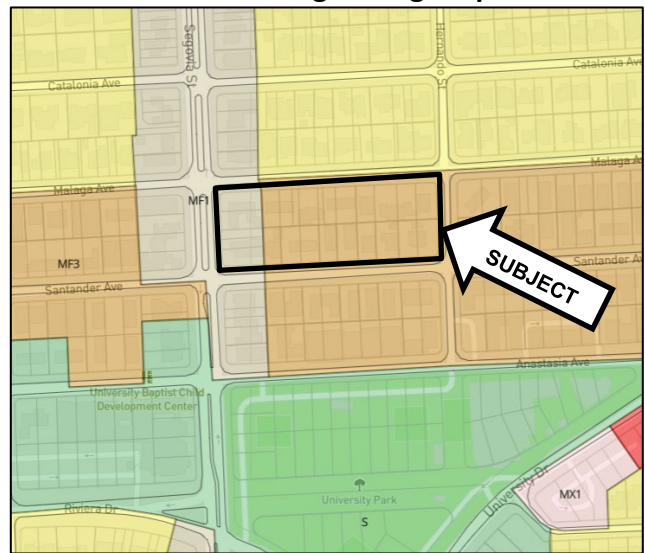
LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	Single-Family Residences	Residential Single-Family Low Density	Single-Family Residential District (SFR)
South	Multi-family building	Residential Multi-Family Low Density	Multi-Family 3 (MF3)
East	Multi-family building	Residential Multi-Family Low Density	Multi-Family 3 (MF3)
West	Duplex residences	Residential Multi-Family Duplex Density	Multi-Family 1 (MF1)

The property’s existing land use and zoning designations, as illustrated in the following maps:

Existing Land Use Map



Existing Zoning Map



Commercial High Rise Intensity	Multi Family Duplex Density	
Commercial Low-Rise Intensity	Multi Family High Density	
Commercial Medium Rise Intensity	Multi Family Low Density	
Conservation Areas	Open Space	
Educational Use	Park and Recreational Use	
Hospital Use	Public Buildings and Grounds	
Industrial Use	Religious or Institutional	
Medium Density Multi-Family	Single Family High Density	
Mixed Use	Single Family Low Density	
	University Use	

MF1	
MF2	
MF3	
MF4	
MX1	
MX2	
MX3	
P	
S	
SFR	
UCD	

3. APPLICANT'S PROPOSAL

PLANNED AREA DEVELOPMENT (PAD)

Planned Area Development (PAD) is a development option in the City of Coral Gables for the purpose of allowing creative and imaginative development while providing substantial additional public benefit. In addition, PAD provides some flexibility in terms of massing, design, location of paseos and open spaces, etc. Typically PAD sites are contiguous unified parcel with a minimum lot width of two hundred (200) feet and minimum lot depth of one hundred (100) feet and a minimum site area of no less than an acre.

Purpose and Objectives

Section 2-500 of the Zoning Code states the purpose of the PAD is as follows:

1. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.
2. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.
3. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain

neighborhood and community identity.

4. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
5. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

Findings of Fact – Planned Area Development (PAD)

Section 14-206 of the Zoning Code states the required findings for a proposed PAD project is as follows:

- A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

Staff comments: The proposed project is consistent with the stated purpose and intent of the PAD regulations to provide high quality development and mix of uses and densities through flexible guidelines. The flexibility allowed under the PAD to match the building heights allows a cohesive village of different housing types that is compatible with the surrounding low-rise apartment, duplex, and single-family buildings. The reduction of the parking setback will activate Santander similarly to the required street-facing residential units and fulfil the purpose of the required parking setback with the proposed Art in Public Places of various benches, fountains, free street library, and other pedestrian amenities.

- B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*

Staff comments: The departures from the zoning of the proposed project include the reduction of the parking setback, adjustment of MF3 building height abutting MF1, and adjustment of MF3 facing on Hernando. The departures allow for a cohesive village development and unique public art pedestrian activation on Santander.

- C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

Staff comments: The proposed plan meets the requirements and standards of the PAD regulations such as contiguous unified parcel with a minimum lot width of two hundred (200) ft. and minimum lot depth of one hundred (100) ft. and a minimum site area of no less than an acre.

- D. *The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

Staff comments: The physical design of the proposed PAD provides for an additional 4 open spaces in the forms of courtyards and garden courts that face Malaga and Santander, allowing for pedestrian circulation and visual enjoyment.

E. *The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

Staff comments: The proposed massing and scale of the PAD is compatible with the adjacent multi-family properties in the area with relatively small building footprints and ample open space massing.

F. *The desirability of the proposed PAD to physical development of the entire community.*

Staff comments: The redevelopment of the existing properties introduces new housing stock in high quality design within the established neighborhood.

G. *The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

Staff comments: The proposed PAD is “consistent” with the CP’s Goals, Objectives and Policies that address the City’s objectives for encouraging high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces, and open spaces.

Site Plan Information:

Standard	Required/Permitted		Proposed
Building Site			
	1 acre for PAD		2.6 acres
Lot Coverage			
MF1 (35% / 45%)	9,823 square feet max.		56,977 sq.ft. (50.3%)
MF3 (70%)	64,037 square feet max.		
Building Site Width	200 feet for PAD		570 feet
Open Space			
PAD (20% w/in site)	22,662 (w/in site)		42,662 w/in site only (37.7%)
MF1 (35%)	8,731 (w/in site)		
MF3 (25% incl. right of way)	28,327.5 (may include row)		
Density	MF1	MF3	
	4.5 units (9 per acre)	42 units (20 per acre)	48 units
with Med Bonus I & II	n/a	52.5 units (25 per acre)	
Setback			
Principal front	25ft	10ft	25ft (MF1) & 10ft (MF3)
Side street	15ft	10ft	15ft (MF1) & 10ft (MF3)
Parking setback per MF3	30 feet from the property line		10 feet from property line
Building Height	MF1	MF3	
Principal Building	2 stories/ 30ft	45ft	30ft (MF1) 45ft (MF3)
Parking			
Duplex @1/unit (4 units)	4		8
Townhouse @2/unit (16 units)	32		32
2BR @1.75/unit (30 units)	49		52
TOTAL	85		92

TENTATIVE PLAT

The request is to re-plat the existing parcel consisting of twenty (22) platted lots, Block 28, Coral Gables, Florida. It occupies the entire Block 28 within the Biltmore Section and is bounded by Malaga (north), Hernando (east) Santander (south), and Segovia (west).

Findings of Fact - Tentative Plat Review

The procedure for reviewing and recommending a tentative plat is contained in Sections 14-210.1 through 14-210.3 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of the final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

Proposed Zoning Plan

The tentative plat entitled “Gables Village” proposes re-platting the entire block of Block 28 into two tracks. Track A consists of lots 5-22, totaling approximately 91,481 square feet, currently zoned Multi-Family 3 (MF3). Track B consists of lots 1-4, totaling approximately 21,829 square feet, currently zoned Multi-Family 1 (MF1). The purpose of the two tracks is to align with the existing zoning and land use designations. The property’s zoning designation would not change as a result of this re-plat. The proposed multi-family project would be required to meet all requirements and provisions specified in the Zoning.

City Staff Review

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 14-210. The Zoning Code requires review and comments be provided by the Public Works Department with Staff’s report and recommendation. In a memorandum dated October 7, 2021, the Public Works Department stated the Department does not object to the proposed tentative plat and provides comments stating required letters have been received from utility companies and that review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission (see Attachment B).

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those Comprehensive Plan Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	spaces, and natural resources make the City a very desirable place to work, live and play.	
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	Policy HOU-1.5.8. The City shall continue to promote diversity in housing types by providing land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single-family, duplex, multi-family housing units, and mixed use development are allowed within the City.	Complies
5.	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
6.	Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.	Complies
7.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
8.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
9.	Policy DES-1.2.3. Provide for design guidelines, standards, incentives, development bonuses, and review processes via the City’s Zoning Code that promote the design of buildings and spaces consistent with the City’s historic Mediterranean appearance.	Complies
10.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	
11.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
12.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
13.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
14.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
15.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> •Promote expansion of the City’s existing tree canopy. •Provide screening of potentially objectionable uses. •Serve as visual and sound buffers. •Provide a comfortable environment for pedestrian walking (walkability) and other activities. Improve the visual attractiveness of the urban and residential areas (neighborhoods).	Complies

Staff Comments: Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. It meets the policies of the City’s Comprehensive Plan by promoting diversity in housing types, such as duplex, townhouses, and multi-family housing units. The proposed project will introduce new and desirable housing within walking distance of a school, the Youth Center, and the south part of Downtown Coral Gables. The project achieves a proper relationship and compatibility between the new buildings and the established neighborhood with regards to the height, density, bulk and massing of the neighborhood, as well incorporation of yards, open space, and vegetation. This new development supports walking and biking with the incorporation of high-quality pedestrian passageways and surplus bicycle parking adjacent to the existing bike lane on Segovia. Many amenities are provided in public spaces and streets, such as the pedestrian lighting, formal on-street parking, and bicycle and pedestrian paths. The proposed site plan also promotes high quality, creative design and site planning that is compatible with the city’s Mediterranean architecture.

4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS

City Review Timeline

The submitted applications have undergone the following City reviews:

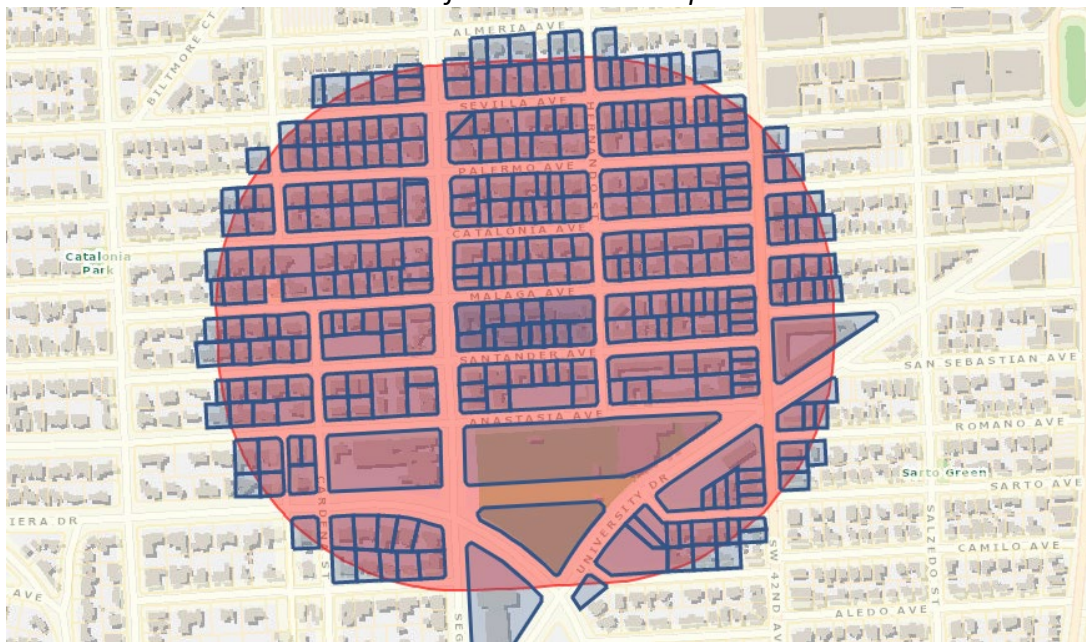
TYPE OF REVIEW	DATE
Development Review Committee	5.28.21
Board of Architects (Preliminary Design and Mediterranean Architecture)	9.16.21
Planning and Zoning Board	10.13.21
City Commission (1 st reading and 2 nd reading)	TBD

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on September 29, 2021 with notification to all property owners within 1,000 of the property. A summary of the meeting and attendance list is provided as Attachment C.

The Zoning Code requires that a notification be provided to all property owners within 1,000 feet of the property. The notification was sent on September 29, 2021. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 291 notices were mailed. A copy of the legal advertisement and notice are provided as Attachment D. A map of the notice radius is provided below.

Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

TYPE	DATE
Applicant neighborhood meeting	9.29.21
Notification	9.29.21
Sign posting of property	10.01.21
Legal advertisement	10.01.21
Posted Staff report on City web page	10.08.21

Staff Recommendation and Conditions of Approval.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **approval, with conditions** of the following subject to all of the conditions of approval as specified herein:

- 1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed multi-family project referred to as "Gables Village" on the property legally described as Lots 1 through 22, Block 28, "Coral Gables Biltmore Section" (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*
- 2. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Gables Village" pursuant to Zoning Code Article 14, Section 14-210, "Platting/Subdivision," being a re-plat of 113,310 square feet (2.6 acres) into two (2) tracts of land on the property legally described as Lots 1 through 22, Block 28, "Coral Gables Biltmore Section" (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

Summary of the Basis for Approval

Staff's support and recommendation of approval of the Planned Area Development and Tentative Plat is subject to all recommended conditions of approval. As enumerated in the Findings of Fact contained herein, Planning Staff finds the Application is in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Codes subject to all of the following listed conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code Article 2, "Zoning Districts," Section 2-100, "Residential Districts" and Article 14, "Process," Section 14-203, "Conditional Uses," and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the Application is subject to all of the following conditions of approval:

1. **To be completed prior to City Commission 1st Reading:**
 - a. Subdivide Tract A into 2 separate tracts to create a new tract for the apartment buildings on Santander.
 - b. Update plans to include pavers within the on-street parking areas and driveway approaches, bounded with a concrete band along the perimeter, and extend sidewalks to crosswalks on the opposite corners of abutting streets.
 - c. Indicate the replacement of the existing cobra lighting with pedestrian-scaled lighting on Santander, Malaga, and Hernando.
2. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. The Applicant's submittal package dated 09/20/2021 prepared by De la Guardia Victoria Architects & Urbanists to include:
 - i. 48 Residential Units
 - ii. 92 off-street parking spaces
 - iii. 42,662 sq. ft. (37.7%) landscape open space on site
 - b. Trip Generation Analysis dated April 22, 2021 prepared by Kimley Horn and Associates, Inc.
 - c. All representations proffered by the Applicant's representatives in their Application and as a part of the review of the Application at public hearings.
2. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. **Bond.** Within 90 days of approval, the property owner, its successors or assigns shall post a bond in favor of the City in an amount determined by the Public Works Director to cover the costs of restoring the property to a clean, safe, and attractive condition in the event that the project is not completed in a timely manner, consistent with the Site Plan approval and applicable conditions.
4. **Construction information/contact person.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall provide a written notice to all properties within five hundred (500) feet of the Gables Village project boundaries, providing a specific liaison/contact person including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc. Complete street closure shall be prohibited.
5. **Encroachments Plan.** Prior to the City's issuance of a Foundation Permit or any other major Building Permit for the project, Commission approval is required for a special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed.

6. **Art in Public Places.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall comply with all City requirements for Art in Public Places, which requires the proposed artist and public art concept be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Department of Historical Resources and Cultural Arts.
7. **Undergrounding of overhead utilities.** Prior to the issuance of the first Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall submit all necessary plans and documents to complete, at its expense, the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary on Hernando Street between the north side of Malaga and the south side of Santander, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
8. **Right-of-way and public realm improvements.** Prior to the issuance of the first Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall install all right-of-way improvements and all landscaping, public realm and streetscape improvements, including sidewalk extensions on adjacent corners, replacement of lighting to be pedestrian-scaled light posts adjacent to project, and installation of pavers for on-street parking areas and driveways, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any deviation from the approved site plan will be reviewed in accordance with the PAD amendment process outlined in Section 14-206 of the Zoning Code.
9. **Sustainability Certification.** Prior to the Temporary Certificate of Occupancy, the developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
10. Following issuance of the first Certificate of Occupancy, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. All site work and public realm improvements for the entire development shall be completed.
 - b. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
 - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City.

Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

- c. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual review of traffic monitoring studies for three (3) years from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

ATTACHMENTS

- A. Applicant's submittal package.
- B. Public Works Tentative Plat Recommendation.
- C. Neighborhood Meeting invitation and summary.
- D. Notice mailed to all property owners within 1,000 feet and legal ad.
- E. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias, Ph.D., AIA, AICP, LEED AP
Assistant Director of Development Services for Planning
City of Coral Gables, Florida