



City of Coral Gables
CITY COMMISSION MEETING
May 13, 2008

ITEM TITLE:

Ordinance on First Reading. Amending Conditions of Approval. An Ordinance of the City Commission of Coral Gables amending previously approved Ordinance No. 3608, which approved a mixed-use project (Gables Rental Apartment Hotel/St. George) on Lots 13-34 and east 7 feet of Lot 35, Block 18, Section "K" [bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east)], Coral Gables, Florida; whereas, the applicant desires to amend two conditions which include the removal of a self-imposed provision restricting the maximum length of stay for hotel occupants and a modification to provide commercial use in place of a restaurant on the ground floor, the approval and all other conditions of approval contained in Ordinance No. 3608 and the Restrictive Covenant shall remain in effect; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.

RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:

Recommend approval of the proposed amendments to previously approved Ordinance No. 3608 and the Declaration of Restrictive Covenants.

The Ordinance and Declaration of Restrictive Covenants with amendments in ~~striketrough~~/underline format are provided as Exhibits A and B.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board on 04.09.08 recommended approval of the proposed amendments to Ordinance No. 3608 and the Declaration of Restrictive Covenants (vote: 5-0).

BRIEF HISTORY:

On 12.17.02 the City Commission adopted Ordinance No. 3608 which approved a change of land use and zoning for a mixed-use project then referred to as "Gables Rental Apartment-Hotel." The Ordinance and Restrictive Covenant tied to this development contain conditions of approval requested by the applicant and required by Staff. Since that time the property has changed hands and the project is now referred to as "St. George."

The applicant is requesting the removal of a self-imposed restriction limiting the length of stay for extended-stay hotel occupants and a modification to provide commercial use in place of a restaurant use on the ground floor. These changes will not affect the project other than reducing the required amount of parking due to the fact that restaurants require more parking than general commercial use, although the total amount of parking provided will remain the same. This application shall still be subject to the extended-stay and suite hotel provisions of the previous (Archived) Zoning Code, specifically Section 3-6(ff), provided as Exhibit C.

A copy of Staff's report and attachments are provided as Exhibit D. The Planning and Zoning Board's 04.09.08 meeting minutes are provided as Exhibit E. Copies of the ground floor and elevations from the approved site plan dated 10.02.02 are provided as Exhibit F.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
05.14.02		City Commission referred proposal back to the Planning and Zoning Board for further consideration.
12.17.02	Adopted Ordinance No. 3608	City Commission approval (vote: 3-2).

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
03.13.02	Planning and Zoning Board	Forwarded to the Commission with “no recommendation” (Vote: 1-3).
07.24.02	Planning and Zoning Board	Presented as a discussion item. Board identified issues and requested resolution prior to re-submittal.
10.09.02	Planning and Zoning Board	Approved Change in Zoning and Site Plan with Staff Conditions as modified (Vote: 6-0).
04.09.08	Planning and Zoning Board	Recommended approval (vote: 5-0) of amendments to Ordinance No. 3608 and the Declaration of Restrictive Covenants.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.27.08	Public Hearing Courtesy Notification to all properties within 1000 feet.
03.27.08	Published ad giving Notice of Public Hearing.
04.28.08	Memorandum to City Clerk requesting advertising of Resolution heading.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director	Elizabeth Hernandez City Attorney	David L. Brown City Manager

EXHIBIT(S):

- Exhibit A: Amended Ordinance No. 3608.
Exhibit B: Amended Declaration of Restrictive Covenants.
Exhibit C: Archived Zoning Code Section 3-6(ff) Extended-stay and suite hotels.
Exhibit D: 04.09.08 Staff Report and attachments.
Exhibit E: 04.09.08 Planning and Zoning Board meeting minutes.
Exhibit F: 10.02.02 approved site plans of ground floor and elevations.
Exhibit G: Updated summary of public comments submitted to the City.

NOTE: Amended Ordinance (~~strikethrough~~ and underlining will be removed on codified version)

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3608

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING PREVIOUSLY APPROVED ORDINANCE NO. 3608, WHICH APPROVED A MIXED-USE PROJECT (GABLES RENTAL APARTMENT HOTEL/ST. GEORGE) ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K" [BOUNDED BY NAVARRE AVENUE (NORTH), MINORCA AVENUE (SOUTH) AND SALZEDO STREET (EAST)], CORAL GABLES, FLORIDA; WHEREAS THE APPLICANT DESIRES TO AMEND TWO CONDITIONS WHICH INCLUDE THE REMOVAL OF A SELF-IMPOSED PROVISION RESTRICTING THE MAXIMUM LENGTH OF STAY FOR HOTEL OCCUPANTS AND A MODIFICATION TO PROVIDE COMMERCIAL USE IN PLACE OF A RESTAURANT ON THE GROUND FLOOR, THE APPROVAL AND ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 3608 AND THE RESTRICTIVE COVENANT SHALL REMAIN IN EFFECT; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot ~~restaurant~~ feet of commercial space, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the construction of the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002

recommended approval of the change in zoning and site plan on first reading; and

WHEREAS, the applicant requested two (2) amendments to the conditions of approval including an amendment to the site plan to provide general commercial use in place of the previously specified restaurant use on the ground floor and removal of the self-imposed condition pertaining only to the length of stay for extended-stay hotel occupants provided in the Declaration of Restrictive Covenants; all other extended-stay and suite hotel provisions of the previous (Archived) Zoning Code, specifically Section 3-6(ff), shall remain in effect; and

WHEREAS, the Planning and Zoning Board on April 9, 2008 reviewed and recommended approval of the amendment to previously approved Ordinance No. 3608 with all other previously required conditions of approval to remain in effect (vote: 5-0); and

WHEREAS, the City Commission on May 13, 2008 held a public hearing to amend previously approved Ordinance No. 3608 and _____ the amendment to the conditions of approval (vote: -).

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
 - b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
 - c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
 - d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.
2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.
3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
 - a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located

within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.

- b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
 - c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
 - d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
 - e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
 - f) Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
 - g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
 - h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
 - i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.
 - j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.
 - k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
 - l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.
4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS DAY OF A.D., 2008.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

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DECLARATION OF RESTRICTIVE COVENANTS

KNOWN ALL BY THESE PRESENTS, that Gables Centre, LLC, a Florida limited liability company, hereinafter referred to as "Owner", hereby makes, declares, and imposes on the land herein described, the covenants running with the title to the land, which shall be binding on the Owners, their heirs, successors, and assigns, personal representatives, mortgages, lessees, and against all persons claiming by through or under them;

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WHEREAS, Owner holds the fee simple title to the land in the City of Coral Gables, Florida, described as:

Lots 13-34 and the East 7 feet of Lot 35, Block 18, of CORAL GABLES SECTION K, according to the Plat thereof, as recorded in Plat Book 8, Page 53, of the Public Records of Miami-Dade County, Florida.

WHEREAS, Gables Centre, LLC, as developer and owner of property, submitted Application No. 08-01-020 P and 12-01-030 P, to the Planning Department of the City of Coral Gables, requesting the following:

Deleted: 2020 SALZEDO

Amendment to the Future Land Use Map on Lots 13-34 and the East 7 feet of Lot 34, Block 18, Section "K" from Residential Use (Multi-Family) Medium Density and Commercial Use, Mid-Rise Intensity to Commercial Use, High-Rise Intensity.

A change of zoning from XA-15, Apartment to "CB" commercial on Lots 13-24; and Site Plan approval on Lots 13-34 and the East 7 feet of Lot 35.

Site Plan Approval to permit the construction of a proposed mixed-use project consisting of 3,481 square feet of commercial space up to 123 unit extended stay hotel and up to 99 residential units.

Deleted: no

Deleted: restaurant,

WHEREAS, the Planning Department is requiring that the Owner provide a Restrictive Covenant as part and parcel of the approval agreeing to certain condition.

NOW, THEREFORE, IN ORDER TO ASSURE the City of Coral Gables that the representations made by the Owner in connection with the approvals by the City and issuance of a certificate of use and occupancy, will be abided by. The Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictive Covenant covering and running with the Property and agrees as follows;

1. The above recitations are true and correct and are incorporated herein in their entirety.

2. The property will be developed in substantial conformity with the site plan prepared by the architectural firm of Cohen, Freedman, Encinosa & Associates dated October 2, 2002; Landscape plans prepared by Fuster Design Associates, P.A. dated September 16, 2002; and Traffic Impact Study prepared by Transport Analysis Professionals dated September, 2002 and revised February 27, 2002, on file in the office of the Planning Director of the City of Coral Gables (hereinafter referred to as the "Site Plan").
3. All documentation and exhibits prepared and provided to the Planning Department as a part of the application package dated October 2, 2002.
4. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
 - a) Apply for and secure administrative review and approval for building setback relief (0' foot setback proposed) as permitted for approved Mediterranean buildings located within the Central Business District (CBD) pursuant to Zoning Code Section 28-5(a)2.
 - b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
 - c) The deficit for sewer capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
 - d) Submit a construction parking and traffic management plan for the Building and Zoning Department's review and approval.
 - e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, as permitted in item "K" herein.
 - f) Payment shall be provided by applicant, its successors and/or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from the proposed project.
 - g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning code provisions for extended hotels established in Section 3-6(ff) and may be owned in a condominium for of ownership.
 - h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street and shall store all vehicles in building's garage in area designated for hotel guests.

Deleted: No person or entity may occupy a unit more than 60 continuous days and no more than 90 days in a calendar year.

- i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.
- j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.
- k) Applicant shall only be permitted to provide fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
- l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractor trailers for deliveries to residential apartment units shall be required to use the loading dock facilities on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.

5. The maximum permitted building height shall be ninety-seven (97) feet to the top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.

6. The fifty-nine (59) spaces for public use shall be attended parking available from 8:00 a.m. to 6:00 p.m., Monday through Friday, at city rates as amended from time to time, as provided for a ten year period or when the construction of Lot NO. 6 occurs, whichever occurs first (from the issuance of the Certificate of Occupancy of the property).

7. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City of Coral Gables, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the premises to determine whether or not the requirements of the Building and Zoning regulations and the conditions herein agreed to are being complied with.

8. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

9. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years unless sooner terminated by the City Commission.

10. This Declaration of Restrictive Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then, owner(s) of all of the Property, or if the property has been submitted to a condominium form of ownership, by an authorized representative of the condominium association responsible to manage

the condominium, in lieu of all the property owners, including joinders of all mortgages, if any, provided that the same is also approved by the City of Coral Gables. Should this Declaration of Restrictions be so modified, amended or released, the City shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

11. Enforcement shall be by action at law or in equity against any parties or person violating, or attempting to violate, any covenants, either to restrain violations or to recover damages. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of their attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

12. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits and refuse to make any inspections or grant any approvals, until such time as there is compliance with this Declaration.

13. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

14. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City, and inspections made and approval of occupancy given by the City, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with this Declaration.

15. Invalidity of any of these covenants by judgment or Court shall not affect any of the provisions, which shall remain in full force and effect.

16. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner.

Signed, sealed, executed, and acknowledged on this ____ of _____, 2005.

Witness:

Gables Centre, LLC, a
Florida Limited Liability Company

Deleted: 2020 SALZEDO

Deleted: , a

Print Name: _____

By: _____

Print Name: _____

Print Name: _____

Address: _____

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of _____ by
_____ on behalf of _____, who is personally known to me or who
produced _____ identification.

Notary Public State of Florida
Print Name: _____

Commission No.: _____
Commission Expires: _____

1. A concrete pad or impervious pavers as a base.
2. Five (5) foot high enclosure walls.
3. An access gate.
- e. An impervious surface shall be provided between the trash container enclosure and the street or alley from which the containers will be serviced.
- f. Whenever possible, a hedge, or similar landscaping material, shall abut the enclosure walls.
3. Trash container rooms and enclosures shall be subject to review and approval by the Building and Zoning Department and the Public Service Director.
- (ee) Walls and fences. No wire fences may be erected in C-Use Districts except as provided for in Section 16.
- (ff) Extended-stay and suite hotels. Extended-stay and suite hotels as defined in this Code shall be permitted in all "C", Commercial zoned districts subject to all requirements established herein for the development of hotels, and the provision of the following additional conditions and restrictions. (3458)
 1. Each living unit may have a kitchenette, consisting of a kitchen sink, counter and cabinets, two stove cook top burners (no conventional oven) and/or microwave oven and refrigerator.
 2. Main service and laundry facilities must be offered and available to extended stay hotel residents.
 3. Conference, meeting and workout/fitness facilities must be provided within the hotel and shall only be for use of hotel residents.
 4. A restaurant or dining/banquet facility must be provided within the hotel and may be for resident only, or public use.
 5. Hotel staff must be on premises and on duty at all times.
 6. No more than ten (10%) percent of individual guest shall register, reside, or occupy any room or rooms within the same licensed hotel for more than a 180 day period.
 7. No business licenses shall be issued for any business operating from any guestroom of the hotel.

8. No facility under this section may be converted to or used as an apartment or condominium.
9. Each hotel building shall contain a minimum of twenty-five hundred (2,500) square feet of floor area, exclusive of loggias, open porches, breezeways, porte-cocheres, and garages.
10. Each hotel guest room shall contain a minimum of two-hundred-fifty (250) square feet of floor area.
11. Off-street parking shall be required at the following rate:
 - a. One (1) parking space for each sleeping room.
 - b. One (1) employee parking space for each eight (8) hotel sleeping rooms.
 - c. Required spaces for other uses in hotel shall be provided as required by Code.
12. Each guest room having a stove top burner unit shall be required to include a sixty (60) minute (maximum time frame) automatic power off timer for each unit.
13. A hard wire smoke detector shall be provided and installed in each guest room.
14. Each hotel shall be protected with an alarm system and a sprinkler system meeting the requirements of the Life Safety Code.

Sec. 3-7 - M-Use districts.

M-Uses are intended to accommodate industrial uses within a limited geographic area. In an M-Use District only CA, CB, CC and M Uses as defined herein, and Special-Uses as defined in hereof, shall be permitted. For the purpose of this code M-Uses hereby are defined as follows: (2574)

- (a) Permitted principal uses and structures.
 1. Every use permitted in a CC-Use District.
 2. Arms, firearms sales (only upon special permission of the City Commission).
 3. Adult book store, adult motion picture theater and massage salon.
 4. Animal hospital (see Veterinarian clinic).
 5. Auto laundries (car wash).
 6. Beauty shops (for dogs and cats, no boarding).

City of Coral Gables Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: April 9, 2008

Subject: **Application No. 03-08-058-P. Amendments to Conditions of Approval.** Reconsideration of previously approved Ordinance No. 3608 of the City Commission of Coral Gables which approved a mixed-use project (Gables Rental Apartment Hotel/St. George) on Lots 13-34 and east 7 feet of Lot 35, Block 18, Section "K", Coral Gables, Florida [bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east)], Coral Gables, Florida; whereas, the applicant desires to amend two conditions which include the removal of a self-imposed provision restricting the maximum length of stay for hotel occupants and a modification to provide commercial use in place of a restaurant on the ground floor, the approval and all other conditions of approval contained in Ordinance No. 3608 and the Restrictive Covenant shall remain in effect; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.

Recommendation

The Planning Department recommends approval of the proposed amendments to Ordinance No. 3608 and the Declaration of Restrictive Covenant.

Background

The applicant is requesting removal of a provision restricting the maximum length of stay for hotel occupants and modification to provide commercial use in place of a restaurant on the ground floor. See Attachment A for the applicant's letter of intent.

A copy of the draft Ordinance with proposed amendments in strikethrough/underline format is provided as Attachment B. The adopted Ordinance No. 3608 is provided as Attachment C.

On December 17, 2002 the City Commission approved (vote: 3-2) a change of land use and zoning for a mixed-use project consisting of a 3,481 square foot restaurant, 123 unit extended stay hotel and 99 residential units with a maximum permitted building height of 97 feet. The December 17, 2002 City Commission Cover Memos are provided as Attachments D & E.

Since that time the applicant submitted building plans to the Building and Zoning Department where the applicant has applied for and received building permits. The City Attorney has advised that because permits have been submitted that the project is still regulated by the previous Zoning Code.

Proposed Amendments

The applicant is requesting to amend Ordinance No. 3608 and the Declaration of Restrictive Covenants tied to the development approval of this project. The applicant is requesting the removal of a self-imposed restriction limiting the length of stay for an extended stay hotel occupant. The length of stay for extended stay hotel occupants will be regulated by established Zoning Code provisions. The applicant is also requesting a modification to provide commercial use in place of a restaurant on the ground floor. This change has no effect on the project other than reducing the required amount of parking due to the fact that restaurants require more parking than general commercial use.

The Planning Department recommends approval of the amendments as they are minor in nature and do not affect the project's height or massing.

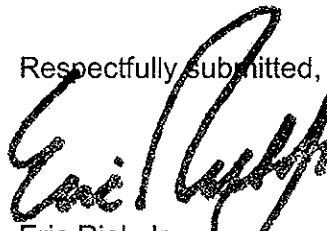
Public Notification/Comments

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

Type	Explanation
Courtesy notification of all property owners within 1,000 feet of subject property	Completed 03.27.08
Certified notification letter mailed to adjoining property owners	Completed 03.27.08
Newspaper ad published	Completed 03.27.08
Posted property	Completed 03.27.08
Posted agenda on City web page/City Hall	Completed 04.04.08
Posted Staff report on City web page	Completed 04.04.08

Staff notified all property owners within 1,000 feet of the subject property to advise them of the request and provide an opportunity to comment on the application. The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment F. The property has also been posted to advise of the Planning and Zoning Board meeting date.

Respectfully submitted,



Eric Riel, Jr.
Planning Director
City of Coral Gables

St. George – Amendments to Conditions of Approval

April 9, 2008

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Attachments:

- A. Applicant's Letter of Intent.
- B. Draft Ordinance amending Ordinance No. 3608.
- C. Ordinance No. 3608.
- D. December 17, 2002 City Commission Cover Memo (Change of Land Use).
- E. December 17, 2002 City Commission Cover Memo (Change of Zoning and Site Plan).
- F. Synopsis of comments received from property owners within 1,000 feet.

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Guilford & Associates, P.A.
Attorneys at Law

F.W. MORT GUILFORD
E-MAIL: FWG@GUILFORDASSOC.COM
F.W. ZEKE GUILFORD
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

2222 PONCE DE LEON BOULEVARD
6TH FLOOR
CORAL GABLES, FLORIDA 33134
TEL (305) 446-8411
FAX (305) 445-0563

March 27, 2008

Mr. Scot Bolyard
Planning
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: St. George / 2020 Salzedo St. / Ordinance 3608

Dear Mr. Bolyard,

We represent Gables Centre, LLC, relative to the above-referenced property. We are proposing make two modifications to Ordinance 3608 passed and adopted by the City of Coral Gables on December 17, 2002 and the Declaration of Restrictive Covenant.

First, we would like to delete the provision regarding the maximum length of stay by an individual or entity. Paragraph "4g" of the Ordinance provides that the developer/owner must adhere to section 3-6 (ff) of the Coral Gables zoning code and the Declaration of Restrictive Covenant provides exact time limitations. It is my understanding, that the developer placed this restriction upon itself in order to know how many times a year a room would turn over. Under the new zoning code all references have been removed regarding the maximum and minimum lengths of stay. In addition, the proposed modification will promote a more stable occupancy for this portion of the project and will better satisfy market demand based upon historical length of stay. The 2007 Corporate Housing Industry Report provides that the average stay at an extended stay hotel is in excess of sixty (60) days. As such, we are requesting that this provision be deleted from the Ordinance and the Declaration of Restrictive Covenant.

Further, we are requesting a clarification and or a slight modification to the "Whereas" clauses in both Ordinance 3608 and the Declaration of Restrictive Covenant, related to the building program for the development. Currently, the Ordinance and the Declaration of Restrictive Covenant provides that there will be a 3481 square foot restaurant. We are requesting a modification to change the word restaurant to commercial use. The elimination of a restaurant will provide additional parking in the building.

Scott Bolyard, Planning
March 27, 2008
Page 2

Once you have had a chance to review the above, please call me in order that we can discuss the same. Thanking you for your courtesy and cooperation in this regard.

Very Sincerely,
Guilford & Associates, P.A.


F.W. Zeke Guilford, Esq.

AMENDED**CITY OF CORAL GABLES, FLORIDA****ORDINANCE NO. 3608**

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", BY PROVIDING FOR A CHANGE OF ZONING FROM "XA-15", APARTMENT TO "CB", COMMERCIAL ON LOTS 13-24, AND MIXED-USE SITE PLAN REVIEW ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K", (NO ADDRESS – BOUNDED BY SALZEDO STREET AND NAVARRE AVENUE AND MINORCA AVENUE), CORAL GABLES FLORIDA; SUBJECT TO CERTAIN CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot ~~restaurant~~ feet of commercial space, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the construction of the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002 recommended approval of the change in zoning and site plan on first reading.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street

and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
 - b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
 - c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
 - d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.
2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.
3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
 - a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.
 - b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
 - c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
 - d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
 - e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
 - f) Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
 - g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
 - h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.

- i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.
 - j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.
 - k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
 - l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.
4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS DAY OF A.D., 2002.

APPROVED:

DONALD D. SLESNICK, II
MAYOR

ATTEST:

YOLANDA AGUILAR
CITY CLERK

CITY OF CORAL GABLES, FLORIDA**ORDINANCE NO. 3608**

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", BY PROVIDING FOR A CHANGE OF ZONING FROM "XA-15", APARTMENT TO "CB", COMMERCIAL ON LOTS 13-24, AND MIXED-USE SITE PLAN REVIEW ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K", (NO ADDRESS – BOUNDED BY SALZEDO STREET AND NAVARRE AVENUE AND MINORCA AVENUE), CORAL GABLES FLORIDA; SUBJECT TO CERTAIN CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot. restaurant, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the construction of the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002 recommended approval of the change in zoning and site plan on first reading.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby

approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
 - b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
 - c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
 - d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.
2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.
3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
 - a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.
 - b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
 - c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
 - d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
 - e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
 - f) Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
 - g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
 - h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
 - i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.

- j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.
 - k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
 - l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.
4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS 17TH DAY OF DECEMBER, A.D., 2002.

(Motion moved by Vice Mayor Withers/Seconded by Commissioner Kerdyk)
(Commissioner Anderson/Commissioner Cabrera voting no)
(3/2 Vote)

APPROVED:

DONALD D. SLESNICK, II
MAYOR

ATTEST:

YOLANDA AGUILAR
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY



**City of Coral Gables
CITY COMMISSION MEETING
December 17, 2002**

ITEM TITLE:

Application No. 08-01-020-P, Second Reading. Request to consider a change of land use from "Residential Use (Multi-Family) Medium Density" and "Commercial Use, Mid-Rise Intensity", to "Commercial Use, High-Rise Intensity", on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", Coral Gables, Florida [bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east)]. The change of land use is a pre-requisite for a zoning change to permit the construction of a proposed mixed-use project consisting of 3,481 square foot restaurant, 123 unit extended stay hotel and 99 residential units.

RECOMMENDATION OF THE CITY MANAGER:

Recommendation for approval of the applicant's request for a change of land use from "Residential Use (Multi-Family) Medium Density" and "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" on the property legally described as Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", Coral Gables, Florida. This proposed change of land use is a pre-requisite for a change of zoning and site plan review for the proposed mixed-use project to be known as the "Gables Rental Apartment-Hotel" consisting of restaurant, hotel and residential uses.

BRIEF HISTORY:

Please find listed below a summary of the progress of the project:

- The proposed commercial mixed-use project was originally presented to the Local Planning Agency (Board on March 13, 2002), at which time the Board forwarded the proposal to the Commission with "no recommendation", (Vote: Ayes:1/Nays: 3).
- The Commission was presented the proposal on May 14, 2002, at that time the proposal was referred back to the Board for further consideration.
- The applicant presented a revised plan to the Board on July 24, 2002 for discussion purposes only. The Board identified issues at that meeting that they requested be addressed prior to re-submittal.

The issues and comments the Board brought forward at that time were:

- More height needed to be moved away from the Navarre Avenue side of the project to the Minorca Avenue side.
- Removal of the roof-top tennis court and continue to wrap the building around onto the Minorca Avenue side.
- The vertical wall along Navarre Avenue needed to be stepped back.
- Street section drawings comparing building height along Navarre and Minorca Avenues needed to be provided. The street section should include existing buildings and the proposed project, and should show the distance between buildings and comparison of the cornice heights.
- A study showing the massing of the surrounding buildings also needed to be provided.
- An on-street parking plan which indicates the number of parking spaces gained/lost due to the

proposed project needed to be provided.

- Provide a comparable massing study – depicting the existing properties, versus, the proposed project.
- Address the relocation of an existing pedestrian crosswalk on Salzedo Street including the cost, the pedestrian circulation plan supporting the location that it is to be moved to.

On October 9, 2002, the Planning and Zoning Board recommended approval, (Vote: Ayes: 6 / Nays: 0).

This project is consistent with the Comprehensive Plans Goals, Objectives and Policies, specifically those addressing the need to discourage urban sprawl and encourage infill and mixed-use downtown development. Although the proposed building is ten stories and requires a change of land use, the proposed maximum height of the building is only 97', which meets Code requirements for an eight story building. Also, the location of uses within the proposed building conforms to the commercial and multi-family residential land use designations that currently existing on the property.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
May 14, 2002		City Commission referred proposal back to the Planning and Zoning Board for further consideration.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
March 13, 2002	Local Planning Agency/Planning and Zoning Board	Forwarded to the Commission with "no recommendation" (Vote: Ayes: 1/Nays: 3).
July 24, 2002	Planning and Zoning Board	Presented as a discussion item. Board identified issues and requested resolution prior to re-submittal.
October 9, 2002	Local Planning Agency/Planning and Zoning Board	Approved Change in Land Use and Site Plan with Staff Conditions and the Parking Covenant be limited to 10 years or when the construction of Lot No. 6 occurs, whichever occurs first. (Vote: Ayes: 6 / Nays: 0)

FINANCIAL INFORMATION: (If Applicable) N/A

No.	Amount	Account No.	Source of Funds
1.			
Total:		APPROVED BY:	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
February 7, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
February 28, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
May 4, 2002	Ad giving Notice of Comprehensive Plan Amendments Public Hearing.
September 26 & October 2, 2002	Ad Notice of Public Hearing.
November 1, 2002	Ad giving Notice of Public Hearing.
December 5, 2002	Ad giving Notice of Public Hearing.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

ATTACHMENT(S):

- Exhibit A. Draft Ordinance.
- Exhibit B. October 9, 2002, Staff Report (to Local Planning Agency) regarding Change in Land Use, (with Attachments B – I).
- Exhibit C. October 9, 2002, Staff Report (to Planning and Zoning Board) regarding Change in Zoning and Site Plan (with Attachments A & B).
- Exhibit D. Applicant Binder.
- Exhibit E. October 9, 2002, LPA and Planning and Zoning Board meeting minutes (with Attachments A-E).
- Exhibit F. Updated Public Comments Summary.
- Exhibit G. Advertisements/Public Notices.



**City of Coral Gables
CITY COMMISSION MEETING
December 17, 2002**

ITEM TITLE:

Application No(s). 080-01-020-P and 12-01-030-P, Second Reading. Request to consider change in zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24 and mixed-used site plan review on Lots 13-34 and east 7 feet of Lot 35, Block 18, Section "K", Coral Gables, Florida [bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east)]. The change of zoning and site plan are required to permit the construction of a proposed mixed-use project to be known as the "Gables Rental Apartment- Hotel".

RECOMMENDATION OF THE CITY MANAGER:

Recommendation for approval of the change of zoning with conditions of the proposed project for Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", Coral Gables, Florida for the following:

- Change of zoning from "XA-15", Apartment to "CB", Commercial (Lots 13-24); and
- To permit the construction of a ten (10) story mixed-use project for a 1.42 acre parcel consisting of a 3,481 sq. ft. restaurant, 123 extended stay hotel rooms and 99 residential units with a 381 space parking garage, (Lots 13-34 and East 7 feet of Lot 35).

In furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies and the provisions for site plan review when considering a change of zoning, the recommendation is subject to the following conditions of approval:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
 - b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
 - c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
 - d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.
2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.
3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
 - a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.

- b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
 - c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
 - d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
 - e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
 - f) Payment shall be provided by applicant, it successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
 - g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
 - h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
 - i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.
 - j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.
 - k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
 - l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.
4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

BRIEF HISTORY:

See "Brief History" section of accompanying Agenda Item.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
May 14, 2002		City Commission referred proposal back to the Planning and Zoning Board for further consideration.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
March 13, 2002	Local Planning Agency/Planning and Zoning Board	Forwarded to the Commission with "no recommendation" (Vote: Ayes:1/Nays: 3).
July 24, 2002	Planning and Zoning Board	Presented as a discussion item. Board identified issues and requested resolution prior to re-submittal.
October 9, 2002	Planning and Zoning Board	Approved Change in Zoning and Site Plan with Staff Conditions as modified. (Vote: Ayes: 6 / Nays: 0)

FINANCIAL INFORMATION: (If Applicable) N/A

No.	Amount	Account No.	Source of Funds
1.			
Total:		APPROVED BY:	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
February 7, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1,000 feet.
February 28, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1,000 feet.
July 11, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1,000 feet.
July 11 & 17, 2002	Ad giving Notice of Public Hearing.
September 26, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1,000 feet.
September 26 & October 2, 2002	Ad giving Notice of Public Hearing.
November 27, 2002	Request to Publish Ad giving Notice of Public Hearing.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

ATTACHMENT(S):

- Exhibit A. Draft Ordinance.
- Exhibit B. October 9, 2002, Staff Report (to Planning and Zoning Board) regarding Change in Zoning, (with Attachments A & B).
- Exhibit C. October 9, 2002, Staff Report (to Local Planning Agency) regarding Change in Land Use, (with Attachments B – I).
- Exhibit D. Applicant Binder (refer to Applicant Binder in Change in Land Use package).
- Exhibit E. October 9, 2002, LPA and Planning and Zoning Board meeting minutes (with Attachments A-E).
- Exhibit F. Updated Public Comments Summary
- Exhibit G. Advertisements/Public Notices.

April 3, 2008
City of Coral Gables - Planning Department
Letters Received from Property Owners
Application No. 03-08-058-P Amendments to Conditions of Approval
St. George

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	4/01/08	H&M Investment Realty LLC 318 Majorca Ave # 304 Coral Gables, FL 33134		X	X	
2.	3/30/08	Vilma Banks 410 Zamora Ave Coral Gables, FL 33134		X	X	

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1 March 12th, 2008. There's a motion to
 2 approve the minutes. Is there a second?
 3 MR. SALMAN: (Indicates).
 4 CHAIRMAN KORGE: There's a second.
 5 Any discussion? No discussion?
 6 Let's call the roll on the minutes,
 7 please.
 8 MS. MENENDEZ: Pat Keon?
 9 MS. KEON: I wasn't here.
 10 MS. MENENDEZ: Javier Salman?
 11 MR. SALMAN: Yes.
 12 MS. MENENDEZ: Eibi Aizenstat?
 13 MR. AIZENSTAT: Yes.
 14 MS. MENENDEZ: Jack Coe?
 15 MR. COE: Yes.
 16 MS. MENENDEZ: Tom Korge?
 17 CHAIRMAN KORGE: Yes.
 18 The last application for today is
 19 Application Number 03-08-058-P,
 20 Amendments to Conditions of Approval
 21 regarding the Gables Rental Apartment
 22 Hotel, St. George?
 23 MR. BOLDYARD: Yes. It changed
 24 names.
 25 Good evening, Mr. Chairman, Members

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1 of the Board. You have before you a
 2 mixed-use project which is now known as
 3 St. George. It was formerly known as
 4 the Gables Rental Apartment Hotel.
 5 This project consists of 10
 6 stories. It's 97 feet in height, has 99
 7 rental residential units, 123 unit
 8 extended stay hotel, and a restaurant on
 9 the ground floor, which right now --
 10 right now it's a restaurant, at 3,481
 11 square feet.
 12 This received approval for changes
 13 in land use and zoning and a mixed-use
 14 site plan review by Planning and Zoning
 15 Board and City Commission back in 2002.
 16 The size and the massing of this
 17 building and the total number in mixed
 18 units are remaining the same as what was
 19 previously approved, and all the
 20 previously required conditions of
 21 approval with the exception of following
 22 requests and modifications are going to
 23 remain in effect. They're requesting to
 24 remove provisions restricting the
 25 maximum length of the stay for the

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1 hotel. This was a self-imposed
 2 restriction from the previous owner, and
 3 they are modifying the site plan to
 4 provide for commercial use in the place
 5 of the restaurant on the ground floor.
 6 Restaurants require more parking than
 7 commercial use. Therefore, this
 8 won't -- therefore, this will reduce the
 9 amount of required parking.
 10 The applicable notification, we
 11 mailed courtesy notices to all property
 12 owners within a thousand feet, posted
 13 the property and published the ad, and
 14 posted the Staff Report on line, and we
 15 only received two comments. Both were
 16 for no objections, with no comment.
 17 And I turn it over to the
 18 applicant.
 19 MR. COE: Mr. Chairman -- Are you
 20 finished? I'm sorry.
 21 MR. BOLDYARD: Yes.
 22 CHAIRMAN KORGE: Staff recommends
 23 approval?
 24 MR. BOLDYARD: Yes, Staff recommends
 25 approval.

16

1 CHAIRMAN KORGE: Thank you.
 2 MR. COE: I just have a couple of
 3 questions. How many parking spaces are
 4 you recommending that this plan be
 5 reduced by?
 6 Oh, you're involved in this, too,
 7 Zeke?
 8 MR. GUILFORD: I'm sorry.
 9 CHAIRMAN KORGE: Why don't we let
 10 the applicant make his presentation
 11 first?
 12 MR. GUILFORD: Mr. Chairman,
 13 Members of the Board, again, Zeke
 14 Guilford, with offices at 2222 Ponce de
 15 Ponce Boulevard.
 16 To answer Judge Coe's question, we
 17 are not reducing the parking. Actually,
 18 what this is, is a flexibility issue.
 19 For whatever reason, when they actually
 20 described the property, not even in a
 21 condition, it's actually in the whereas
 22 clause, it talks about what the -- that
 23 it's going to be X number of apartments,
 24 X number of extended stay, and X square
 25 feet of restaurant. What we wanted was

17

1 just the flexibility, if we don't have a
2 restaurant, to put commercial in, but
3 we're not changing the parking
4 requirements, so in fact a restaurant
5 can still go in there. The only thing
6 we're looking for is that flexibility,
7 because we need that flexibility for a
8 mixed use of -- at the time, 25/75.

9 So this basically would still
10 comply with the mixed use. So the only
11 thing we're saying is, you know, if we
12 can't get a restaurant, it's going to be
13 a commercial use, a retail use.

14 CHAIRMAN KORGE: But you're going
15 to build the same number of parking
16 spaces for the building?

17 MR. GUILFORD: The same number of
18 parking spaces, exactly.

19 MR. COE: I'm just looking at the
20 Staff's report. This change has no
21 effect on the project other than
22 reducing the required number of parking.

23 MR. GUILFORD: No, basically, what
24 we have --

25 MR. COE: That's not accurate?

18

1 MR. GUILFORD: That's not accurate.

2 MR. COE: Okay.

3 MR. GUILFORD: Basically, what
4 would happen is, is that potentially, by
5 going from restaurant to retail, it
6 reduces the parking.

7 MR. COE: Of course.

8 MR. GUILFORD: But we are not
9 reducing the parking.

10 MR. COE: Okay, that's all I wanted
11 to know. Other than that, you know, I
12 have no objection to it.

13 MR. SALMAN: It reduces the
14 required parking, so they'll have a
15 greater excess of parking.

16 MR. GUILFORD: Exactly.

17 The other change, basically, that
18 we're requesting is the removal of the
19 time period for the extended stay. It's
20 been removed in the new Code. In fact,
21 what we looked at is a report called the
22 2007 Corporate Housing Industry, and
23 what it says is that people stay more
24 than 60 days. So, based upon that, as
25 well as the removal from the new Zoning

19

1 Code, we're asking for removal of that
2 condition, as well.

3 CHAIRMAN KORGE: So, as amended,
4 the extended stay would be the same as
5 under the current Code?

6 MR. GUILFORD: Correct.

7 MR. AIZENSTAT: Now, let me ask you
8 a question, though. You're asking --
9 The new Zoning Code provides for that,
10 but are you -- your application is under
11 the old Zoning Code?

12 MR. GUILFORD: Correct.

13 MR. AIZENSTAT: Are you bringing
14 everything up to date to the new Zoning
15 Code, also?

16 MR. GUILFORD: No, actually, we
17 have already started construction under
18 the old Zoning Code, out there on the
19 site. So we're just asking this one
20 provision. When we actually looked at
21 it, and when Staff actually reviewed it
22 under the new Code, we actually couldn't
23 understand why that restriction was even
24 in there in the first place.

25 So, basically, what it says is that

20

1 we would comply with 3-6 of the Code.

2 Well, that section is now gone.

3 MR. COE: Right.

4 MR. GUILFORD: So, anyway, that's
5 kind of where we are.

6 MR. AIZENSTAT: And so that also
7 means that now you can put a thousand
8 square foot restaurant, and the rest
9 commercial.

10 MR. GUILFORD: And the rest
11 commercial.

12 MR. AIZENSTAT: You're just giving
13 yourself the flexibility --

14 MR. GUILFORD: Yes, absolutely.

15 MR. AIZENSTAT: -- to do what you'd
16 like to do.

17 MR. GUILFORD: Absolutely.

18 MR. SALMAN: Question.

19 MR. GUILFORD: Yes, sir.

20 MR. SALMAN: The length of stay
21 that you want relief from --

22 MR. GUILFORD: Yes.

23 MR. SALMAN: What was the length of
24 stay that you wanted the relief from?

25 MR. GUILFORD: It's actually -- in

21

1 the restrictive covenant, it is actually
2 60 days.
3 MR. SALMAN: 60 days?
4 MR. GUILFORD: We really -- to be
5 honest with you, we can't -- we don't
6 know where that came from, because
7 actually, under the planning review, it
8 actually said pursuant to, I think, 3G
9 of the Zoning Code, or whatever the
10 actual provision was. So we don't know
11 if it was the owner. I don't recall if
12 the owner said, "I want to put that on
13 myself, so I don't -- you know, know
14 when it's coming around," or what the
15 issue is, but it was something that was
16 not a requirement under the Planning
17 Board Staff recommendation.
18 MR. SALMAN: Could it have --
19 MR. COE: It's a self-imposed --
20 MR. GUILFORD: It was a
21 self-imposed --
22 MR. COE: -- restriction.
23 MR. SALMAN: Self --
24 MR. GUILFORD: Exactly.
25 MR. COE: Yeah.

22

1 MR. SALMAN: Do you anticipate
2 having hotel visitors for more than 60
3 days?
4 MR. GUILFORD: Potentially,
5 according to the corporate report, they
6 do stay more than 60 days. So a
7 corporate could potentially rent it
8 for -- I'm going to just -- six months,
9 and just come and go and use it versus
10 a -- a place to stay versus a hotel.
11 MR. SALMAN: But it will be full
12 hotel function?
13 MR. GUILFORD: It will be full
14 hotel function.
15 MR. SALMAN: Okay. But my point is
16 the following. Hotel rooms tend not to
17 be living units, they're hotel units.
18 MR. GUILFORD: Correct.
19 MR. SALMAN: The size requirements
20 are totally different.
21 MR. GUILFORD: Right.
22 MR. SALMAN: The self-imposition
23 may have come as a result of limiting
24 the use to hotel use, as opposed to
25 being apartments, because that was --

23

1 MR. GUILFORD: No, actually --
2 MR. SALMAN: That was a way that
3 people got through that, before --
4 MR. GUILFORD: Okay, what happened
5 is, here, actually, when we actually
6 went forward in the original
7 application, half of this property was
8 commercial and half of it was
9 residential. In order to make it a
10 mixed use, we actually changed the
11 residential portion to commercial, and
12 that's the reason, if you look at the
13 site plan, you have the actual
14 condominiums on the residential side and
15 the hotel on the commercial side, and
16 then you actually have the provisions
17 which are specifically for extended
18 stay. So we comply with the specific
19 provisions for the extended stay.
20 MR. SALMAN: Okay.
21 MR. GUILFORD: -- size-wise,
22 kitchenettes -- you know, I think
23 there's no hoods and different types of
24 restrictions on that.
25 MR. RIEL: And just for the record,

24

1 we actually -- we had extended stay
2 provisions in the old Zoning Code. They
3 were removed as a part of the rewrite.
4 I don't know if you recall that
5 discussion. So there are no provisions.
6 That's why Staff didn't have a problem
7 with the removal of this.
8 MR. SALMAN: Okay.
9 CHAIRMAN KORGE: Any more questions
10 for the applicant?
11 Is there anybody from the public
12 who wishes to speak at this time?
13 Nobody?
14 MR. COE: Move Staff's
15 recommendation, Mr. Chairman.
16 CHAIRMAN KORGE: Motion for
17 approval.
18 MR. SALMAN: Second.
19 MS. KEON: Second.
20 CHAIRMAN KORGE: Second, two
21 seconds, Pat and Javier. Any
22 discussion?
23 MR. COE: Call the question.
24 CHAIRMAN KORGE: No discussion.
25 Let's call the vote, please.

25

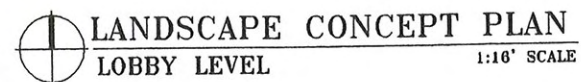
1 MS. MENENDEZ: Javier Salman?
 2 MR. SALMAN: Yes.
 3 MS. MENENDEZ: Eibi Aizenstat?
 4 MR. AIZENSTAT: Yes.
 5 MS. MENENDEZ: Jack Coe?
 6 MR. COE: Yes.
 7 MS. MENENDEZ: Pat Keon?
 8 MS. KEON: Yes.
 9 MS. MENENDEZ: Tom Korge?
 10 CHAIRMAN KORGE: Yes.
 11 MR. GUILFORD: Thank you very much.
 12 MR. COE: Do we have the Planning
 13 Director --
 14 CHAIRMAN KORGE: That was quick.
 15 MR. COE: Anything from the
 16 Planning Director?
 17 CHAIRMAN KORGE: Anything else?
 18 MR. AIZENSTAT: Any comments?
 19 MR. RIEL: May 14th.
 20 CHAIRMAN KORGE: May 14th is the
 21 next meeting.
 22 MR. COE: May 14th. That's the
 23 Planning Director's comments?
 24 CHAIRMAN KORGE: The meeting is
 25 adjourned.

26

1 MR. AIZENSTAT: No comments,
 2 nothing?
 3 MR. COE: It says Items From the --
 4 You have no items today? It says Number
 5 7, items from you. You have no items?
 6 MR. RIEL: We have no items today.
 7 MR. COE: Okay. 23 minutes.
 8 (Thereupon, the meeting was
 9 adjourned at 6:23 p.m.)
 10
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 25

27

1 C E R T I F I C A T E
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7 I, JOAN L. BAILEY, Registered Diplomat
 8 Reporter, Florida Professional Reporter, and a
 9 Notary Public for the State of Florida at Large,
 10 do hereby certify that I was authorized to and
 11 did stenographically report the foregoing
 12 proceedings and that the transcript is a true and
 13 complete record of my stenographic notes.
 14
 15 DATED this 14th day of April, 2008.
 16
 17
 18
 19
 20 JOAN L. BAILEY, RDR, FPR
 21
 22
 23
 24
 25



TREES & PALMS APPOINTMENT HOLES							
CODE	QUAN	PG	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLR TRK	REMARKS
CD	8	1	<i>Coccoloba diversifolia</i> Pigeon Plum	12' - 14'	7' - 8'	6' - 7'	Full Canopy Match
PE	6		<i>Psychospora elegans</i> triple Triple Alexander Palm	12' - 18'			Staggered Trunk Heights
RX	4		<i>Rhopis excelsa</i> Lady Palm	7' - 8'	4' - 5'	13 gallon	16 Canes Minimum Full
SM	22		<i>Suaeda Mahogany</i> West Indian Mahogany	12' - 14'	8' - 9'	6' - 7'	Full Canopy
SN	22		<i>Streitzia Nicolai</i> White Bird of Paradise	7' - 8'	8' - 9'		Whole Leaves f not ripped
SP	10		<i>Sisal Palmato</i> Cabbage Palm	16' - 24'			Staggered Clusters As Shown 2 @ 24', 4 @ 20', 4 @ 16'

CODE	QUAN. PG.1	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
CAT	8	Chenopodium Gasterocarpum Cat Palm	4' - 5'	4' - 5'	15 Gallon	10 Canes Minimum
CHR	120	Chrysalidocarpus laccu Conceptus	20' - 24'	10'-20"	3 Gallon	Full to Base , 2' On Center
ING	25	Irona * Irona drank * Hybrid Irona	20' - 24'	20' - 24'	3 Gallon	Full to Base, 2' On Center
JAS	130	Jasminum Simplexifolium Blue Jasmin	16' - 18'	16' - 18'	3 Gallon	2' On Center
PHI	45	Philodendron Sellowii Split Leaf Philodendron	3' - 3.5'	3' - 3.5'	7 Gallon	Full To Base
SCH	100	Schottlera Aparitica's Gold C. Dwarf Schottlera	2' - 2.5'	20' - 24'	3 Gallon	Full To Base , 2' on center

ORIGINAL



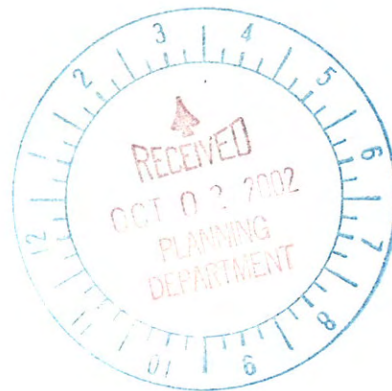
APARTMENT/HOTEL @ CORAL GABLES
GROUND LEVEL LANDSCAPE CONCEPT PLAN

REVISÉ
SEPT-16-02
DATE
W. PEREZ
DRAWN BY
E. FUSTER
APPROVED BY

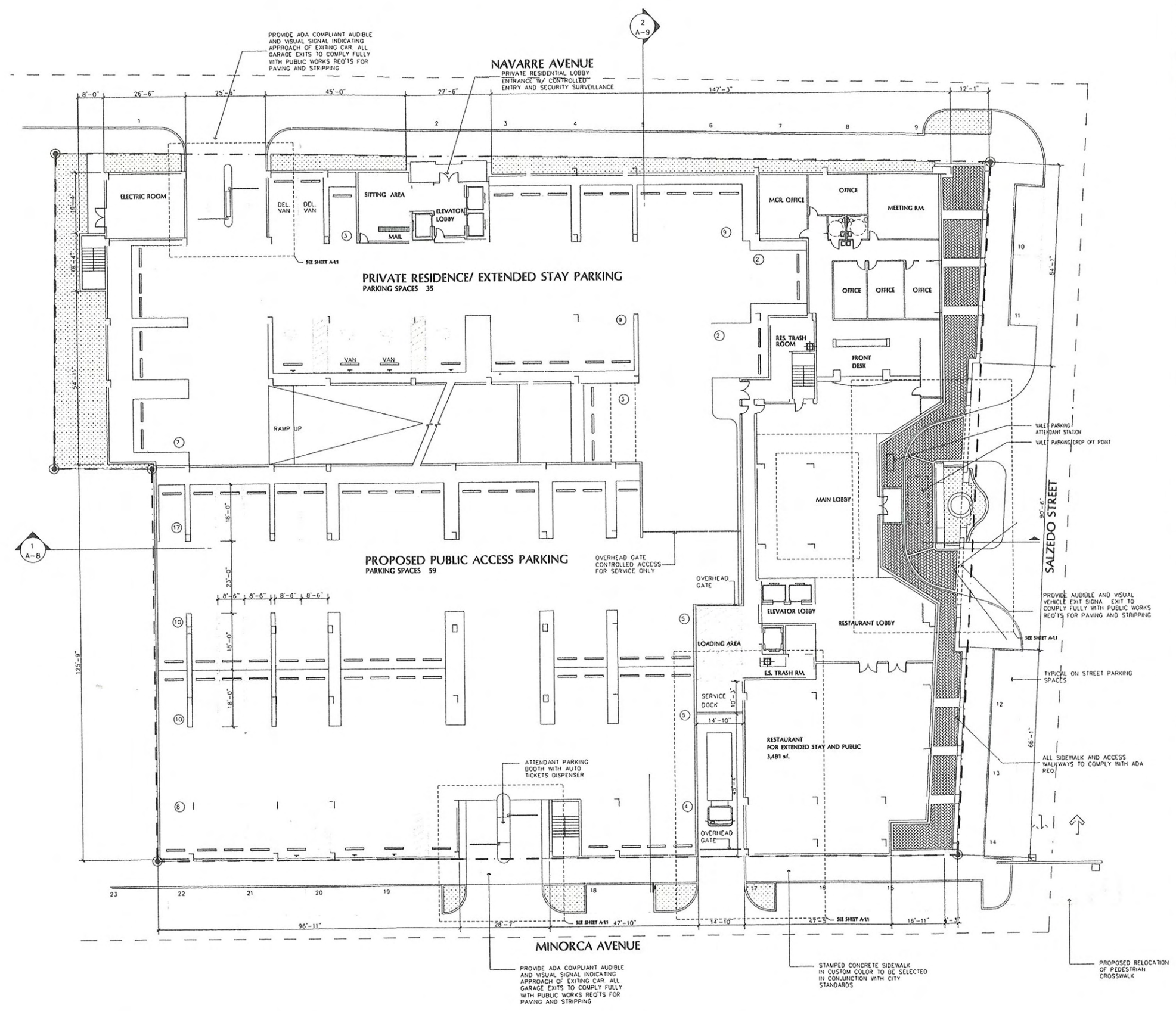
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ci\acc...\walgreens-23.....

SHEET
L1
OF TWO



ORIGINAL



A GROUND FL. - LOBBY LEVEL
1/16" = 1'-0"



AREA CALCULATION

RESIDENTIAL	1,611 s.f.
EXTENDED STAY	7,902 s.f.
COMMERCIAL (RESTAURANT)	3,481 s.f.
PARKING SPACES	94

PARKING CALCULATION

	PROVIDED	H.C. PROVIDED	TOTAL
PRIVATE RESIDENCE/EXTENDED STAY PARKING	31	4	35
PUBLIC ACCESS PARKING	56	3	59
TOTAL			94

REVISED PROPOSED PLAN
OCT. 02, 2002



COHEN-FREEDMAN-ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street
Miami Lakes, Florida 33016
305-826-3999

GABLES RENTAL APARTMENT
SALZEDO & MINORCA, CORAL GABLES, FL

revisions

1.	2/26/02
2.	7/16/02
3.	10/02/02

drawn by: FORM
date: 6/1/01
sheet no: A-10
project:

ORIGINAL



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Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826-3999

GABLES RENTAL APARTMENT
SALZEDO & MINORCA, CORAL GABLES, FL

revisions:
1. 2/26/02
2. 7/18/02
3. 10/02/02

drawn by: FORM
date: 6/1/01

sheet no: A-20
project:



A EAST ELEVATION • SALZEDO
3/32" = 1'-0"

REVISED PROPOSED PLAN
OCT. 02, 2002

ORIGINAL



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Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

GABLES RENTAL APARTMENT
SALZEDO & MINORCA, CORAL GABLES, FL

- revisions:
- 1. 2/26/02
 - 2. 7/16/02
 - 3. 10/02/02

drawn by: FORM
date: 6/1/01
sheet no: A-21
project:



A SOUTH ELEVATION-MINORCA
3/32" = 1'-0"

REVISED PROPOSED PLAN
OCT. 02, 2002

ORIGINAL

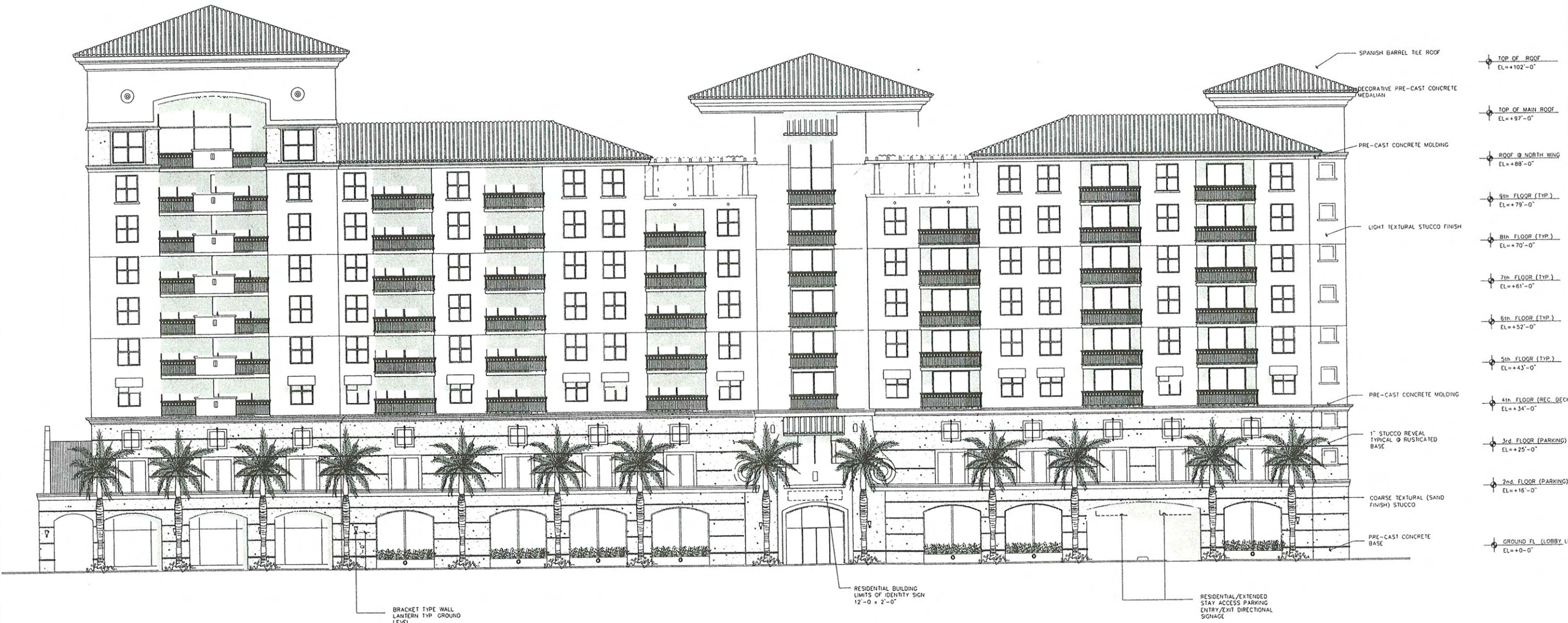


COHEN • FREEDMAN • ENCINOSA & ASSOC.
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GABLES RENTAL APARTMENT
SALZEDO & MINORCA, CORAL GABLES, FL

- revisions:
- 1. 2/28/02
 - 2. 7/16/02
 - 3. 10/02/02

drawn by: FORM
date: 8/1/01
sheet no: A-22
project:



A NORTH ELEVATION • NAVARRE AVE.
3/32" = 1'-0"

REVISED PROPOSED PLAN
OCT. 02, 2002

UPDATED

April 9, 2008

City of Coral Gables - Planning Department Letters Received from Property Owners

Application No. 03-08-058-P Amendments to Conditions of Approval

St. George

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	04/07/08	Ana Maria De Armas Hernandez 426 Alhambra Circle Coral Gables, FL 33134		X	X	
2.	4/01/08	H&M Investment Realty LLC 318 Majorca Ave # 304 Coral Gables, FL 33134		X	X	
3.	3/30/08	Vilma Banks 410 Zamora Ave Coral Gables, FL 33134		X	X	

Exhibit G