

**CITY OF CORAL GABLES  
- MEMORANDUM -**

<b>TO:</b>	Planning and Zoning Board	<b>DATE:</b>	December 9, 2015
<b>FROM:</b>	Ramon Trias, AIA AICP LEED AP Director of Planning and Zoning	<b>SUBJECT:</b>	Gables Ponce III Executive Summary

---

## Project Information

Gables Ponce III is located in the South Industrial Mixed Use Overlay District (MXOD) and is adjacent to Gables Ponce I and Gables Ponce II which is to the east and south of the property. The proposed mixed use building includes residential units, live-work units, and ground floor retail.

<b>Site Area</b>	1.69 acres (73,461 sf)
<b>FAR</b>	3.49 FAR (256,313 sf) 12,246 sf Retail 197,477 sf Residential
<b>Height</b>	9 Stories 94 '8" Habitable Height
<b>Program</b>	<ul style="list-style-type: none"> <li>• Ground floor retail</li> <li>• 10 Ground floor Live-work units</li> <li>• 76 Studio and One-bedroom units</li> <li>• 88 Two-bedroom units</li> <li>• 30 Three or more bedroom units</li> </ul>
<b>Parking</b>	416 spaces

## Applicant's Request

### 1. Mixed Use Site Plan Review

- Mixed Use Site Plan Review for the mixed use project referred to as Gables Ponce III.

## Staff Recommendation\*

- ### 1. Mixed Use Site Plan Review - Approval with conditions.

*\*See Complete Staff Report for more information.*

# Applicant Request: Mixed Use Site Plan Review

## Site Plan



## Granello Avenue (South) Elevation





# City of Coral Gables Planning and Zoning Staff Report (Updated: January 4, 2016)

Applicant: LG Ponce III, LLC  
Application: Mixed Use Site Plan Review  
Property: Gables Ponce III (363 Granello Avenue)  
Public Hearing: Planning and Zoning Board  
**Date & Time: December 9, 2015; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

Mixed use site plan review for the mixed use project referred to as “Gables Ponce III,” as follows:

*A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)” for the mixed use project referred to as “Gables Ponce III” on the property legally described as Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida; including required conditions, and providing for an effective date.*

Mixed use site plans require review and recommendation by the Planning and Zoning Board with approval granted by the City Commission at one (1) public hearing (via Resolution).

## 2. APPLICATION SUMMARY

### Project Summary

LG Ponce III, LLC, owners (hereinafter referred to as the “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for mixed use site plan review for consideration at public hearings for the mixed use project referred to as “Gables Ponce III” pursuant to and in accordance with the City of Coral Gables Zoning Code Mixed Use District (MXD) provisions. The application package submitted by the Applicant is provided as Attachment A.

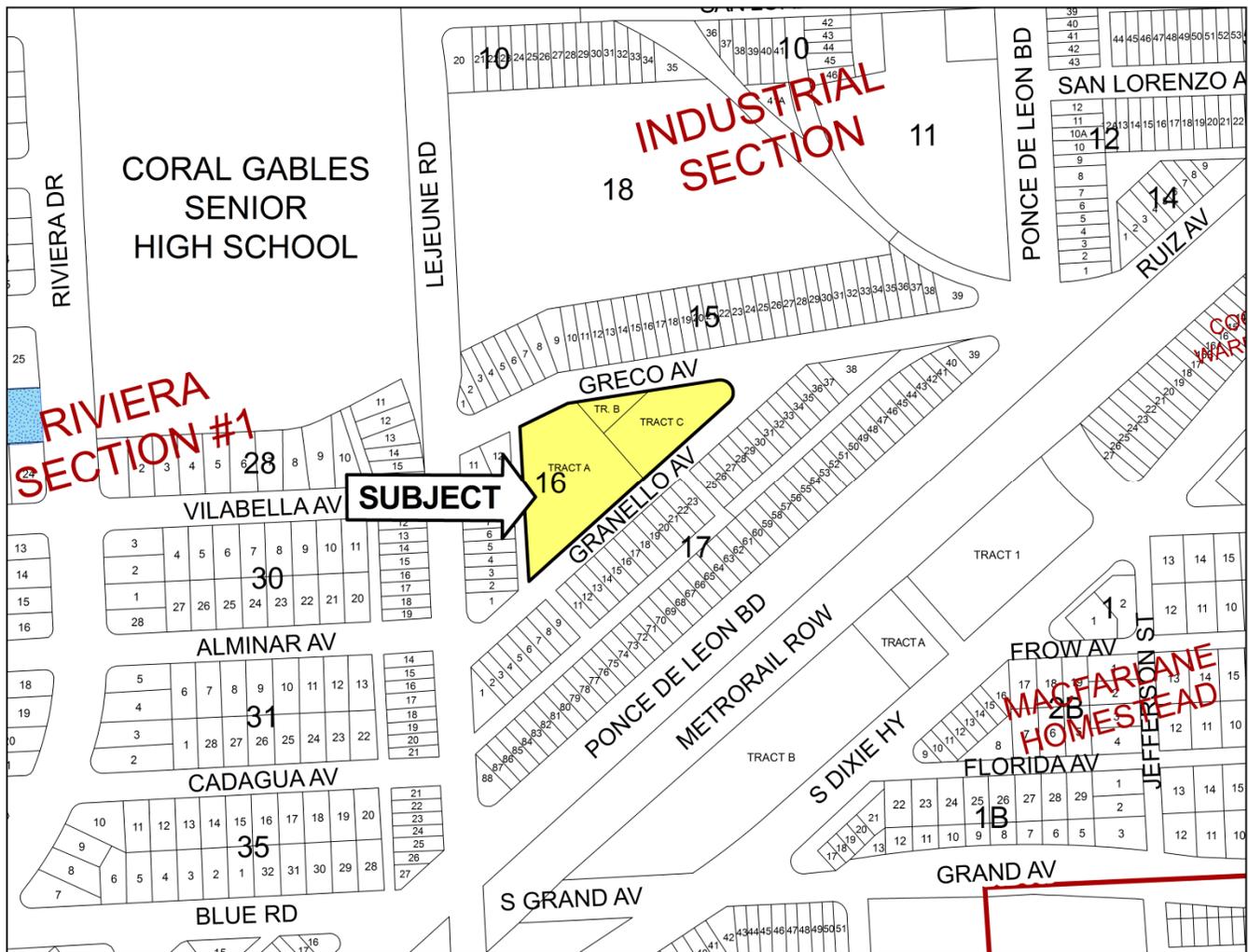
This property is located within the City’s South Industrial Mixed Use Overlay District (MXOD) on the southwest corner of the intersection of Greco Avenue and Granello Avenue, and is 1.69 acres (73,461 sq. ft.) in size. The property is bounded by Greco Avenue (north), Granello Avenue (southeast), and an alley (west). City Parking Lot 31 and a vacant lot are located on the other side of the alley to the west. One story commercial buildings and a parking lot are located across Greco Avenue to the north. Located across Granello Avenue to the south is Gables Ponce I and II which are mixed use developments measuring 100 feet in height. The site currently contains a one story structure with a parking lot. The property has a Future Land Use Map (FLUM) designation of “Industrial Use” and a zoning designation of

“Industrial District (I),” which are appropriate designations for the proposed mixed use project.

The project consists of a nine (9) story/94’-8” building containing a total of 255,601 sq. ft., consisting of 12,246 sq. ft. of retail on the ground floor and 204 residential units, including 10 live-work units. There are 416 parking spaces proposed. A total of 413 parking spaces are required, as indicated within the application package. The project includes 6,833 sf of publicly-accessible open space at the ground level, and 3,308 sf of rooftop open space as an amenity for residents.

The property is bounded by Greco Avenue (north), Granello Avenue (southeast), and an alley (west), as shown on the following location map and aerials:

**Location Map**



**Aerial**



**Aerial with 45 degree Building Perspective (from Google Maps)**



**Site Data and Surrounding Uses**

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

**Existing Property Designations**

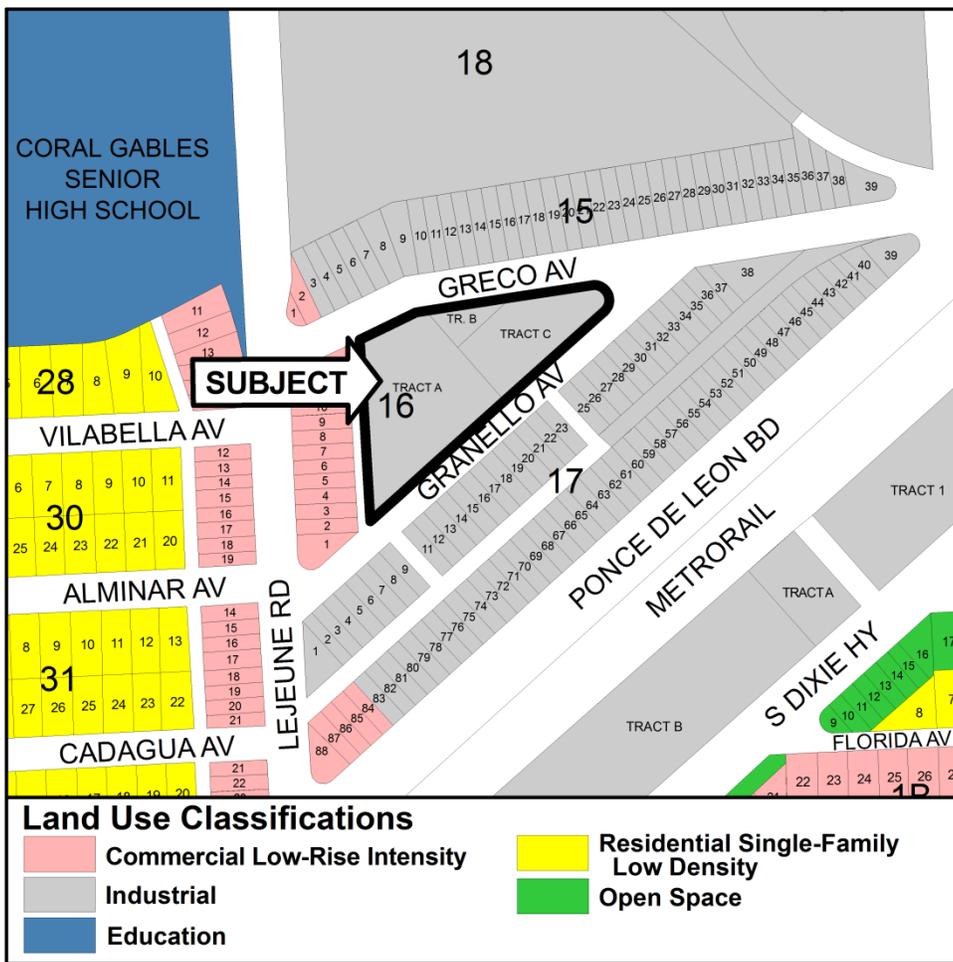
Land Use Map designation	Industrial Use
Zoning Map designation	Industrial District (I)
Mixed Use Overlay District (MXOD)	Yes - South Industrial MXOD
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

**Surrounding Land Uses**

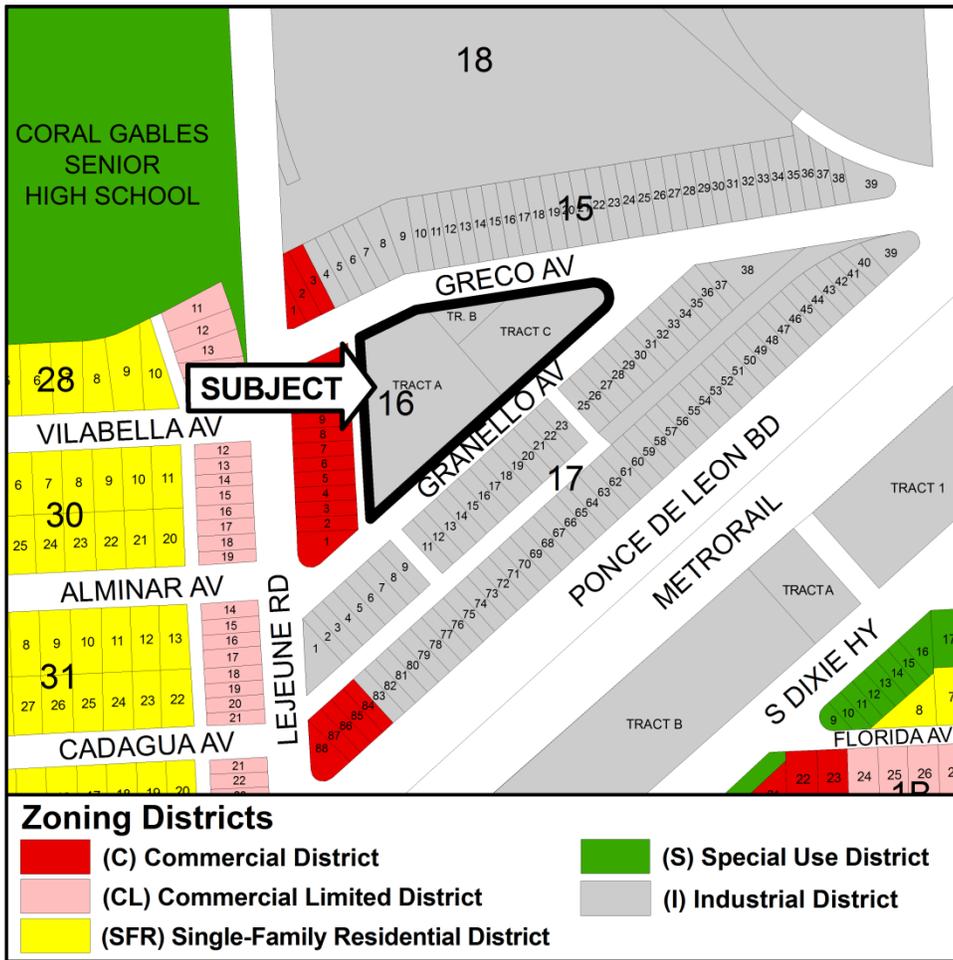
Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	1-story commercial buildings	Industrial	Industrial District (I)
South	Gables Ponce I and II	Industrial	Industrial District (I)
East	1-story industrial building	Industrial	Industrial District (I)
West	City Parking Lot 31 and a vacant lot	Commercial Low-Rise Intensity	Commercial District (C)

The Applicant proposes no changes to the property’s existing land use and zoning designations, illustrated in the following maps:

**Existing Future Land Use Map**



### Existing Zoning Map



### 3. APPLICANT'S PROPOSAL

#### Proposal – Mixed Use Project

The Application package submitted by the Applicant (see Attachment A) includes the following:

- 1) Application;
- 2) Concurrency impact statement;
- 3) Public school concurrency determination;
- 4) Cover letter;
- 5) Survey of property;
- 6) Aerial and site photos;
- 7) On-street parking analysis;
- 8) 3D massing model;
- 9) Zoning data;
- 10) Architectural plans and elevations;
- 11) Tree survey and vegetation assessment;

- 12) Pedestrian amenities plan;
- 13) Landscape plan;
- 14) Traffic impact analysis executive summary.

*Mediterranean Architectural Style*

Mediterranean architectural style is required for mixed use projects located within a Mixed Use Overlay District (MXOD). The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 07.02.15.

*Site Plan Information:*

Type	Permitted	Proposed
Total site area	---	73,461 sq. ft. (1.69 acres)
3.5 FAR x total site area	257,114 sq. ft.	---
Total square footage of building	---	255,601 sq. ft.
Retail square footage	---	12,246 sq. ft.
Residential square footage	---	194,312 sq. ft.
Building height	Up to 100'-0"	94'-8"
Number of floors	10 floors	9 floors
Residential unit total	No density limitations (units/acre) within a designated MXOD	204 units (120 units/acre)
Residential unit mix:		
Live-work		10 units
Studio & One bedroom		76 units
Two bedrooms		88 units
Three or more bedrooms		30 units

*Parking:*

Off-street (onsite) parking		
Uses	Required	Proposed
Residential units	375 spaces	-----
Ground floor uses	38 spaces	----
Total off-street (on-site) parking	413 spaces	416 spaces
Additional parking provided	---	3 spaces

There are currently thirty-six (36) on-street parking spaces adjacent to the property along Granello Avenue and Greco Avenue. The applicant’s Pedestrian Amenities and Streetscape Plan indicates that there will be twenty-four (24) on-street parking spaces resulting from the proposed development causing a loss of twelve (12) on-street parking spaces. As a result, the Applicant, property owner(s), its successors or assigns, shall be required to reimburse the City for the costs associated with the loss of on-street parking in accordance with City requirements.

**Setbacks:**

Type	Required*	Proposed
Front setback (Granello Avenue)	0' min. up to 45'	0'
Side street setback (Greco Avenue)	0' min. up to 45'	Varies – 10' min.
Rear setback (alley)	0' min. up to 45'	Varies – 0' min.

\* *Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses.*

**Stepbacks:**

Type	Required*	Proposed
Front (Granello Avenue)	10' min. over 45'	10'
Side street (Greco Avenue)	10' min. over 45'	Varies – 10' min.
Rear (alley)	10' min. over 45'	Varies 0' – 40'**

\* *Vertical building stepbacks are required for MXD buildings when setback reductions are requested.*

\*\* *Minor modifications to stepback requirements may be approved by the Board of Architects for aesthetic purposes.*

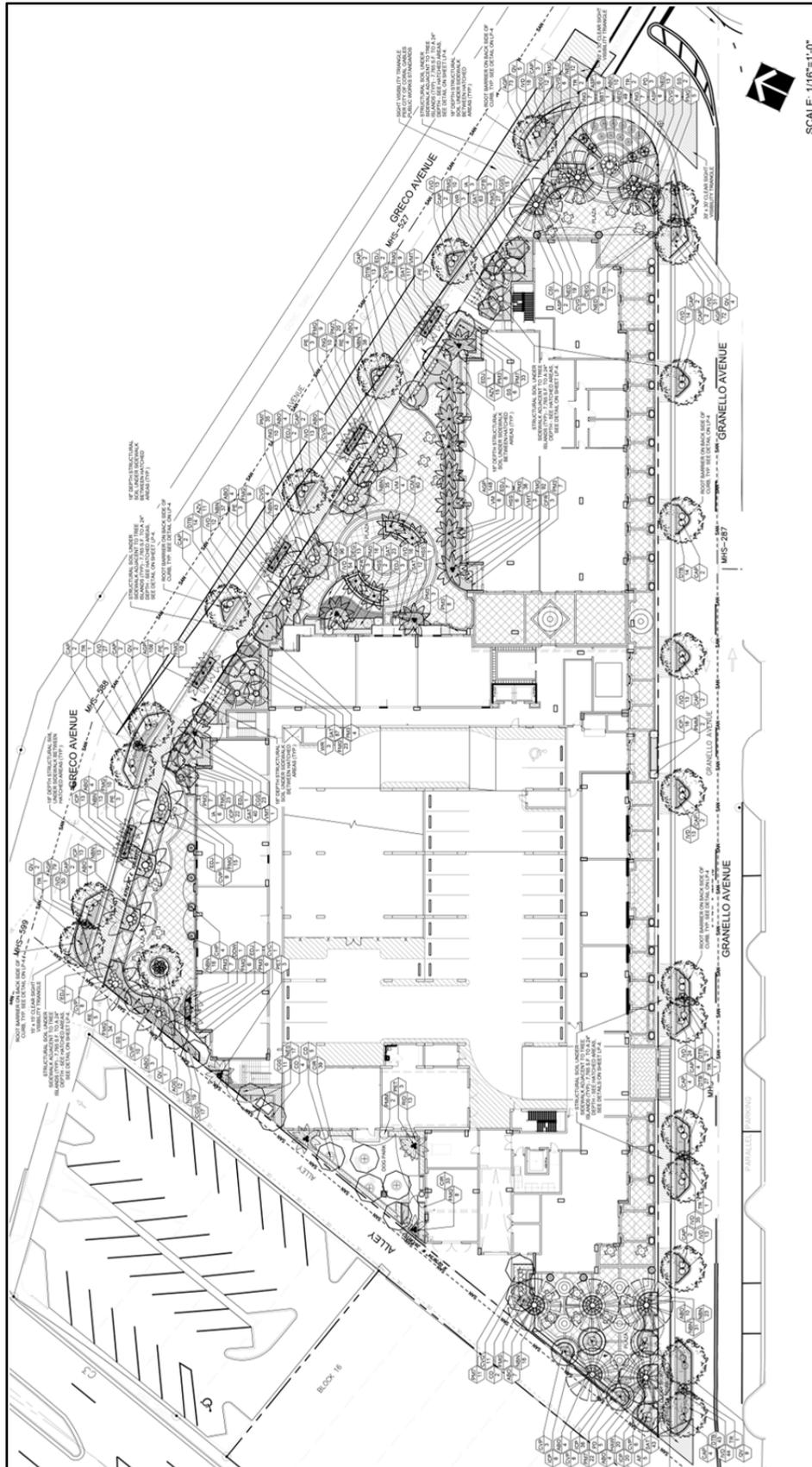
**Open Space:**

Type	Required	Proposed
Landscape open space area (can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc)	7,358 sf min.	10,041 sf

The Applicant’s proposed ground floor plan, landscape plan, and building elevations are provided on the following pages.



### Landscape Plan



### Southeast (Granello Avenue) Building Elevation







### West (Alley) Building Elevation



#### 4. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

##### Findings of Fact - Mixed Use Site Plan

###### *Mixed Use District (MXD) Purpose and Objectives*

The current Zoning Code and Comprehensive Plan mixed use provisions were adopted in 2004 and were updated and revised as a part of the Zoning Code rewrite and Comprehensive Plan update. The Zoning Code and Comprehensive Plan provide for designated North and South Industrial Mixed Use Overlay District (MXOD) geographic areas. The MXODs were created to encourage mixed use development that specifically provided for residential development which was previously not a permitted use within the City's Industrial District. The regulations are voluntary and property owners who choose to develop under these regulations are required to undergo conditional use site plan review.

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

- “1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
- 2. Provide for residential uses at higher densities in exchange for public realm improvements.*
- 3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
- 4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
- 5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
- 6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
- 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.”*

*Staff comments:* Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for mixed use projects.

###### *Conditional Use Review Criteria*

Zoning Code, Division 4, Conditional Uses, Section 3-404, General Procedures for Conditional Uses summarizes the procedures for the review of a Conditional Use application:

- “1. Provide a report that summarizes the application, including whether the application*

- complies with each of the standards for granting conditional use approval in Section 3-408.*
2. *Provide written recommended findings of fact regarding the standards for granting conditional use approval in Section 3-408.*
  3. *Provide a recommendation as to whether the application should be approved, approved with conditions, or denied.*
  4. *Provide the report and recommendation, with a copy to the applicant, to the Planning and Zoning Board for review.*
  5. *Schedule the application for hearing before the Planning and Zoning Board upon completion of the Board of Architect's review.*
  6. *Provide notice of the hearing of a conditional use application before the Planning and Zoning Board in accordance with the provisions of Article 3, Division 3 of these regulations.*
  7. *Schedule and provide notice before the City Commission of a conditional use application in accordance with the provisions of Article 3, Division 3 of these regulations."*

Zoning Code, Article 3, Development Review, Division 4, Conditional Uses, Section 3-406, "Planning and Zoning Board Recommendation" states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Zoning Code specifically states "the Planning Department, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set out in Zoning Code, Article 3, Development Review, Division 4, Conditional Uses, Section 3-408, "Standards for Review."

Planning Staff's review of the criteria set out in Section 3-408, "Standards for Review" is as follows (*italics indicate Zoning Code verbatim text*):

- A. *"The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan."*

*Staff comments:* As concluded in this report, this Application is "consistent" with the Comprehensive Plan's Goals, Objectives and Policies with recommended conditions of approval. The Industrial District encompasses a large area that is served by numerous residential, commercial, retail and office uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail.

- B. *"The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area".*

*Staff comments:* The subject property is located within the MXOD South Industrial District which allows for the voluntary development of this property as a mixed use project with residential units. The project is similar to existing mixed use projects in the area and those which are being planned and under construction. The utilization of the site as a mixed use project is consistent with the property's existing "Industrial" land use and Industrial District (I) zoning designations.

- C. *“The proposed conditional use does not conflict with the needs and character of the neighborhood and the City”.*

*Staff comments:* The subject property is surrounded by properties with commercial and industrial land use designations, and is adjacent to the mixed use developments referred to as “Gables Ponce I” and “Gables Ponce II.” Bird Road, LeJeune Road, Ponce de Leon Boulevard, and South Dixie Highway (U.S. Route 1) serve as arterial transportation corridors and physical boundaries for the Industrial District. The redevelopment of this property as a mixed use project provides additional multi-family residential units to residents of the City and the proposed public plazas add to the pedestrian oriented urban environment in the South Industrial MXOD.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

*Staff comments:* The existing Gables Ponce I and II mixed use developments are adjacent to this site to the south, one (1) story commercial buildings are located to the north, a one story industrial building is located to the east, and City Parking Lot 31 and a vacant lot are located to the west of the project across the alley. These developments include residential, retail, and industrial uses, which are suitable uses surrounding the proposed mixed use project. The Applicant’s proposal is consistent with the underlying Future Land Use Map and Zoning Map designations and it will not adversely affect the use of other properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that require the provision of a construction staging and service plan during construction, and the designation of a construction information/contact person.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures”.*

*Staff comments:* The planned redevelopment of this property as a mixed use project complies with the intent of the MXD provisions and design criteria, and is consistent with the redevelopment occurring in the surrounding district.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

*Staff comments:* The subject property is larger than the minimum 10,000 square foot size necessary for a mixed use project within an approved MXOD. The Application accommodates all required parking on-site and Staff has determined that it meets the requirements of the Zoning Code.

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

*Staff comments:* Commercial and industrial zoned properties surround the project site. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the area. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract retail, office, and residential developments to the area and to create a pedestrian oriented

urban environment. The ground floor pedestrian amenities enhance the redevelopment of the Industrial District.

- H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

*Staff comments:* The project is proposing only one (1) curb cut along Granello Avenue in order to provide ingress/egress to the parking garage. No curb cuts are proposed along Greco Avenue and all service access is located along the alley on the west side of the building. Conditions of approval are recommended to assure that adequate service access is provided during the construction of the project.

- I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

*Staff comments:* The proposed project was reviewed by the Zoning Division for concurrency, and the Concurrency Impact Statement (CIS) issued by the Zoning Division for the project indicates that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project. The CIS is included within the Applicant’s submittal package provided as Attachment A.

### *Traffic Study*

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. The Traffic Study submitted with the application has been reviewed and approved by the Public Works Department and the City’s traffic consultant. All traffic issues identified in the City review process have been satisfied and provided on the Applicant’s plans (see Attachment A).

### *Concurrency Management*

This project has been reviewed for compliance with the City’s Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is included within the Applicant’s submittal package provided as Attachment A.

### *Public School Concurrency Review*

Pursuant to the Educational Element of the City’s Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three (3) years of the final approval. If capacity is not available, the developer, school district and affected local government must

work together to find a way to provide capacity before the development can proceed. The Miami-Dade County Public School Board issued a school concurrency determination letter on 08.21.2015 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three (3) school levels and that school capacity has been reserved for a period of one (1) year. A copy of the letter is included in the submitted application package provided as Attachment A.

*Art in Public Places Program*

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects approval before being submitted to the City Commission.

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

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

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	<b>Goal FLU-1.</b> 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 spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>Objective FLU-1.1.</b> 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.	<b>Objective FLU-1.2.</b> Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	<b>Policy FLU-1.7.1.</b> Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
5.	<b>Policy FLU-1.7.2.</b> 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"> <li>• Surrounding land use compatibility.</li> <li>• Historic resources.</li> </ul>	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	
6.	<b>Policy FLU-1.9.1.</b> Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
7.	<b>Objective FLU-1.11.</b> Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
8.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
9.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
10.	<b>Objective DES-1.1.</b> 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
11.	<b>Policy DES-1.1.3.</b> Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City’s historic character.	Complies
12.	<b>Policy DES-1.1.5.</b> 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
13.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
14.	<b>Policy DES-1.2.1.</b> 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 contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
15.	<b>Policy DES-1.2.2.</b> 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
16.	<b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
17.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
18.	<b>Policy HOU-1.5.2.</b> Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
19.	<b>Objective MOB-1.1.</b> 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
20.	<b>Policy MOB-1.1.1.</b> Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
21.	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
22.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
23.	<b>Policy MOB-1.1.5.</b> 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
24.	<b>Policy MOB-1.1.8.</b> Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
25.	<b>Policy MOB-2.8.1.</b> 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"> <li>• Promote expansion of the City's existing tree canopy.</li> <li>• Provide screening of potentially objectionable uses.</li> <li>• Serve as visual and sound buffers.</li> <li>• Provide a comfortable environment for pedestrian walking (walkability) and other activities.</li> <li>• Improve the visual attractiveness of the urban and residential areas (neighborhoods).</li> </ul>	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. The Applicant's plans address the City objectives for encouraging mixed use development in the Industrial Section.

## 5. REVIEWS, NOTIFICATIONS AND COMMENTS

*City Review Timeline*

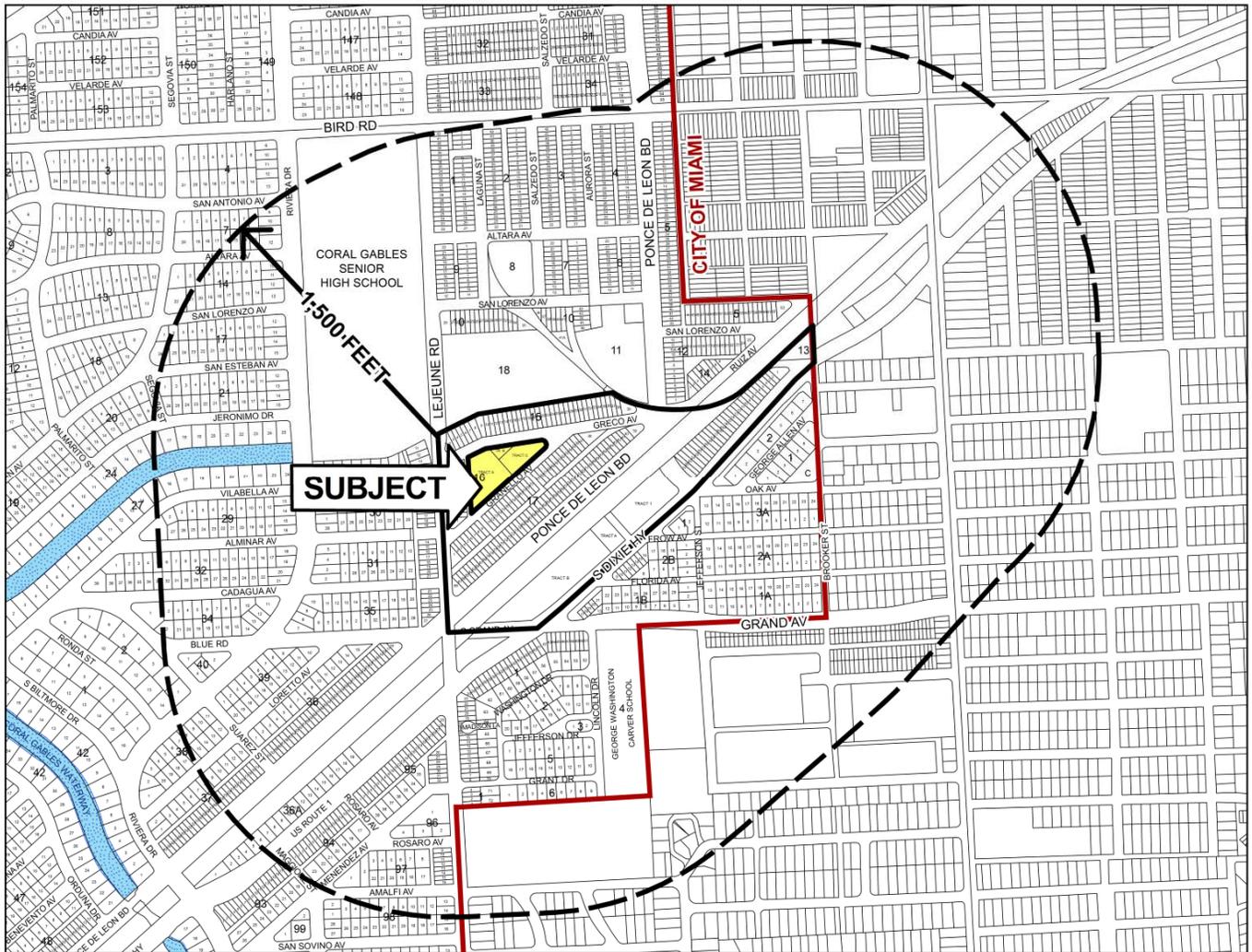
<b>Type of Review</b>	<b>Date</b>	<b>Result of Review</b>
Development Review Committee	04.24.15	Comments provided to Applicant
Board of Architects	07.02.15	Preliminary review and approval of Mediterranean architectural bonuses
Planning and Zoning Board	12.09.15	TBD
City Commission (Resolution – MXD site plan)	TBD	TBD

*Public Notifications*

<b>Type</b>	<b>Date</b>
Applicant’s neighborhood meeting	08.20.15
Posted agenda on City web page/City Hall	11.23.15
Courtesy notification to properties within 1,500 ft. of the entire MXOD and within MXOD	11.25.15
Posting of property	11.25.15
Legal advertisement	11.25.15
Posted Staff report on City web page	12.04.15

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the boundary of the entire mixed use overlay district as well as within the boundaries. The notice indicates the following: applications filed; public hearing date/time/location; where the application files can be reviewed; and, provides for an opportunity to submit comments. Approximately 863 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C. A map of the notice radius is as follows:

### Courtesy Notification Radius Map



## 6. STAFF RECOMMENDATION

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

*A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "Gables Ponce III" on the property legally described as Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida; including required conditions, and providing for an effective date.*

## Summary of the Basis for Approval

Staff's support and recommendation of approval of the mixed use site plan 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 Code requirements, 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 4, "Zoning Districts," Section 4-201, "Mixed Use District (MXD)" and Article 3, "Development Review," Division 4, "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. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
  - a. Applicant's Planning and Zoning Board submittal package dated 11.13.15, prepared by MSA Architects.
  - b. Traffic Impact Analysis, dated April 2015, prepared by Kimley Horn.
  - c. All representations proffered by the Applicant's representatives 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. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
3. Bond. Within 90 days of approval, the Applicant, property owner(s), their 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. Sustainable design. Project shall meet the minimum standards to be Leadership in Energy and Environmental Design (LEED) Certified as specified by the U.S. Green Building Council, or similar rating agency.
5. Building facade. No illuminated signage shall be permitted above the building's second floor facing west.
6. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
  - a. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of twelve (12) on-street parking spaces as a result of the project.

- b. All outstanding landscaping and public plaza issues as identified by the Public Service Department and Planning and Zoning Division shall be satisfactorily resolved, subject to review and approval by the Directors of Public Service and Planning and Zoning.
- c. Ground floor publicly accessible open space (i.e. arcades, paseos, plazas, widened sidewalks, etc.) shall be flush with the public sidewalk.
- d. The Applicant shall provide funding for public space improvements to the nearby Metrorail right-of-way between LeJeune Road and the City limits to the northeast, including but not limited to contributions in the amount of \$50,000 to the Underline public space project currently underway, in order to improve public access to open space in the area. The Applicant will obtain the consent of the City as to the plan, which consent shall not be unreasonably withheld.
- e. Temporary Open Space. Maintain the open grass lot fronting LeJeune Road as a temporary publicly-accessible open space, until such time it is developed.
- f. Proposed dog park shall be publicly accessible.
- g. Street light fixtures shall be LED.
- h. Clearly marked recycling receptacles shall be included along with trash receptacles.
- i. Construction information/contact. Provide written notice to all properties within one thousand (1,000) feet of the "Gables Ponce III" project (363 Granello Ave), providing a specific liaison/contact person for the project 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.
- j. 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 fully executed Hold Harmless agreement or restrictive covenant must be executed in a form acceptable to the City Attorney. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- k. Comply with all City requirements for Art in Public Places. Public art shall be reviewed by the Arts Advisory Panel and Cultural Development Board, and receive 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 Director of Historical Resources and Cultural Arts.
- l. All parking garage openings shall be screened to ensure that no internal lights within the garage, including car headlights, are visible from the exterior.
- m. Utility Upgrades. Prior to the issuance of a building permit the Applicant, property owner(s), their successors or assigns shall prepare and submit an infrastructure improvement plan for the coordination and construction of utilities and facilities to the Public Works Department for review and approval. The Public Works Director shall determine if additional improvements are required upon review of the above plan. The Applicant shall be responsible for the funding of all recommended improvements, subject to and memorialized in a service agreement with the City which will incorporate a provision providing for proportionate reimbursements by subsequent projects, prior to issuance of the first major building permit.

7. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within one thousand (1,000) feet of the "Gables Ponce III" (363 Granello Ave) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
8. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
  - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.
  - b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, including the alley, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
9. Storefront Transparency. Ground-level glass storefronts as shown in the approved elevations, with interior spaces that have a Certificate of Occupancy for Commercial Use (Temporary or regular), shall remain transparent and allow visibility into the interior of the ground-level space from the public right of way and pedestrian areas of the project. Tinting, curtains, blinds, paper, or other materials that obstruct visibility into the interior of the ground level space shall not be permitted except as required by the City during construction.

## 7. ATTACHMENTS

- A. Applicant's submittal package.
- B. 11.25.15 Legal notice published.
- C. 11.25.15 Courtesy notice mailed to all property owners within 1,500 feet and inside the South Industrial MXOD.
- D. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and 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  
Director of Planning and Zoning  
City of Coral Gables, Florida