



**City of Coral Gables  
CITY COMMISSION MEETING  
March 10, 2009**

**ITEM TITLE:**

**Ordinances on First Reading.** Consideration of **Application No. 02-08-051-P**, consisting of the following items:

- 1. Change of Land Use.** An Ordinance of the City Commission of Coral Gables for a change of land use from "Commercial Use, Mid-Rise Density" to "Commercial Use, High-Rise Density" on Lots 35-47 and Tract B, Block 4, and Lots 10-20, Block 5, Crafts Section (83 Andalusia Avenue), Coral Gables, Florida; the change of land use is a pre-requisite for Planned Area Development (PAD) site plan review; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit A).
- 2. PAD Site Plan Review.** An Ordinance of the City Commission of Coral Gables approving the Planned Area Development (PAD) site plan referred to as "The Palace at Coral Gables" on Lots 35-47 and Tract B, Block 4, and Lots 10-20, Block 5, Crafts Section (83 Andalusia Avenue), Coral Gables, Florida, and including required conditions; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit B).

**PLANNING DEPARTMENT RECOMMENDATION:**

Recommendation for approval of the applicant's requests for Change of land use and PAD site plan subject to Staff's recommended conditions of approval (see Exhibit B). The recommendation for approval is based on the findings of fact provided in this memorandum and associated supporting documents.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board on 02.11.09 recommended approval of the applicant's requests (vote: 6-0) subject to the conditions of approval. The applicant at the Planning and Zoning Board meeting stated on the record agreement with all conditions of approval.

**BRIEF HISTORY:**

On 02.11.09 the Planning and Zoning Board recommended approval of the change in land use and PAD site plan with Staff's recommended conditions of approval, and including one additional condition. That additional condition was that the applicant be required to provide surface improvements and directional signage for the portion of the pedestrian paseo between the project and Miracle Mile similar to that proposed for the project.

The application is to construct a senior living facility on City property currently used for public parking (Parking Lot No. 9 and Parking Garage No. 5) and the former Melody Inn property. The project includes 243 senior living units and a new parking garage separated by Andalusia Avenue. The proposed PAD site plan consists of a 9 story senior living facility and street level retail uses on the north side of Andalusia Avenue, and a new 8 story parking garage containing 565 parking spaces on the south side of Andalusia Avenue (including 337 public replacement parking spaces).

The proposed change of land use is being requested to allow for the proposed senior living facility project, to be constructed at a height of 9 stories / 101' feet. A building with a height of 97' could now be constructed on the site. The proposed change of land use would result in a building height four (4) feet taller than allowed "as-of-right" according to the existing land use and zoning designations. If approved with the accompanying PAD site plan, the development of the property would be limited to the 9 story project as presented on the proposed PAD site plan. Any increase in height or changes to the PAD site plan other than approved would be required to be re-submitted and reviewed by the Planning and Zoning Board and considered by the City Commission at public hearings.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
02.11.09	Planning and Zoning Board	Recommended approval with conditions (vote: 6-0).

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
01.09.09	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
01.09.09	Published ad giving Notice of Public Hearing.
02.23.09	Memo to City Clerk requesting advertisement of Ordinances headings on First Reading.

**APPROVED BY:**

<b>Department Director</b>	<b>City Attorney (If Applicable)</b>	<b>City Manager</b>
<b>Eric Riel, Jr. Planning Director</b>		

**EXHIBIT(S):**

- Exhibit A: Ordinance – Change of Land Use.
- Exhibit B: Ordinance – PAD Site Plan Review.
- Exhibit C: 02.11.08 Staff Report with applicant's submittal and attachments.
- Exhibit D: 02.11.08 Verbatim Excerpts of Planning and Zoning Board Meeting Minutes with attachments.
- Exhibit E: 03.10.09 Staff's PowerPoint Presentation.