



City of Coral Gables
CITY COMMISSION MEETING
November 9, 2022

ITEM TITLE:

Resolutions. Mixed-Use Site Plan and Remote Parking.

1. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project on the property legally described as Lots 36 through 43, Block 5, "Industrial Section" (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida approving Remote Parking (Section 10-109) and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for proposed Remote Parking associated with the Mixed-Use project on the property legally described as Lots 36 through 43, Block 5, "Industrial Section" (4311 and 4225 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their October 12, 2022, meeting recommended approval of the proposed Mixed-Use Site Plan (6-0) and Remote Parking (6-0).

BRIEF HISTORY:

An application has been received to redevelop part of the northeast block at Ponce de Leon Boulevard and San Lorenzo in the Design and Innovation District. The project site is comprised of lots 36 through 43, Block 5 of the Industrial Section, totaling approximately 20,035 square feet or 0.46 acres. Most of the property is surface parking, with two 1-story buildings.

The applicant is proposing a mixed-use project containing 5,203 square feet of ground floor showroom (commercial) space, 55,856 square feet of upper-level office space, and 3 residential units, with 81 on-site parking spaces and 123 remote parking spaces. The proposed building height is 109 feet at 8-stories.

Planning & Zoning Board Meeting

At the October 12, 2022, Planning & Zoning Board meeting, the Board members reviewed the proposed Mixed-Use Site Plan and Remote Parking request. The Board discussed at length the need for an improved streetscape for Ponce de Leon Boulevard within the Design & Innovation District (between Bird Road and

US-1). The Planning & Zoning Board then recommended approval (6-0), with a condition that the \$125,000 contribution be utilized to improve the aesthetics of the 3 blocks of Ponce de Leon Boulevard within the Design & Innovation District.

Below is the site plan information:

Type	Required/Permitted	Proposed
Building Site	20,000 sq. ft.	20,035 sq. ft.
Landscaped Open Space (ground-level outdoor area, which is open to the sky)	2,004 square feet (10% of site)	1,716 square feet covered area (only 75% counts toward open space) = 1,287 square feet + 1,278 square feet in right-of-way Total: 2,565 square feet (13% of site)
Density (.46 ac)	Unlimited within the Design & Innovation District	3 units
FAR w/ Med Bonus II	Mandatory Med Bonus 3.5 = 70,122 sq. ft.	3.48 = 69,709 sq. ft.
Mix of Uses	8% ground floor commercial (5,577sf min) 85% max office (59,253sf max) 80% max residential (59,253sf max)	6,294 sf retail (9%) 55,856 sf Office (80%) 7,559 sf Residential (11%)
Setback	Required/Permitted	Proposed
Principal front	0'	0' (Ponce)
Side Streets	0'	0' (San Lorenzo Ave)
Interior Side	0'	0' (north)
Rear at Alley	0'	0'
Stepback	Required/Permitted	Proposed
Principal front	10' above 45'	10' (Ponce)
Side Street	10' above 45'	10' (San Lorenzo Ave)
Interior Side	15' above 45'	15' above 45' (north)
Rear	0' per Design & Innovation District	0' above 45'
Building Height		
Principal Building (Med Bonus Mandatory)	97' / 8 stories 120' w/ Commission Approval	8 stories / 109'
Parking	204 spaces required	81 spaces provided on-site 123 Remote Parking spaces (incl. 25% payment-in-lieu)
Office @ 1/300sf (55,856sf)	186	
Restaurant @ 1/300sf (4,581sf)	15	
2BR @ 1.75/unit (2 units)	2	
1BR @ 1/unit (1 unit)	1	
Bicycle parking @ 1/ 4 units (87) + 1/20,000sf non- residential. (62,150sf)	4	4 bicycle spaces provided

The recommendations from the Traffic Study have been incorporated into the draft Resolution to include: signal coordination for the intersections of Ponce de Leon Boulevard and Bird Road; signal coordination for the intersection of Ponce de Leon Boulevard and US-1; and loading operation and valet parking plans to ensure that service vehicles will not adversely impact free movement of vehicles along SW 37th Avenue.

The only change to the proposed conditions of approval includes limiting the required milling and resurfacing of Ponce de Leon Boulevard to the north and south intersections of San Lorenzo Avenue.

The draft Resolutions for the Mixed-Use Site and Remote Parking are provided as Exhibit A and B, respectively. The applicant's submittal is provided as an attachment to the Staff Report as Exhibit C.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
06.29.22	Applicant Neighborhood Meeting.
09.28.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
09.30.22	Sign posting of property.
09.30.22	Planning and Zoning Board legal advertisement.
10.07.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.27.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for City Commission.
10.28.22	City Commission legal advertisement.
11.03.22	City Commission meeting agenda posted on City webpage.

EXHIBITS:

- A. Draft Resolution – Mixed-Use Site Plan.
- B. Draft Resolution – Remote Parking.
- C. 10 12 22 Planning & Zoning Board Staff Report with attachments.
- D. Excerpts from 10 12 22 Planning & Zoning Board Meeting Minutes.
- E. PowerPoint Presentation.