



Gables Living

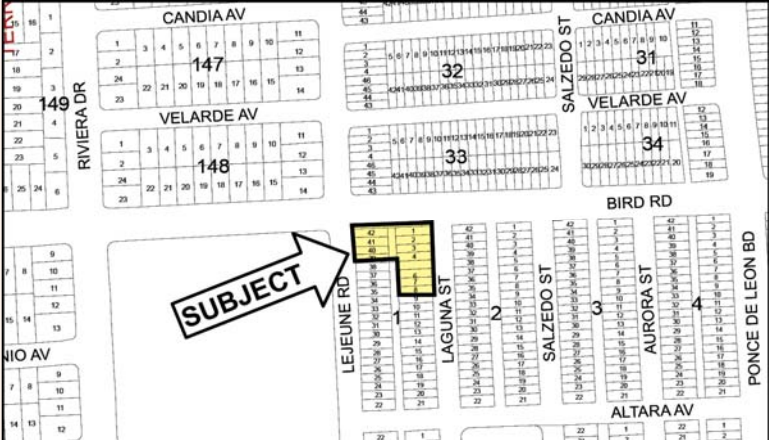
MIXED USE SITE PLAN
& ENCROACHMENT
AGREEMENT

390 BIRD ROAD AND
4012 LAGUNA STREET

CITY COMMISSION
JUNE 12, 2018



LOCATION



The map displays a street grid with the following streets labeled: Candia Av, Velarde Av, Bird Rd, Lejeune Rd, Laguna St, Salzedo St, Aurora St, Altara Av, Ponce de Leon Bd, and Rio Av. A yellow highlighted area is located at the intersection of Lejeune Rd and Laguna St, with an arrow pointing to it from a box labeled "SUBJECT".

**REQUEST:
MIXED-USE SITE PLAN
& ENCROACHMENT
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CONCEPTUAL RENDERING



DENSITY: 190 UNITS/ACRE

SMALLEST STUDIO: 505 SQ.FT.

SOFA APARTMENTS, 2020 SALZEDO



384 TO 413 SQUARE FEET

MENDOZA CONDOMINIUM, 126 MENDOZA



255 TO 351 SQUARE FEET

DAVID WILLIAMS



450 SQUARE FEET

OTHER MUNICIPALITIES UNIT MINIMUMS: CITY OF MIAMI (MIAMI21)

MIAMI 21 ARTICLE 6. SUPPLEMENTAL REGULATIONS (CONTINUED)
TS - URBAN CENTER ZONE

PROPERTY TYPE	MINIMUM PER-ACRE	MINIMUM PER-ACRE	MINIMUM PER-ACRE
EFFICIENCY DWELLING UNIT:	Efficiency Dwelling Unit - 400 square feet Two Bedroom Dwelling Unit - 500 square feet Two Bedroom Dwelling Unit - 400 square feet	Efficiency Dwelling Unit - 400 square feet Two Bedroom Dwelling Unit - 500 square feet Two Bedroom Dwelling Unit - 400 square feet	Efficiency Dwelling Unit - 400 square feet Two Bedroom Dwelling Unit - 500 square feet Two Bedroom Dwelling Unit - 400 square feet
FEES:	In addition to all other applicable fees for units in this category, applicant shall pay a \$100 fee to the City of Miami for each unit. Applicant shall also pay a fee to the City of Miami for each unit based on the number of units in the development. Applicant shall also pay a fee to the City of Miami for each unit based on the number of units in the development.	In addition to all other applicable fees for units in this category, applicant shall pay a \$100 fee to the City of Miami for each unit. Applicant shall also pay a fee to the City of Miami for each unit based on the number of units in the development. Applicant shall also pay a fee to the City of Miami for each unit based on the number of units in the development.	In addition to all other applicable fees for units in this category, applicant shall pay a \$100 fee to the City of Miami for each unit. Applicant shall also pay a fee to the City of Miami for each unit based on the number of units in the development. Applicant shall also pay a fee to the City of Miami for each unit based on the number of units in the development.
REAR YARD:	Minimum area: 20 feet wide, 40 feet long, 10 feet high Minimum coverage of rearward setback: 50%	Minimum area: 20 feet wide, 40 feet long, 10 feet high Minimum coverage of rearward setback: 50%	Minimum area: 20 feet wide, 40 feet long, 10 feet high Minimum coverage of rearward setback: 50%
SCREEN FENCE:	In front yards and rear yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. In front yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. In rear yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. The screen fence shall be made of a material that is not less than 1 1/2 inches thick and shall be painted a color that blends with the surrounding environment. The screen fence shall be set back a minimum of 2 feet from the property line. The screen fence shall be set back a minimum of 2 feet from the property line.	In front yards and rear yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. In front yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. In rear yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. The screen fence shall be made of a material that is not less than 1 1/2 inches thick and shall be painted a color that blends with the surrounding environment. The screen fence shall be set back a minimum of 2 feet from the property line. The screen fence shall be set back a minimum of 2 feet from the property line.	In front yards and rear yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. In front yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. In rear yards, the screen fence shall be a minimum of 4 feet high and 4 feet wide. The screen fence shall be made of a material that is not less than 1 1/2 inches thick and shall be painted a color that blends with the surrounding environment. The screen fence shall be set back a minimum of 2 feet from the property line. The screen fence shall be set back a minimum of 2 feet from the property line.
COMMUNITY BENEFITS (LA-REQUIREMENTS)	See Article 6, Section 3.1 for the applicable requirements.	See Article 6, Section 3.1 for the applicable requirements.	See Article 6, Section 3.1 for the applicable requirements.
COMMUNITY BENEFITS (2-REQUIREMENTS)	Prohibit units 100 feet or more from any 75 ft or 75 ft.	Prohibit units 100 feet or more from any 75 ft or 75 ft.	Prohibit units 100 feet or more from any 75 ft or 75 ft.
COMMUNITY BENEFITS (3-REQUIREMENTS)	Prohibit units 100 feet or more from any 75 ft or 75 ft.	Prohibit units 100 feet or more from any 75 ft or 75 ft.	Prohibit units 100 feet or more from any 75 ft or 75 ft.
ADULT FAMILY CARE HOME (LA-REQUIREMENTS)	Prohibit units 100 feet or more from any 75 ft or 75 ft.	Prohibit units 100 feet or more from any 75 ft or 75 ft.	Prohibit units 100 feet or more from any 75 ft or 75 ft.
SOME OFFICE	That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type. That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type. That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type.	That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type. That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type. That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type.	That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type. That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type. That no building shall be used for any purpose other than that for which it was originally intended, unless the building is used for a purpose that is not less than 100 feet from any other building of the same or similar type.

**EFFICIENCY DWELLING UNIT:
400 SQUARE FEET**

**MICRO-UNIT:
275 SQUARE FEET**

OTHER MUNICIPALITIES UNIT MINIMUMS:

CITY OF HOLLYWOOD

Minimum Dwelling Unit Size Table.

MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE		
Use	Minimum Per Unit	Minimum Cumulative Average
Multi-family Dwelling Units	400 SF	650 SF
Multi-family Dwelling Units, within the CRA	300 SF	500 SF
Hotel Rooms	250 SF	250 SF

MULTI-FAMILY DWELLING UNIT:

400 SQUARE FEET

MULTI-FAMILY DWELLING UNIT (WITHIN THE CRA):

300 SQUARE FEET

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS (AS ENUMERATED IN THE STAFF REPORT)** OF THE PROPOSED MIXED USE SITE PLAN.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR THE PROPOSED CONDITIONAL USE SITE PLAN ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT
THIS APPLICATION IS CONSISTENT
WITH THE COMPREHENSIVE PLAN
GOALS, OBJECTIVES AND POLICIES.



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