



City of Coral Gables Planning and Zoning Staff Report

Property: The Henry (4015 - 4131 Laguna Street)

Applicant: Terrace Mountain View Investors IV, LLC

Application: Mixed-Use Site Plan Review

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: September 14, 2016, 6:00 – 9:00 p.m.

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The request is for consideration of the following for a project known as “The Henry:”

1. Mixed Use Site Plan Review (Conditional Use).

The Henry

The Henry is a mixed-use project within the North Industrial Mixed-Use District and within walking distance of The Village of Merrick Park, Douglas Road Metrorail Station, and the Ponce de Leon Trolley. The application package submitted by the Applicant is provided as Attachment A.

The property approximately 1 acre in size (43,495 square feet) and comprises nearly half of a block. There are currently one- and two-story commercial buildings on the site; these buildings will be demolished.

The site is bounded by Altara Avenue to the south, Laguna Street to the west, Lots 39-42, Block 2, Industrial Section to the north, and a 30' wide alley to the east. A six-story mixed-use building with ground floor retail, structured parking, and residential units, which is a part of the Shops at Merrick Park, is located to the south. Vacant lots and a two-story office building are located to the west. A one-story convenience store is located to the north, and a 10-story mixed-use building, referred to as Village Place, with ground floor retail, structured parking, and residential units, is located to the east.

The property’s land use designation is Industrial with Mixed Use Overlay District, and the zoning designation is Industrial with the North Industrial Mixed-Use District.

The project includes:

1. Approximately 1 acre site
2. Total project area of 152,232 square feet
3. Maximum building height of 120'
4. 122 residential units
5. 229 parking spaces
6. 12,586 square feet of ground-floor commercial space
7. 6,489 square feet of landscaped open space
8. Paseo and Arcades connecting to all street frontages

The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

The Resolution under consideration is the following:

1. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan conditional use 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 "The Henry" on the property legally described as Lots 22-38, Block 2, Industrial Section (4105 - 4131 Laguna Street), Coral Gables, Florida; including required conditions and providing for an effective date.*

2. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	02.26.16
Board of Architects (Preliminary Design and Mediterranean Bonus)	05.12.16
Planning and Zoning Board	09.14.16
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

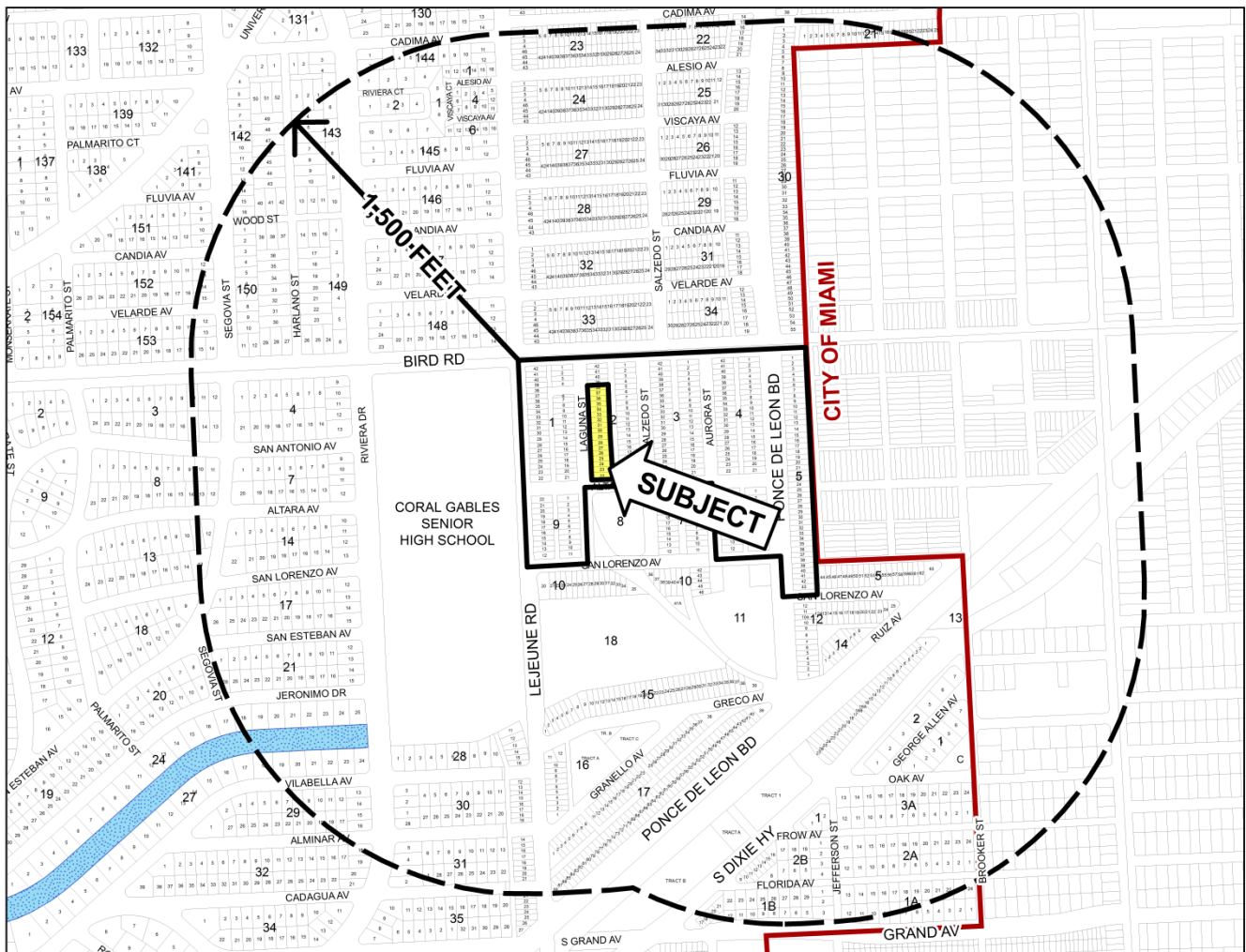
STAFF REVIEW				
Department	DRC 02.26.16	Board of Architects 05.12.16	Staff Meeting 06.29.16	Comments Provided?
Historical Resources and Cultural Arts	x			Yes
Parking	x		x	Yes
Public Service			x	Yes
Concurrency	x			Yes
Police	x			Yes
Fire	x			Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects	x	x	x	Yes
Planning	x		x	Yes
Building	x		x	Yes

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on June 7, 2016, with notification to all property owners within the City of Coral Gables and within 1,500 feet of the North Industrial Mixed-Use District. A summary of the meeting and attendance list is provided as Attachment B.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the North Industrial Mixed-Use District. The notification was sent on September 2, 2016. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 940 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D, respectively. A map of the notice radius is provided below.

Courtesy Notification Radius Map



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

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	06.07.16
Courtesy notification	09.02.16
Sign posting of property	09.02.16
Legal advertisement	09.01.16
Posted agenda on City web page/City Hall	09.09.16
Posted Staff report on City web page	09.09.16

3. APPLICATION SUMMARY

Project Information

The Henry is a mixed-use project located in the North Industrial Mixed Use District, adjacent to the Village of Merrick Park and within walking distance of Douglas Road Metrorail Station and the Ponce de Leon Trolley, multiple schools, and the Underline public space project. The mixed-use project encompasses approximately half of a city block and includes ground-level commercial space, upper-level residential units, and publicly-accessible arcades and paseos.

Site Area	1 acre or 43,495 square feet
FAR	3.5 FAR (152,232 square feet)
Height	120'
Program	<ul style="list-style-type: none">• 44 Efficiency and One-Bedroom Units• 66 Two-Bedroom Units• 12 Three-Bedroom Units• 12,586 square feet of ground-floor commercial space• 6,489 square feet of landscaped open space• Paseo and Arcades connecting to all street frontages
Parking	229 spaces

Standard	Currently Permitted	Proposed Development
Total site area	43,495 square feet	n/a
FAR / permitted development (with Mediterranean bonuses)	152,232 square feet	152,232 square feet
Ground Floor Commercial <i>Minimum of 8% of the project square footage shall be ground floor commercial.</i>	12,179 square feet min	12,586 square feet
Residential Density	No Density Limit (within Mixed-Use District)	122 units / acre
Total Residential Units	<i>n/a</i>	<i>122</i>
<i>Studio and One Bedroom</i>	<i>n/a</i>	<i>44</i>
<i>Two bedroom</i>	<i>n/a</i>	<i>66</i>
<i>Three bedroom</i>	<i>n/a</i>	<i>12</i>
Total Off-Street Parking Spaces	223.2	229
Building height (Habitable Space)	120 feet max	120 feet
Number of stories	10 stories max	10 stories
Landscape open space	4,349 square feet	6,489 square feet
<i>Setbacks</i>		
Altara Avenue	15 feet	15 feet
Laguna Street	0 feet 10 feet min above 45 feet	0 feet 10 feet above 44 feet
North (Interior Side)	0 feet	8 feet 7 inches
Alley	0 feet	0 feet

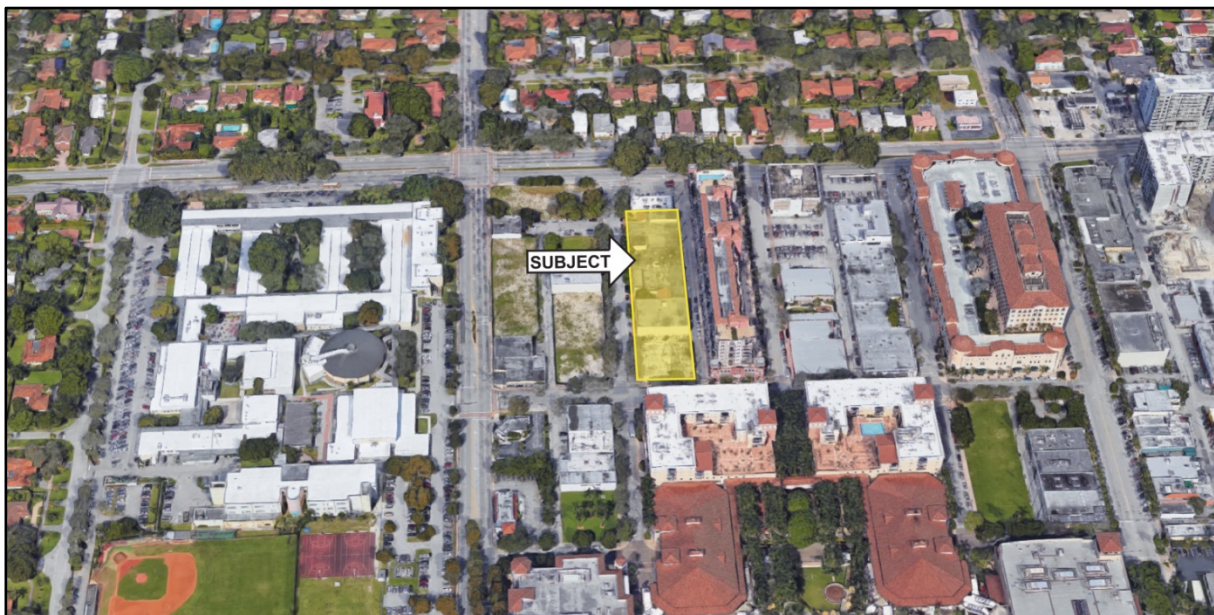
Project Location

The subject property occupies approximately half of a block and is bounded by Laguna Street to the west, Altara Avenue to the south, a 30 feet wide alley to the east, and Lots 22 through 38, Block 2, Industrial Section to the north. The property is legally described as Lots 22 through 38, Block 2, Industrial Section, Coral Gables, Florida, as shown in the following location map and aerial:

Block, Lot and Section Location Map

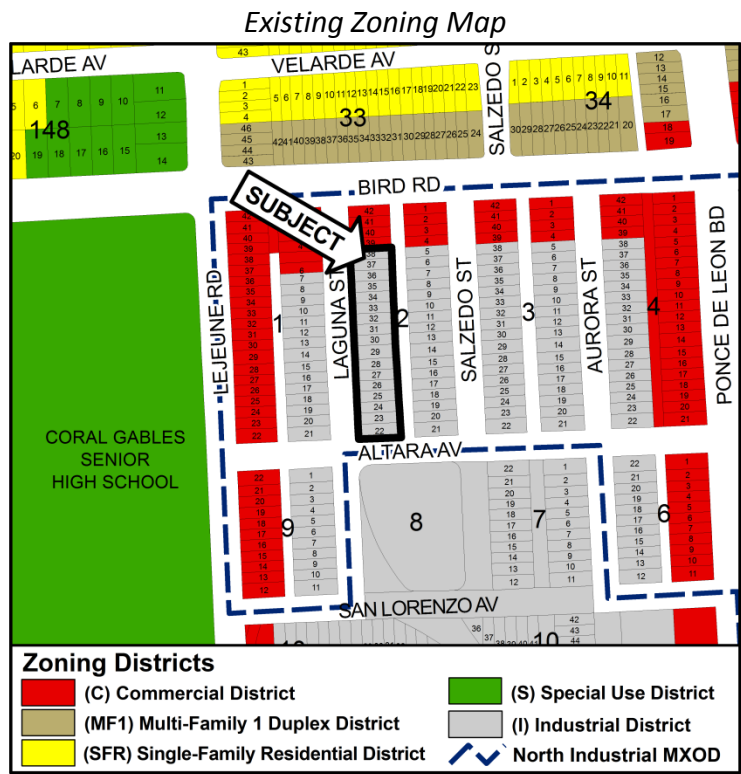
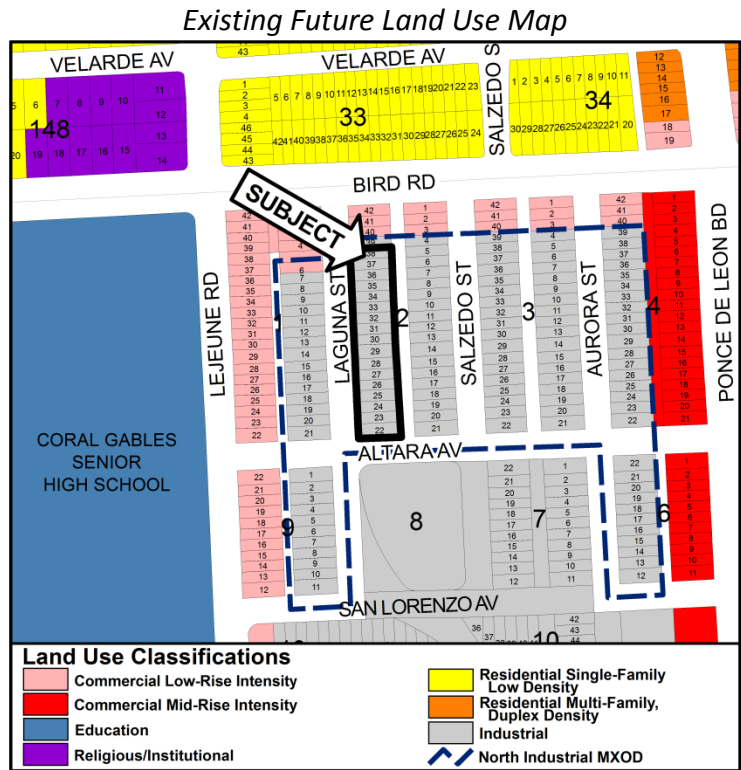


Aerial



Site Data and Surrounding Uses

The following maps provide the subject property's designations and surrounding land uses:



4 . APPLICATION REQUEST – MIXED USE SITE PLAN

The purpose of the Mixed Use District is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables. The applicant benefits from the option to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

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 shows that all intersections operate at an acceptable level of service.

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. A copy of the CIS is provided with the submitted Application for review (see 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 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. A letter issued by the Miami-Dade County Public School Board dated states the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met and that school capacity has been reserved for a period of one year. While the Coral Gables service area is projected to be at capacity at the time of required concurrency, capacity has been reserved in a middle and high school within adjacent service areas. A copy of that letter is provided with the application for review (see 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.

Undergrounding of Overhead Utilities

The provisions in Zoning Code Section 4-201, Mixed Use District require that all utilities shall be installed

underground pursuant to the direction of the Public Works Department. In accordance with that requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 3, more specifically, Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," and Article 4, "Zoning Districts," Division 4, "Conditional Uses," Section 3-408, "Standards for review," the Applicant has proffered to underground all existing overhead utilities.

Purpose and Objectives

Zoning Code Section 4-201 states that a proposed Mixed-Use site plan must comply with 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.*

Findings of Fact

A Mixed-Use Site Plan is a Conditional Use review, and must comply with Zoning Code Section 3-408, "Standards for Review" as follows:

STANDARD	STAFF EVALUATION
1. 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.	Yes. As concluded in this report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging mixed use development within the Industrial District. The geographic area encompasses a large area that is served by numerous residential, civic, retail and office uses. The area is served by the Coral Gables Trolley and the Douglas Road Metrorail Station.
2. 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.	Yes. The proposed project is similar and complimentary to existing mixed use projects in the area and those which are being planned and under construction.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The redevelopment of this property as a mixed use project fulfills the objectives of the City to attract mixed use developments to the area and the creation of a pedestrian oriented urban environment.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant's proposal is consistent with the underlying land use designation as it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous 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 regulate the closure of streets around the project site during construction, designation of a construction information/contact person, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.
5. 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	Yes. The planned redevelopment of this property as a mixed-use project is consistent with the redevelopment occurring in the surrounding district.

STANDARD	STAFF EVALUATION
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The parcel is approximately (1) acre in size which accommodates all development features while allowing for open space opportunities in excess of that required in the Zoning Code.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. 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 residential developments to the area and to create a pedestrian oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. All vehicular parking for the project is located within the confines of the building and service access and areas are enclosed. A pedestrian courtyard, a paseo, and arcades are provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district.
9. 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.	Yes. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

Staff comments:

The standards identified in Section 3-408 for the proposed Mixed-Use Site Plan are satisfied, with conditions.

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.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Goal FLU-1. 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	Objective FLU-1.1. 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	Policy FLU-1.7.1. 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
4	Policy FLU-1.7.2. 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"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
5	Objective FLU-1.11. 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
6	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
7	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
8	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	spaces and open spaces.	
9	Policy DES-1.1.5. 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
10	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies
11	Policy DES-1.2.1. 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
12	Policy DES-1.2.2. 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
13	Policy DES-1.1.5. 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
14	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
15	Policy HOU-1.5.2. 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
16	Objective MOB-1.1. 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
17	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
18	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
19	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
20	Policy MOB-1.1.5. 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
21	Policy MOB-1.1.8. 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
22	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
23	Policy MOB-2.8.1. 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"> • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	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 near multi-modal transportation nodes.

5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

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 "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date.

Staff recommends **Approval, with conditions**. Please refer to the Conditions of Approval on the proceeding pages.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the Mixed-Use Site Plan Application is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

1. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. Applicant's submittal package dated July 22, 2016 prepared by Behar Font Partners, P.A.
 - b. Traffic Impact Study, dated April 2016, 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. Prior to issuance of the first Building Permit, Applicant shall:

- a. Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 3, Division 21, Section 3-2103(B).
- b. On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
- c. Additional Reviews.**
 - i. Board of Architects. Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
 - ii. Zoning Review. The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.
- d. Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage, including tenant signs, directory signs, parking garage signs, etc. Signage shall not be permitted above 45 feet in height on the north façade of the building facing Bird Road.
- e. Parking Garage Design.** The parking garage shall be designed to address the following items:
 - i. Provide direct pedestrian access from the parking garage to all adjacent streets and open spaces in the project.
 - ii. All parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.
- f. Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity and retail success. All Storefronts shall be transparent.
 - i. All arcades shall be flush with the sidewalk grade.
 - ii. Arcades shall not be interrupted by stairwells, elevators, or solid walls.
 - iii. Pedestrian entrances into active spaces (lobbies, retail, etc) shall be provided on all ground floor facades with an average spacing of 60’.
- g. Loading and Service.** Loading and Service shall be designed so as to minimize its effect on the pedestrian realm.

- h. Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request.
 - i. Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
 - j. Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
 - k. Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. 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.
 - l. Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
 - m. Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries 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.
 - n. Sustainability Certification.** Prior to the issuance of a Building Permit, the developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
- 4. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:**

- a. **Underground utilities.** Submit all necessary plans and documents, and complete the undergrounding of all new utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. **Utility Upgrades.** Sewer improvements may be required, at the Applicants expense, based on the proposed connections.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Traffic improvements and study.** Complete all traffic improvements recommended by the Traffic Study prepared by Kimley Horn, and satisfactorily resolve any outstanding Traffic Study issues as identified by the Public Works Department and City's traffic consultant, subject to review and approval by the Director of Public Works.
- e. **Bicycle / Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan.
- f. **Right-of-way and public realm improvements.** Install 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, Landscape Services, Planning and Zoning, and Parking. 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, Landscape Services, Planning and Zoning, and Parking.
- g. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner.

5. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the

developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.

- ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

b. Traffic improvements. Conduct the following warrant and pedestrian signage and signalization studies, and provide the funding and installation of required improvements identified by these studies, subject to Public Works Director's review and approval. The applicant shall post either a cashiers check, letter of credit, certificate of deposit or bond, subject to City Attorney approval, to fund the required studies, installation of new traffic signal, 4-way stop signs and improvements to pedestrian crossing, if warranted. The balance of these funds shall be returned to the applicant, if not expended for required improvements.

- i. Traffic signal warrant study for the intersection of Altara Avenue and Ponce de Leon Boulevard shall be completed within one (1) year after issuance of final CO for the project. If warranted, the construction of the signal shall be completed within six (6) months after the completion of the study.
- ii. Warrant study for 4-way stop sign at the intersection of Altara Avenue and Laguna Street six (6) months after issuance of final CO for the project. If warranted, the installation of the required stop signs shall be completed within three (3) months after the completion of the study.
- iii. Pedestrian flow study for the intersection of Altara Avenue and LeJeune Road six (6) months after issuance of final CO for the project to determine if changes are required to the signal, signage or signal timing. The study must be conducted when the school is in session and during peak pedestrian hours during both morning and afternoon. If warranted, the installation of the required pedestrian signage and/or signal improvements shall be completed within three (3) months after the completion of the study.

6 . ATTACHMENTS

- A. Applicant's submittal package dated 07.22.16.
- B. 06.07.16 Neighborhood Meeting summary and attendance list.
- C. 09.02.16 Courtesy notice mailed to all property owners within the North Industrial Mixed-Use District and within 1,500 feet.
- D. 09.01.16 Legal notice.
- E. 09.14.16 Planning and Zoning Board Powerpoint.

Please visit the City's webpage at www.coralgables.com to view all Application 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

Please join the Developer, Architect and Representatives to discuss:

**The development of 4115 – 4131 Laguna Street as a Mixed Use
development containing 13,275 square feet of ground floor retail and
123 residential units**

**Tuesday, June 7, 2016
6:00 pm to 7:00pm**

**4533 Ponce de Leon Blvd
Offices of Behar Font
Coral Gables, Fla. 33146**

Should you have any questions, comments, or wish to RSVP, please
Contact Zeke Guilford at (305) 446-8411

Thank You!

THE HENRY

SIGN-IN SHEET

ATTENDEE NAME	EMAIL	PHONE NUMBER
1 WALTER Leticia	LETICIA@BAPTISTHEALTH.COM	305 461-7451
2 DOUG LINDLEY	Douglasla@baptisthealth.net	3 / 298-1622
3 Paul Savage	Paul@SavageLegal.com	305 444-7188
4 Leticia Jimil	LeticiaT@BaptistHealth.net	305-788-1680
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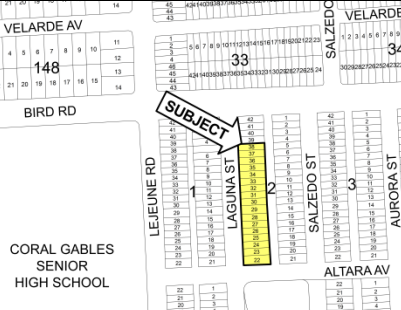
Neighborhood Meeting Notes regarding The Henry held on June 7, 2016

The neighborhood meeting took place at the offices of Behar Font on June 7, 2016 at 6pm. Notice of the meeting was provided to property owners within the district and 1,500 feet from the district boundaries.

Four neighbors appeared at the meeting. Three individuals represented future development in the area.

A presentation was provided by Robert Behar, the architect for the project and Frank Trabold, the developer. There were a couple of questions, but for the most part the neighbors were there to see what was going to occur on the property. One related to the parking, which was answered to the person's satisfaction.

As there were no further questions, the meeting ended at approximately 6:30pm.

	<p style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</p> <p style="text-align: center;">September 2, 2016</p>	
Applicant:	Terrace Mountain View Investors IV, LLC	
Application:	Mixed-Use Site Plan Review	
Property:	4015 - 4131 Laguna Street, Coral Gables, Florida	
Public Hearing - Date/Time/ Location:	Planning and Zoning Board September 14, 2016, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on September 14, 2016 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

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 "The Henry" on the property legally described as Lots 22-38, Block 2, Industrial Section (4015 - 4131 Laguna Street), Coral Gables, Florida; including required conditions and providing for an effective date.

This application has been submitted by Terrace Mountain View Investors IV, LLC requesting Mixed-Use Site Plan Review for the property located at 4015 - 4131 Laguna Street, Coral Gables, Florida. The project includes ground floor retail, approximately 121 residential units, and approximately 227 parking spaces. The proposed building is 120 feet in height. The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval by the City Commission.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - SEPT. 14, 2016

in the XXXX Court,
was published in said newspaper in the issues of

09/01/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
1 day of SEPTEMBER, A.D. 2016

B. Thomas

(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

CITY PUBLIC HEARING LOCAL PLANNING AGENCY / PLANNING
AND ZONING BOARD
DATES/TIMES WEDNESDAY, SEPTEMBER 14, 2016,
6:00 - 9:00 P.M.
LOCATION CITY COMMISSION CHAMBERS, CITY HALL,
405 BILTMORE WAY, CORAL GABLES,
FLORIDA, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. 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 "The Henry" on the property legally described as Lots 22-38, Block 2, Industrial Section (4105 - 4131 Laguna Street), Coral Gables, Florida; including required conditions and providing for an effective date.

Items 2 and 3 are related.

2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Public Buildings and Grounds" to "Commercial High-Rise Intensity" for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; and, providing for severability, repealer and an effective date.

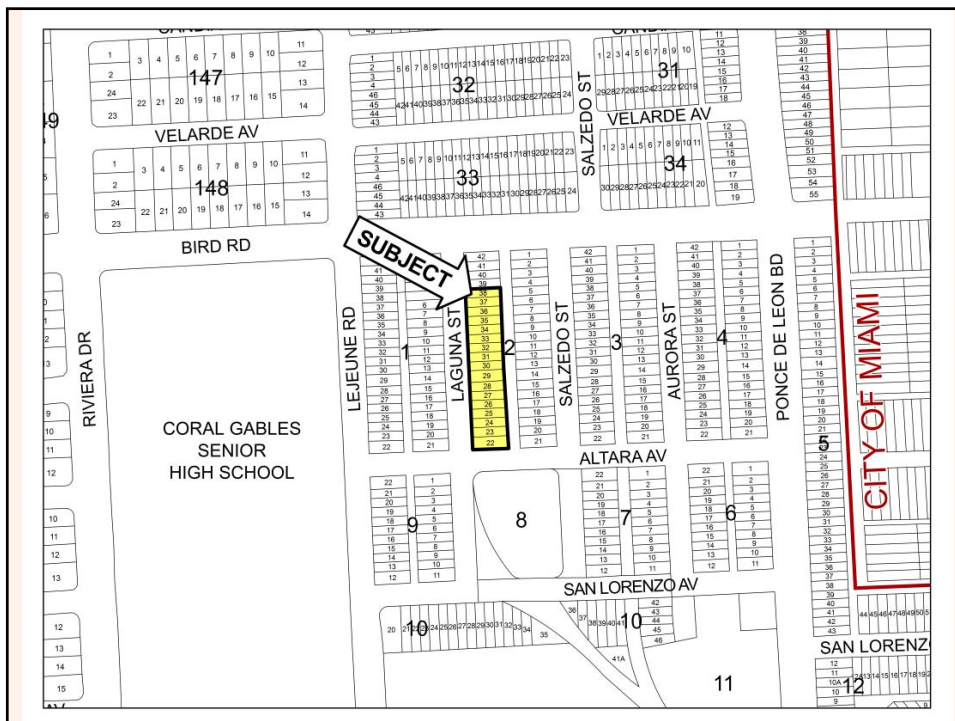
3. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Special Use District (S) to Commercial District (C) for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; and providing for severability, repealer and an effective date.

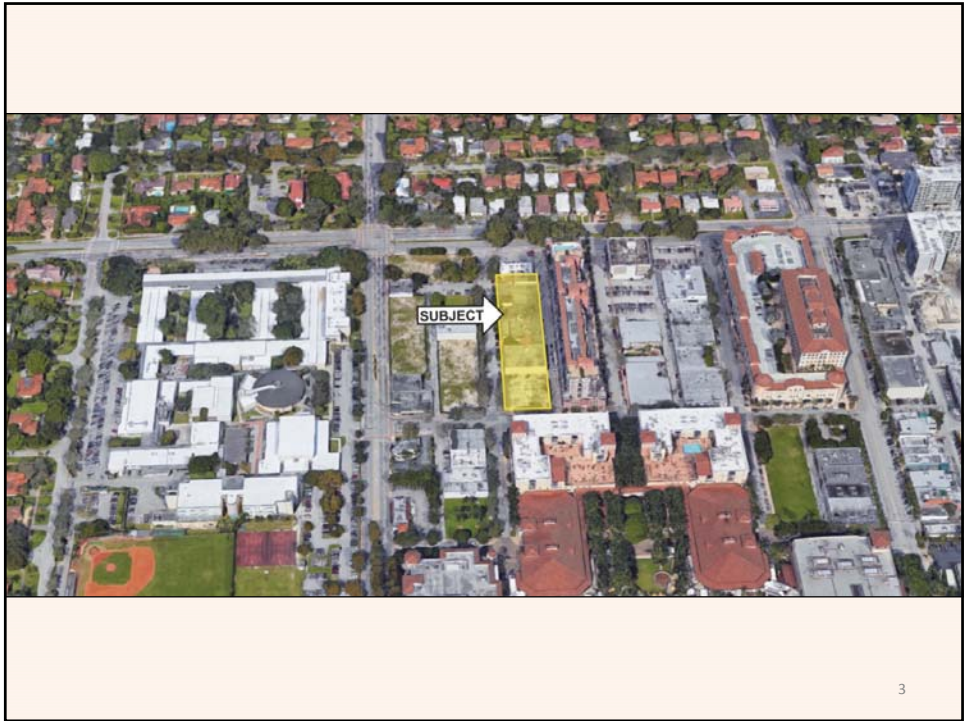
4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 3, "Uniform Notice and Procedures for Public Hearing," Section 3-302, "Notice" amending the public hearing notification requirements for Zoning Code Text Amendments that change the actual list of permitted, conditional, or prohibited uses within a zoning category; providing for repealer provision, severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

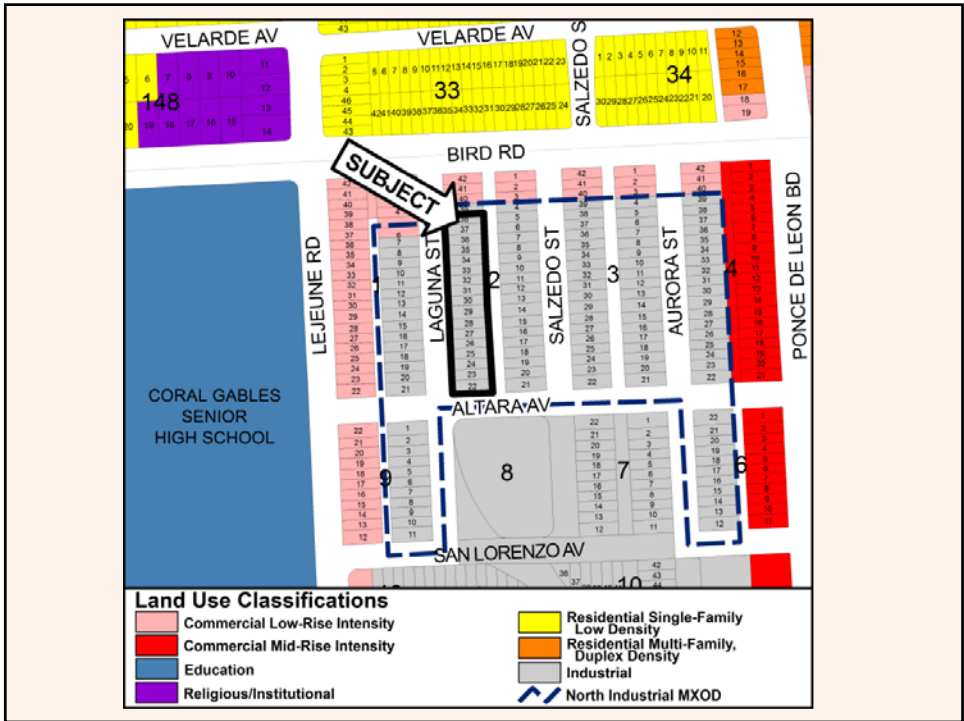
Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

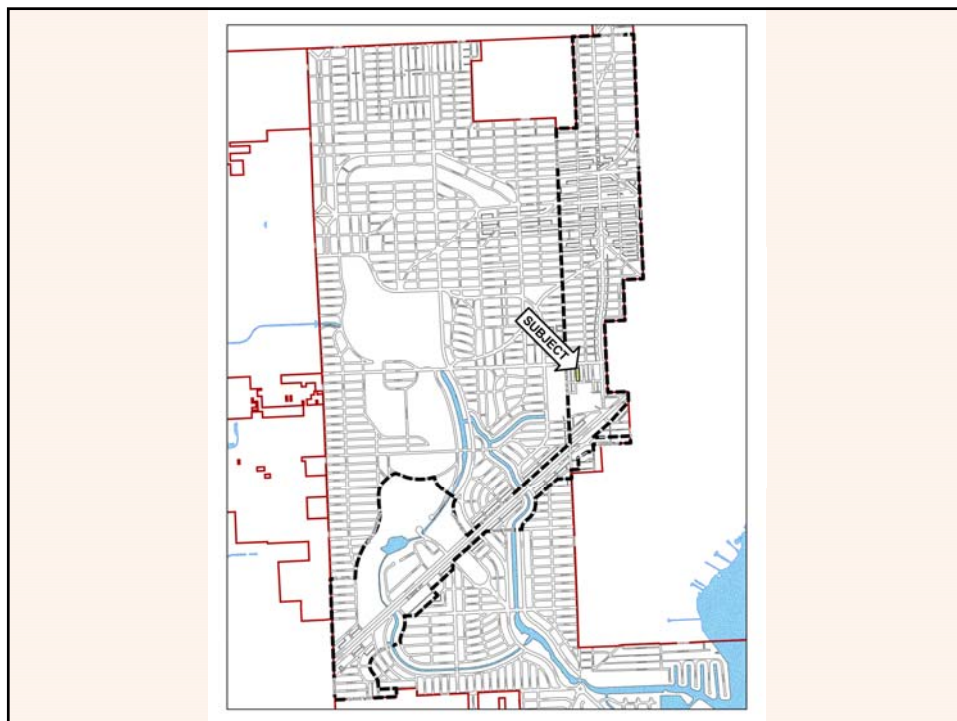
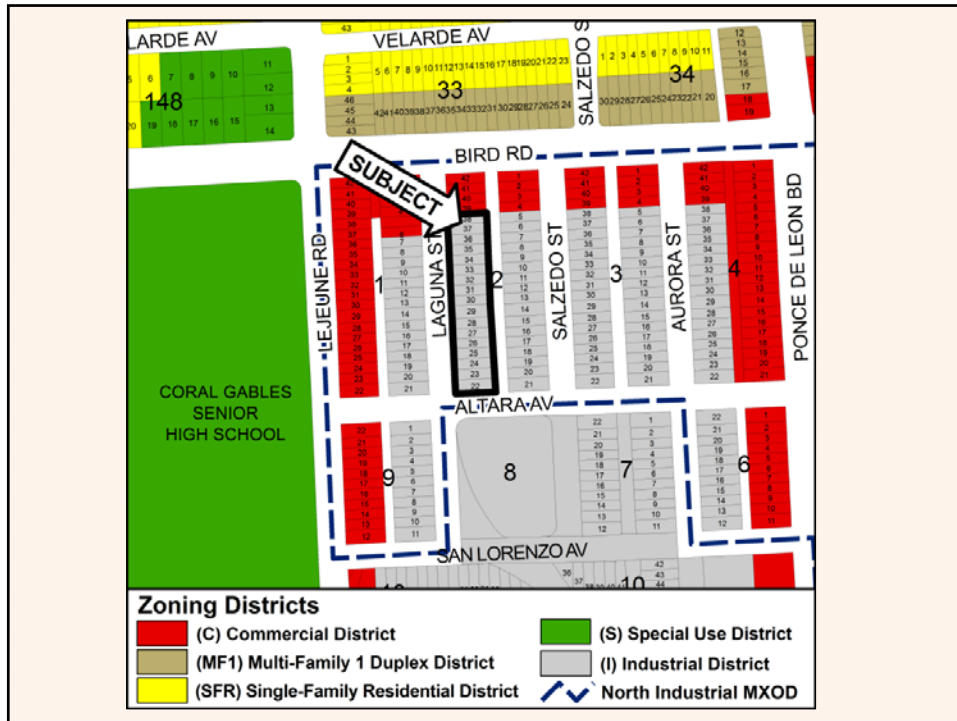
Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

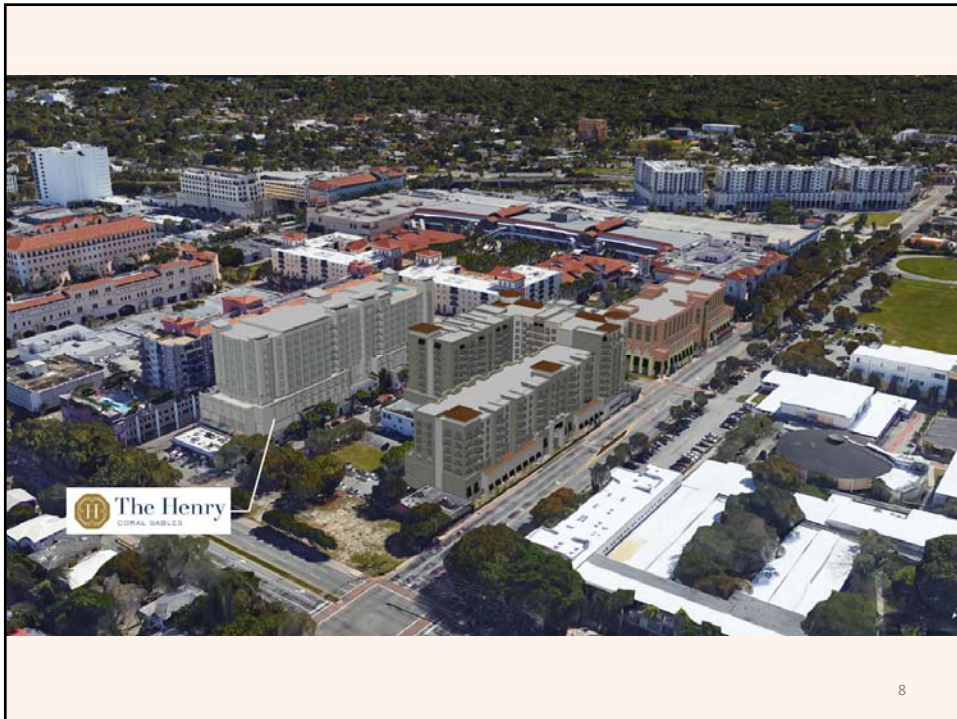




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REQUEST:
MIXED-USE SITE PLAN

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SITE PLAN



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ELEVATION



- ALUMINUM LOUVERED PANELS
- ALUMINUM TRILLES
- 42" HIGH x 4" F.F. SAFEGUARD WITH GLASS
- ALUMINUM WINDOW DOOR, COLOR T-2, 5' LIGHT TINTED TINTED RESISTANT GLASS, CUSTOM CASING COLOR MATCH WINDOW DOOR TO MATCH FRAME
- PRIME & PAINTED 1/2" SMOOTH STUCCO
- 42" HIGH x 4" F.F. ALUMINUM SAFEGUARD

12

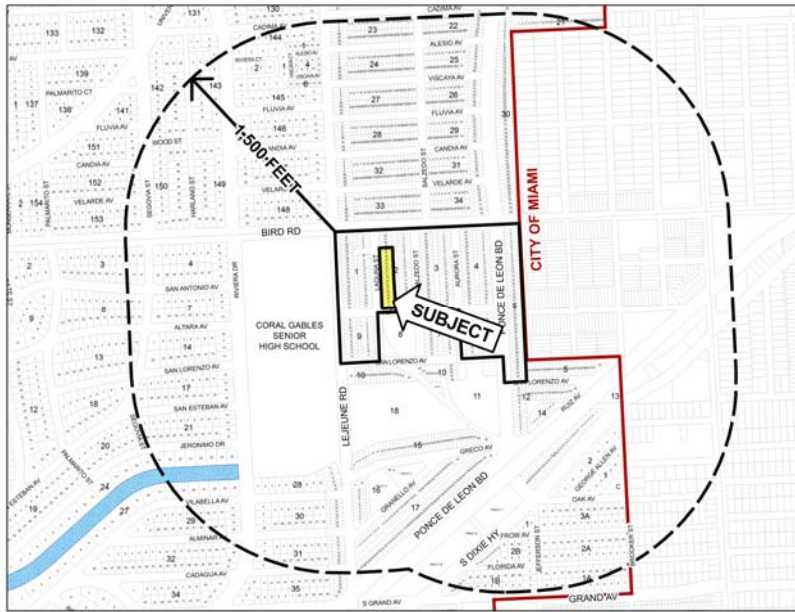
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 02.26.16
2	BOARD OF ARCHITECTS: 05.12.16
3	NEIGHBORHOOD MEETING: 06.07.16
4	PLANNING AND ZONING BOARD: 09.14.16

STAFF REVIEW

DEPARTMENT	DRC 04.29.16	STAFF MEETING 05.19.16	COMMENTS PROVIDED?
HISTORICAL	X		YES
PARKING	X	X	YES
LANDSCAPE		X	YES
CONCURRENCY	X		YES
POLICE	X		YES
FIRE	X		YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING	X	X	YES

LETTERS TO PROPERTY OWNERS (1,500 FT)



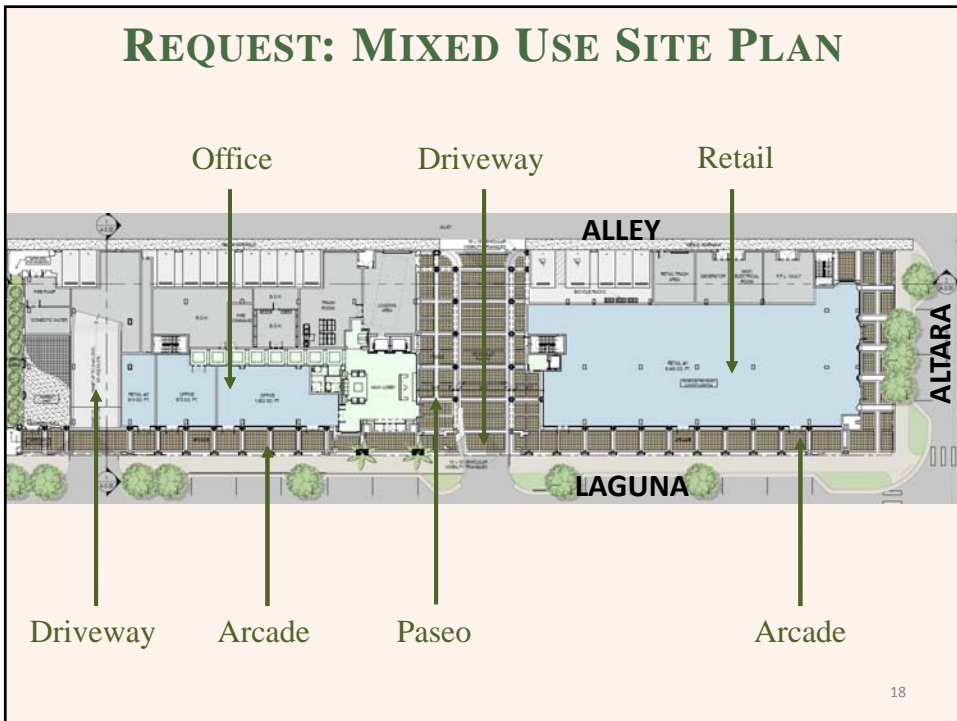
PUBLIC NOTIFICATION

2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
3 TIMES	WEBSITE POSTING DRC, BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

REQUEST: MIXED USE SITE PLAN



REQUEST: MIXED USE SITE PLAN



SITE PLAN INFORMATION

Type	Permitted	Proposed
Total site area	---	43,495 sq. ft. (1 acre)
Floor area ratio (FAR)	3.5 FAR	3.5 FAR
FAR x total site area =	152,232 sq. ft.	152,232 sq. ft.
Building height	10 floors / Up to 120'	120'
Ground Floor Commercial	12,179 sq. ft. minimum	12,586 sq. ft.
Residential	No density limitation within MXOD	122 units (122 units/acre)
<i>Residential Unit Mix</i>	<i>Studio & One-bedroom</i>	<i>44 units</i>
	<i>Two bedrooms</i>	<i>66 units</i>
	<i>Three or more bedrooms</i>	<i>12 units</i>
Parking Spaces	223 minimum	229

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SETBACKS



Type	Required	Proposed
Front setback (Granello Avenue)	0' 10' above 45'	0' 10' above 44'
Side Street Setback (Greco Avenue)	15'	15'
Interior Side Setback	0'	8'7"
Rear Setback (Alley)	0'	0'

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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)	4,349 sf min.	6,489 sf

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REQUEST: MIXED USE SITE PLAN

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
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.	COMPLIES.
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.	COMPLIES.
THE PROPOSED CONDITIONAL USE DOES NOT CONFLICT WITH THE NEEDS AND CHARACTER OF THE NEIGHBORHOOD AND THE CITY.	COMPLIES.
THE PROPOSED CONDITIONAL USE WILL NOT ADVERSELY OR UNREASONABLY AFFECT THE USE OF OTHER PROPERTY IN THE AREA.	COMPLIES.

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REQUEST: MIXED USE SITE PLAN

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES, BUILDINGS AND STRUCTURES AND WILL NOT ADVERSELY AFFECT THE ADJACENT USES, BUILDINGS OR STRUCTURES.	COMPLIES.
THE PARCEL PROPOSED FOR DEVELOPMENT IS ADEQUATE IN SIZE FOR ALL DEVELOPMENT FEATURES.	COMPLIES.
THE NATURE OF THE PROPOSED DEVELOPMENT IS NOT DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY.	COMPLIES.
THE DESIGN OF THE PROPOSED DRIVEWAYS, CIRCULATION PATTERNS AND PARKING IS WELL DEFINED TO PROMOTE VEHICULAR AND PEDESTRIAN CIRCULATION.	COMPLIES.
THE PROPOSED CONDITIONAL USE SATISFIES THE CONCURRENCY STANDARDS OF ARTICLE 3, DIVISION 13.	COMPLIES.

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REQUEST: MIXED USE SITE PLAN

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS 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.

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COMPREHENSIVE PLAN CONSISTENCY

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

CONDITIONS OF APPROVAL:

- 1. Application/supporting documentation.**
Construction of the proposed project shall be in substantial conformance with the submitted plans.
- 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.

CONDITIONS OF APPROVAL:

- 3. Prior to issuance of the first Building Permit, Applicant shall:**
 - a. Art in Public Places contribution.**
 - b. Loss of on-street parking payment.**
 - c. Additional reviews.**
 - d. Provide signage plan.**
 - e. Address parking garage design.**
 - f. Address ground floor design.**
 - g. Address loading and service design.**
 - h. Submit construction staging plan.**
 - i. Obtain approval for any traffic improvements.**
 - j. Obtain Commission approval and execute a restrictive covenant for an Encroachment Plan.**
 - k. Provide a bond for restoration of the project site.**
 - l. Provide construction notice to neighboring properties.**
 - m. Provide a bond for green building certification.**

CONDITIONS OF APPROVAL:

- 4. Prior to issuance of the first Certificate of Occupancy, Applicant shall:**
 - a. Complete the undergrounding of all utilities.**
 - b. Upgrade utilities services as needed.**
 - c. Complete all Art in Public Places requirements.**
 - d. Complete all traffic improvements.**
 - e. Comply with the City's Bicycle Pedestrian Master Plan.**
 - f. Complete all right-of-way improvements.**
 - g. Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and Owner.**

CONDITIONS OF APPROVAL:

- 5. Following the issuance of the first Certificate of Occupancy, Applicant shall:**
 - a. Obtain green building certification within two years.**
 - b. Perform traffic signal and signage, and signal timing studies within one year and construct or pay for any required improvements.**



The Henry

MIXED USE SITE PLAN
4015 – 4131 LAGUNA STREET

PLANNING AND ZONING BOARD
SEPTEMBER 14, 2016

