



## City of Coral Gables Planning and Zoning Staff Report

<b>Property:</b>	<b>Belmont Village - 4111 Salzedo Street</b>
Applicant:	Baptist Health of South Florida, Inc. and Belmont Village, L.P.
Application:	Amendment to Alley Vacation, Receipt of Transfer of Development Rights (TDRs), Planned Area Development (PAD), Conditional Use Review for Assisted Living Facility, and Tentative Plat
Public Hearing:	Planning and Zoning Board / Local Planning Agency
<b>Date &amp; Time:</b>	<b>February 12, 2020; 6:00 – 9:00 p.m.</b>
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 the project known as “Belmont Village:”

1. Amendment to Ordinance No. 2015-08 (Alley Vacation Ordinance)
2. Transfer of Development Rights (TDR)
3. Planned Area Development (PAD)
4. Assisted Living Facility (Conditional Use Review)
5. Tentative Plat

### 2. APPLICATION SUMMARY

The subject site is in the North Industrial Mixed-Use District, within walking distance of the Shops at Merrick Park. In 2016, a mixed-use project referred to as “The Collection Residences” was approved by the City Commission by Resolution No. 2015-86. “The Collection Residences” to be located in the subject site, including the entire Block 3 from Bird Road to Altara Avenue was not built.

The current project is an Assisted Living Facility referred to as Belmont Village, located on the south half of Block 3, approximately 1.4 acres in size. The project includes 232 Assisted Living Units, ground floor commercial uses of approximately 18,000 square feet, and a parking structure with 208 parking spaces. The proposed building height is 10-stories at 120 feet to the top of habitable space.

1. Project Site is approximately 1.41 acres (61,569 square feet)
2. Building Height is 10-stories at 120 feet to the top of habitable space
3. FAR 3.54 (218,466 sq. ft. including 3,000 sq. ft. of TDR)
4. 232 Assisted Living Units
5. 18,157 square feet (8% of total square footage) of ground-floor commercial uses
6. 208 parking spaces
7. 17,258 square feet (28% of site area) of Landscape Open Space

Baptist Health of South Florida, Inc. and Belmont Village, L.P. (referred to as “co-Applicants”), has submitted an application (referred to as the “Application”) for review of the following: An amendment to Ordinance No. 2015-08 (as amended) by providing a substitute public easement and new conditions of approval to the previously vacated alley; Transfer of Development Rights (TDRs) as a receiving site utilizing 3,000 sq. ft. of TDRs made available pursuant to a Dispute Resolution Agreement; Planned Area Development (PAD); and Conditional Use Review for an Assisted Living Facility referred to as Belmont Village. The Application package submitted by the Applicant is provided as Attachment A.

*Site Plan Information:*

Type	Permitted/Required in North Industrial District (MXD)	Proposed
Total site area	Minimum 10,000 sq. ft.	61,569 sq. ft. (1.41 acres)
FAR (3.5 x total site area) <i>Med Design is Mandatory</i>	215,491 sq. ft.	215,491 sq. ft.
25% TDRs		3,000 sq. ft.
Total FAR	4.375 (3.5 + TDRs)	3.54 (218,466 sq. ft.)
Building height	Up to 100’ or 120’ with Commission Approval	120’ to top of habitable space
Number of stories	Up to 10 stories	10 stories
<b>Setbacks:</b>		
<i>Altara Avenue</i>	10’	1’-10”
<i>Salzedo Street</i>	15’	1’-9”
<i>Aurora Street</i>	15’	1’-8”
<i>Rear</i>	10’	18’-9”
<b>Proposed Uses:</b>		
<i>Assisted Living Units</i>		232 units
<i>Retail/Commercial</i>	17,478 sq. ft. (8% on the ground floor)	18,157 sq. ft.
<b>Total Parking</b>	177 spaces	208 spaces
<i>ALF @0.5 space/unit</i>	116 spaces (232 x 0.5)	
<i>Retail @ 1 space/300</i>	61 spaces (18,157 sq. ft./300)	
Landscape Open Space at ground level	12,314 sq. ft. (20%)	17,258 sq. ft. (28%) within site area

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinances and Resolution under consideration include the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and new conditions of approval with respect to the previously vacated alley located in Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, “Development Review”, Division 10,*

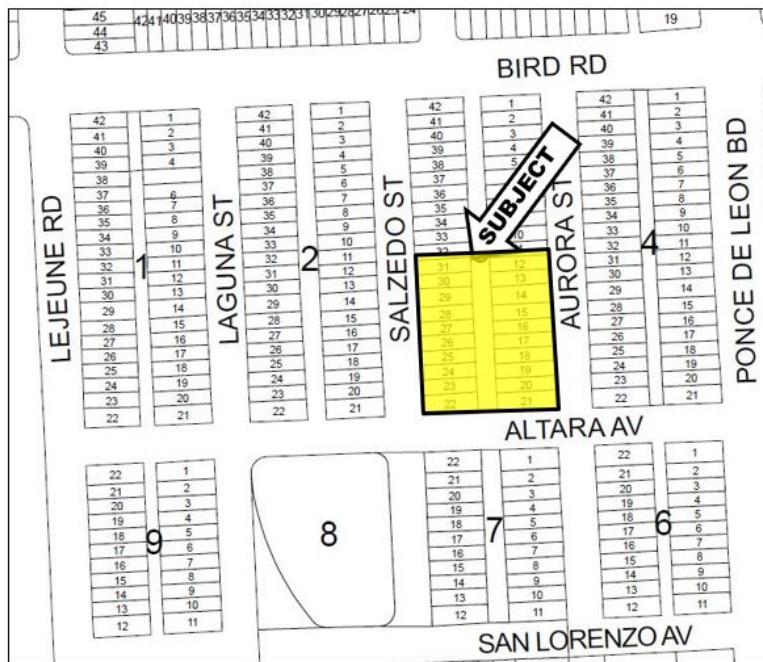
*“Transfer of Development Rights”, Section 3-1006, “Review and approval of use of TDRs on receiver sites”, for the receipt and use of TDRs for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

3. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) referred to as “Belmont Village” pursuant to Zoning Code Article 3, “Development Review,” Division 5, “Planned Area Development (PAD),” for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
4. *A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” for an Assisted Living Facility (ALF) referred to as “Belmont Village” on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
5. *A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled “Coral Gables Industrial Section” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision,” being a re-plat of 61,569 square feet on the property legally as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

### Project Location

The subject property occupies the south half of Block 3 within the North Industrial Mixed-Use District and is bounded by Bird Road (north), Altara Avenue (south), Aurora Street (east) and Salzedo Street (west). The property is legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) 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 tables provide the subject property’s designations and surrounding land uses:

**Existing Property Designations**

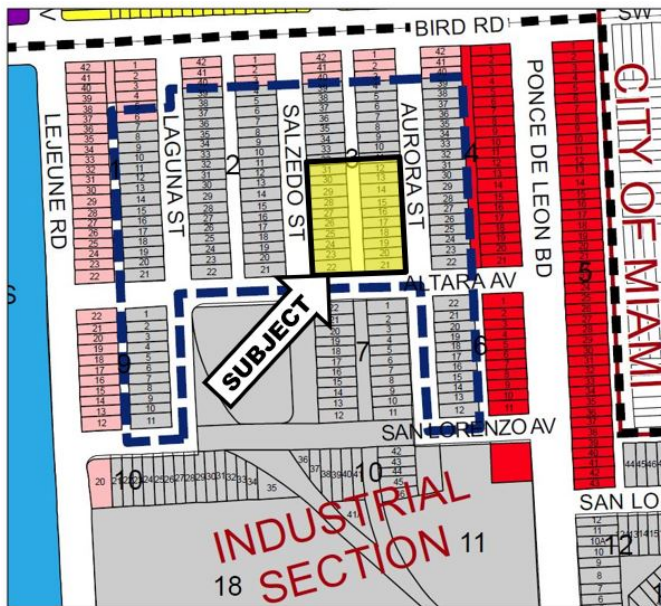
Comprehensive Plan Map designation	Industrial; Mixed Use Overlay District (MXOD)
Zoning Map designation	Industrial District (I); North Industrial Mixed Use District (MXD)
Mixed Use Overlay District (MXOD)	Yes - North Industrial Mixed Use District (MXD)
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

**Surrounding Land Uses**

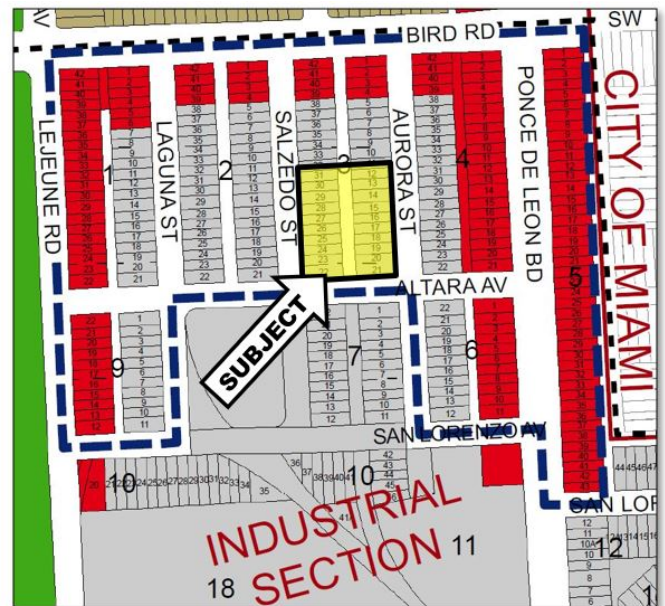
LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	Commercial buildings	Industrial; Mixed-Use Overlay District	Industrial (I); North Industrial Mixed-Use District (MXD)
South	Village of Merrick Park multi-family mid-rise buildings	Industrial; Mixed-Use Overlay District	Industrial (I); North Industrial Mixed-Use District (MXD)
East	The Collection commercial mid-rise building	Industrial; Mixed-Use Overlay District	Industrial (I); North Industrial Mixed-Use District (MXD)
West	Village Place mid-rise mixed use building	Industrial; Mixed-Use Overlay District	Industrial (I); North Industrial Mixed-Use District (MXD)

The property’s existing land use and zoning designations, as illustrated in the following maps:

**Existing Land Use Map**



**Existing Zoning Map**



**Future Land Use Map**



**Zoning Map**



### 3. APPLICANT'S PROPOSAL

#### AN AMENDMENT TO ORDINANCE NO. 2015-08 (THE "ALLEY VACATION ORDINANCE")

Ordinance No. 2015-08 was adopted by the City Commission on May 26, 2015 which vacated a 30-foot wide and 535-foot long public alleyway (16,050 square feet) that bisected the entire length of the block from Bird Road to Altara Avenue, as part of a previously approved project referred to as "The Collection Residences," which was to occupy the entire block as a single, unified, mixed-use development. That development has not materialized. Currently, there are two separate projects being proposed for the entire block. This application, Belmont Village will occupy the south half of the block. A proposed mixed-use project is currently under review on the north half of the block, abutting the project site. The Applicant is proposing a substitute public easement and new conditions of approval to the previously vacated alley as it relates to each respective site.

#### TRANSFER OF DEVELOPMENT RIGHTS (TDRS)

The project is utilizing 3,000 sq. ft. of TDRs made available pursuant to a Dispute Resolution Agreement between the City of Coral Gables and Mundomed S.A. and South High Cliff Corporation. These specific TDRs were created to preserve some environmentally sensitive lands which may be transferred and utilized not only within the boundaries of designated receiving areas (Central Business District and North Ponce Mixed-Use Corridor) but also in Commercial and Industrial zoned areas of the City, which do not abut and are not adjacent to either South Dixie Highway or properties zoned Single Family Residential subject to the approval of the City Commission. On October 8, 2019, by Resolution No. 2019-298, the City Commission approved Belmont Village, L.P. to file an application for receipt/use of 3,000 sq. ft. of TDRs for the proposed development.

#### Findings of Fact – Transfer of Development Rights (TDRs)

Section 3-1005 and 3-1006 of the Zoning Code establishes the requirements for the use of TDRs on receiver sites. Those provisions state that the Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code.

Below is the review and approval process of use of TDR's on receiver sites as set out in Zoning Code Section 3-1006, as follows:

- A. *"An application to transfer development rights to a receiver site shall be reviewed subject to all of the following":*
  - 1. *"In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs."*
  - 2. *"Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards."*

3. *“If the receiving site is within five hundred (500) feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property”.*
4. *“Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following”:*
  - a. *“Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses”.*
  - b. *“The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest”.*
  - c. *“The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment”.*
  - d. *“The conformity of the proposal with the Goals, Objectives and Policies of the City’s Comprehensive Plan”.*

**Staff Comments:** The utilization of TDRs in this project will permit an increase in FAR from 3.5, as permitted in the underlying zoning district, to 3.53 an increase of 0.9% in FAR, which is within the 25% increase in FAR, when TDRs are utilized.

### **PLANNED AREA DEVELOPMENT (PAD)**

Planned Area Development (PAD) is a development option in the City of Coral Gables for the purpose of allowing creative and imaginative development while providing substantial additional public benefit. In addition, PAD provides some flexibility in terms of massing, design, location of paseos and open spaces, etc. Typically PAD sites are contiguous unified parcel with a minimum lot width of two hundred (200) feet and minimum lot depth of one hundred (100) feet and a minimum site area of no less than an acre.

### **Public Benefits**

The proposed Belmont Village project meets the purpose and objectives of the PAD regulations. Multiple public benefits are offered in connection with this project, including:

1. Provides new high-quality retail space to enhance the City’s goal of having a “Design District” in this area.
2. Helps to fulfill the Comprehensive Plan objective to create a “mixed use village” in this area
3. Will serve to further improve the value of a key City owned asset, the Shops at Merrick Park retail center.
4. Meets the growing demands for high quality senior housing by providing 232 assisted living units located near shopping, cultural activities and open spaces

5. Provides a cross-block public easement and open space to encourage pedestrian activity and provide public open space in an area of the City which is lacking public open spaces
6. Provides a high level of ground floor open space which considerably exceeds the minimum requirements
7. Provides public realm landscape and streetscape improvements
8. Replaces underutilized and unattractive buildings with a Mediterranean inspired aesthetically pleasing building with adequate and well-designed structured parking
9. Will provide the City with \$100,000 in funding earmarked for public realm and public open space improvements in the vicinity

## Purpose and Objectives

Zoning Code Section 3-501 states that a proposed PAD project must comply with the following:

1. *Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
2. *Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
3. *Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*
4. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
5. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

## Findings of Fact – Planned Area Development (PAD)

Section 3-503 of the Zoning Code states the required findings for a proposed PAD project is as follows:

- A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

**Staff comments:** The proposed plan is consistent with the stated purpose and intent of the PAD regulations in that is harmonious and coordinated development on site and it provides greater opportunities for ground-level, publicly accessible open space with urban design amenities.

- B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*



**Staff comments:** Current regulations are intended for smaller parcels and do not require additional green areas. The proposed project provides a comprehensive design that coordinates ground level spaces and the overall massing of the project in ways that enhances the outcome of typical regulations.

C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

**Staff comments:** The proposed plan meets the requirements and standards of the PAD regulations such as contiguous unified parcel with a minimum lot width of two hundred (200) feet and minimum lot depth of one hundred (100) feet and a minimum site area of no less than an acre.

D. *The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

**Staff comments:** The physical design of the proposed PAD results in a publicly-accessible ground – floor open space, including courtyards, plazas, and arcades that are fronted by commercial uses. The cross block pass-through provide an additional pedestrian amenity which enhances redevelopment of the area. In addition, all vehicular parking for the project and service access is within the confines of the building.

E. *The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

**Staff comments:** The proposed PAD is compatible with the adjacent properties in North Industrial area with regards to height and uses. The existing Shops at Merrick Park mixed-use project is located south of this site, and The Collection and Village Place are located to the east and west respectively. The proposed project height is 120 feet and surrounded by existing buildings of approximately the same height, some under construction. A proposed mixed-use project is currently under review on the north half of the block, abutting the project site.

F. *The desirability of the proposed PAD to physical development of the entire community.*

**Staff comments:** The redevelopment of this property fulfills the objective of the City to attract mix of uses with public open spaces in an urban environment.

G. *The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

**Staff comments:** The proposed PAD is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions which address the City’s objectives for encouraging redevelopment with mixed of uses in the North Industrial District.

## **CONDITIONAL USE WITH SITE PLAN REVIEW FOR AN ASSISTED LIVING FACILITY (ALF)**

The project proposed is an Assisted Living Facility (ALF) which includes 232 assisted living units, ground floor commercial uses of approximately 18,000 square feet, and a parking structure with 208 required parking spaces. The proposed building height is 10-stories at 120 feet to the top of the roof. As required for all ALF facilities in the city, the project requires Conditional Use with Site Plan review and approval per Section 5-902.E of the Zoning Code. Conditional uses require public hearing reviews with a

recommendation provided by the Planning and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses.”

**Findings of Fact – Conditional Use for Assisted Living Facility (ALF)**

*Conditional Use Review Criteria*

Planning Staff’s review of the criteria set out in Section 3-408, “Standards for Review” is as follows:

STANDARD	STAFF EVALUATION
<p>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.</p>	<p><b>Yes.</b> 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 mix of uses within the area bounded by Bird Road, LeJeune Road, U.S. 1 and Ponce de Leon Boulevard. The geographic area 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 at Douglas Station.</p>
<p>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.</p>	<p><b>Yes.</b> The proposed assisted living facility (ALF) project is compatible with the surrounding mixed-use, commercial uses in the area, as well as the planned uses being developed within the North &amp; South Industrial Districts.</p>
<p>3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City</p>	<p><b>Yes.</b> The redevelopment of this property as an assisted living facility (ALF) building is compatible with the needs of the City and the surrounding community while providing opportunities for the aging population. The ground floor pedestrian amenities included in the project will enhance the redevelopment of the Industrial District.</p>
<p>4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.</p>	<p><b>Yes.</b> The existing Shops at Merrick Park mixed-use project is located south of this site, and The Collection and Village Place projects are located to the east and west respectively. The Shops at Merrick Park and Village Place developments are mixed use projects that include residential, retail and office uses. 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 built, including the provision of public realm/landscaping</p>

STANDARD	STAFF EVALUATION
	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	<b>Yes.</b> The planned redevelopment of this property as an assisted living facility (ALF) is compatible with the nature, condition and development of adjacent uses. The existing Shops at Merrick Park, a mixed-use project is located south of this site, The Collection and Village Place are located to the east and west respectively. The proposed project height is 120 feet and surrounded by existing buildings of approximately the same height, some under construction. A proposed mixed-use project is currently under review on the north half of the block, abutting the project site.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	<b>Yes.</b> The subject property is larger than the minimum 10,000 square foot size for a mixed use project within an approved MXD and MXOD and more than one (1) acre for Planned Area Development (PAD).
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	<b>Yes.</b> The proposed project is consistent with the stated goals and objectives and will allow residents to continue to live in their community and be independent as safely as possible. The redevelopment of this property will help improve the health, safety, and general welfare of the community by providing housing options for the city’s seniors. The ground floor pedestrian amenities enhance the redevelopment of the Industrial District.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	<b>Yes.</b> All vehicular parking for the project is located within the confines of the building and service access and areas are enclosed. A pedestrian paseo is provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district. The alley that bisects the project site was previously vacated to which the Applicant proposes an alternative public easement to provide for continued service and pedestrian circulation.
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.	<b>Yes.</b> The proposed project was reviewed by the Zoning Division for concurrency, while the Concurrency Management Report lists Neighborhood Parks as not meeting concurrency, this particular use, Assisted Living Facility, Neighborhood Parks concurrency is not required. A copy of the CIS and a memorandum from the City’s Zoning Administrator is provided in Attachment C. A Traffic Generation Analysis is provided by the applicant and no traffic impact study is required. Additionally, certain conditions of approval are recommended to ensure the project meets required infrastructure.

### *Traffic Study*

The subject site is within the Gables Redevelopment Infill District (GRID). The City's GRID allows development within its boundaries to move forward regardless of a roadway's level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. As stated in the Traffic Generation Analysis prepared by David Plummer and Associates, provided in Attachment A, no traffic impact study is required.

### *Concurrency Management*

This project has been reviewed for compliance with the City's Concurrency Management program. While the Concurrency Management Report lists Neighborhood Parks as not meeting concurrency, this particular use, Assisted Living Facility, Neighborhood Parks concurrency is not required. A copy of the Concurrency Impact Statement and a memorandum from the City's Zoning Administrator is provided in Attachment C.

### *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. Public School Concurrency Review is not required for an Assisted Living Facility.

### *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 proposes to provide contribution to the Art in Public Places Fund in compliance with Zoning Code regulations.

### *Off-site improvements and 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 is required to underground all existing overhead utilities.

## **TENTATIVE PLAT**

The request is to re-plat the existing parcel consisting of twenty (20) platted lots as well as south 7.5 feet lots 11 and 32, including portions of the previously vacated alley. It occupies the south half of Block 3 within the North Industrial Mixed-Use District and is bounded by Bird Road (north), Altara Avenue (south), Aurora Street (east) and Salzedo Street (west). There is another project proposed on the north half of the block and both involves separate ownership. The property is legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that

portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida.

**Findings of Fact - Tentative Plat Review**

The procedure for reviewing and recommending a tentative plat is contained in Sections 3-901 through 3-904 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of the final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

*Proposed Zoning Plan*

The tentative plat entitled “Belmont Residences at Coral Gables” proposes re-platting consisting of twenty (20) platted lots as well as south 7.5 feet lots 11 and 32, including portions of the previously vacated alley into one tract. The property’s zoning designation would not change as a result of this re-plat and all platted lots would remain zoned as Industrial (I) District. The Assisted Living Facility proposed to be constructed on the property would be required to meet all requirements and provisions specified in the Zoning.

*City Staff Review*

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 3-902. The Zoning Code requires review and comments be provided by the Public Works Department with Staff’s report and recommendation. In a memorandum dated February 5, 2020, the Public Works Department stated the Department does not object to the proposed tentative plat and provides comments stating required letters have been received from utility companies and that review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission (see Attachment B).

**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.	<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,	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	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).	
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-1.1.5.</b> Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled "Mixed-Use land use".	Complies
5.	<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
6.	<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> <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>	Complies
7.	<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
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-1.1.5.</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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
12.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
13.	<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
14.	<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
15.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies
16.	<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
17.	<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
18.	<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
19.	<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
20.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
21.	<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
22.	<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
23.	<b>Policy MOB-2.7.1.</b> 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	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	
24.	<p><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:</p> <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. It meets the policies of the City’s Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools. The Industrial District encompasses a large area that is served by numerous residential, commercial, retail and office use. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail.

**4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS**

**City Review Timeline**

The submitted applications have undergone the following City reviews:

TYPE OF REVIEW	DATE
Development Review Committee	09.27.19
Board of Architects (Preliminary Design and Mediterranean Architecture)	10.24.19
Planning and Zoning Board	02.12.20
City Commission (1 <sup>st</sup> reading)	TBD
City Commission (2nd reading)	TBD

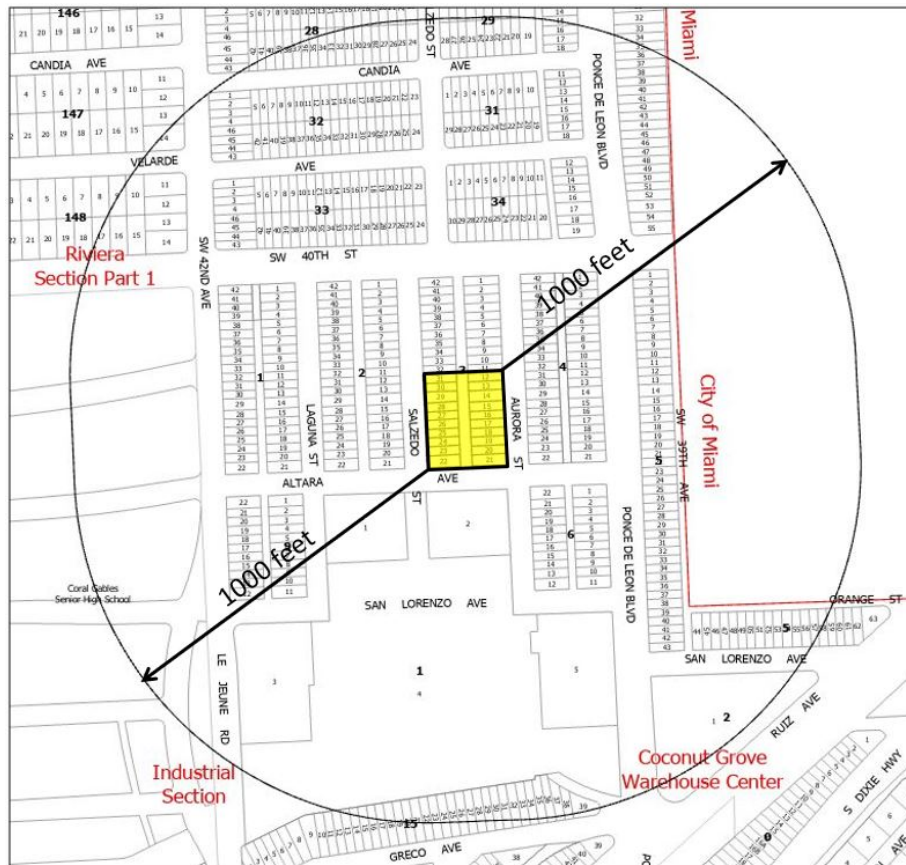
**Public Notification and Comments**

The Applicant held the mandatory neighborhood meeting on December 5, 2019 with notification to all property owners within 1,000 of the property. A summary of the meeting and attendance list is provided in the Applicant’s Submittal Package attached as Attachment A.



The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on January 29, 2020. 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 430 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachment E. 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

TYPE	DATE
Applicant neighborhood meeting	12.05.19
Courtesy notification	01.29.20
Sign posting of property	01.31.20
Legal advertisement	01.31.20
Posted Staff report on City web page	02.07.20

## **Staff Recommendation and Conditions of Approval.**

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

1. *An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and new conditions of approval with respect to the previously vacated alley located in Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
3. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) referred to as "Belmont Village" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
4. *A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*
5. *A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Coral Gables Industrial Section" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of 61,569 square feet on the property legally as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot*

*platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

### Summary of the Basis for Approval

Staff's support and recommendation of approval of the Amendment to Ordinance No. 2015-08 (alley Vacation Ordinance), Transfer of Development Rights, Planned Area Development, Conditional Use for Assisted Living Facility, and Tentative Plat 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 Codes 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. The Applicant's submittal package dated 01/20/2020 prepared by Gunster, Yoakley & Stewart, P.A. and Corwill Architects to include:
    - i. Maximum building height shall not exceed 10-stories at 119' to the top of habitable space
    - ii. 3.54 FAR (218,466 sq. ft. including 3,000 sq. ft. of TDR)
    - iii. 232 Assisted Living Units
    - iv. 18,157 sq. ft. (8%) of ground floor commercial uses
    - v. 208 parking spaces
    - vi. 17,258 sq. ft. (28%) landscape open space
  - b. Traffic Impact Study dated October 31, 2019 prepared by David Plummer Associates.
  - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings. Including, that the Applicant shall, prior to the issuance of a building permit for the project, provide a \$100,000 contribution to the City for public realm and public open space improvements in the vicinity of the project. These public realm and public open space improvements shall be undertaken by the City subject to the review and approval of the Planning Director and Public Works Director.
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.

3. **Bond.** Within 90 days of approval, the property owner, its 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 Development Agreement, Site Plan approval, and applicable conditions.
4. **Construction information/contact person.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall provide a written notice to all properties within five hundred (500) feet of the Belmont Village project boundaries, providing a specific liaison/contact person 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.
5. **Vertical clearance.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall provide a minimum vertical clearance of thirteen feet (13') along the full length and width of the public easement.
6. **Utility relocation.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall secure all required approvals and be responsible for the relocation of existing utilities located in the alley in accordance with all applicable City, County, State or outside agency, and or utility company requirements.
7. **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 Hold Harmless agreement must be executed.
8. **Art in Public Places.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall Comply with all City requirements for Art in Public Places, which will include either a contribution to the Art in Public Places Fund, or having the proposed artist and public art concept be reviewed by the Arts Advisory Panel and Cultural Development Board, and 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 Department of Historical Resources and Cultural Arts.
9. **Written notice.** Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Belmont Village project boundaries of any proposed partial street closure as a result of the project's construction activity. Complete street closure shall be prohibited.
10. **Replacement parking spaces.** The replacement of on-street and public alleyway parking spaces lost as a result of this project shall be provided by the Applicant, property owner, its successors or assigns and located within the project in accordance with the approved plans, shall be unrestricted or gated, shall have appropriate signage, and shall be designated and remain in perpetuity for public use only.

Any amendments to the replacement parking plans shall be subject to approval by the Parking Director.

11. **Encroachments.** Applicant must seek Commission approval and provide fully executed hold harmless agreement or restrictive covenant for all proposed encroachments into, onto, under and over the City's rights-of-way.
12. **Design District Implementation.** The ground floor shall be designed to optimize pedestrian activity.
  - i. All storefronts shall be flush with the sidewalk grade.
  - ii. Storefronts 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.
  - iii. Pedestrian entrances into active spaces (lobbies, retail, etc.) shall be provided on all ground floor facades with an average spacing of 40 feet.
  - iv. Paseo shall not be interrupted by stairwells, elevators, or solid walls.
13. **Amendment to Alley Vacation Ordinance.** The Public Works Department requires the following in association with the amended alley vacation Ordinance No. 2015-08:
  - a. The applicant grants to the City by Deed of Dedication absolute rights of public ingress and egress and of all utilities whatever interests they need.
  - b. That a minimum width of twenty feet (10') and a minimum vertical clearance of thirteen feet (13') extending the full length and width of the easement shall be provided above the substitute easement.
  - c. That the cost of removal and/or relocation of any and all utilities, including storm and sanitary sewers, installation of any required drainage facility, removal of curbs or abandoned concrete approaches and sidewalks and the paving and construction of the substitute easement shall be borne by the applicant whose actions necessitate such expense.
  - d. That the substitute easement shall be constructed in accordance with the specifications of the Public Works Department of the City and the plans for such construction shall be submitted to and shall be subject to approval by the Public Works Department. The permits and inspections for such construction shall be handled in the same manner as the paving for streets and alleys.
  - e. That the City of Coral Gables shall have the right to exercise the same control over the substitute easement as if the same were a dedicated alley and the acceptance and approval of such easements shall in no way relieve the applicant from complying with any and all regulations pertaining to alleys including but not limited to the building, zoning and other applicable regulations.
  - f. That the substitute easement shall at all times be kept free and clear of any and all encroachments and obstructions, including but not limited to, motor vehicles, trucks, trailers, debris, stoops, waste containers, and the like, and the City shall have the authority to monitor and enforce same.
  - g. That the use of the vacated property shall be limited to the same uses as to which the adjacent properties are zoned.
  - h. That the reversionary rights to the portion of the alley vacated shall revert to the owners abutting on each side of the vacated alley.

- i. Utility easements by deed reservation along the side and rear lines of platted lots (a.k.a. Merrick Easements) are to be vacated via Resolution by the City Commission or Coral Gables.
14. **Right-of-way and public realm improvements.** Prior to the issuance of the first Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall install all right-of-way improvements and all landscaping, public realm and streetscape improvements, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
15. **Undergrounding of overhead utilities.** Prior to the issuance of the first Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall, in accordance with Zoning Code Article 4, "Zoning Districts," more specifically, Section 4-201, "Mixed use District (MXD)," Table 1, sub-section L, "Utilities," submit all necessary plans and documents, and shall complete, at its expense, the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
16. **Public Easement Maintenance and Access Agreement.** Prior to the issuance of the first Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall submit a Public Easement Maintenance and Access Agreement for City Attorney review and approval, which provides for the Applicant's payment of the costs of maintaining the public vehicular easement (the relocated public alleyway) and the provision of clear and unrestricted public access along and through this easement at all times. The agreement shall also state that should the property owner, its successors or assigns fail to meet the terms of the agreement, the City shall complete necessary maintenance and/or access improvements, which costs shall be reimbursed to the City by the property owner. The agreement shall be recorded in the public records for Miami-Dade County, Florida, in the form of a restrictive covenant.
17. **Sustainability Certification.** Prior to the Temporary Certificate of Occupancy, 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.
18. Following issuance of the first Certificate of Occupancy, the Applicant, property owner, its successors or assigns shall complete the following:
  - 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 Monitoring.** At the Applicant's expense, the City shall perform an annual review of traffic monitoring studies for three (3) years from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

**ATTACHMENTS**

- A. Applicant's submittal package
- B. 02.05.20 Memo from Zoning Administrator regarding concurrency requirements
- C. 02.05.20 Public Works Tentative Plat Recommendation
- D. 12.05.19 Neighborhood Meeting invitation and summary.
- E. Courtesy notice mailed to all property owners within 1,000 feet and legal ad
- F. Powerpoint Presentation

Please visit the City's webpage at [www.coralgables.com](http://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

Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

**CITY OF CORAL GABLES**

**- MEMORANDUM -**

**TO:** Devin Cejas, Deputy DS Director /  
Zoning Official

**DATE:** Feb. 5, 2020

**FROM:** Charles Wu, Zoning Administrator

**SUBJECT:** Belmont Village Concurrency  
4111 Salzedo Street

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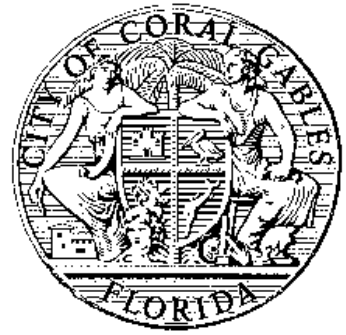
This memo is to address the Concurrency Management Report (Attached) concerning Belmont Village at 4111 Salzedo (also 245 Altara). Under the current Concurrency Management Program, commercial projects are not evaluated for park concurrency purposes.

Therefore, for this particular use as an Assisted Living Facility, Neighborhood Parks concurrency is not required.

Please let me know if you have any questions or require further information.



# CORAL GABLES CONCURRENCY MANAGEMENT



## Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a proposed project or change in use. Adequate public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

This statement is associated with a specific development order application and is subject to the final action taken on that application. If a final action is not taken on the development order associated with the statement within six (6) months from the date of issuance, the statement shall expire. The applicant is advised to consult the City to assure that public services will remain after approval of the development order application.

Belmont Village  
245 ALTARA AVE  
Coral Gables, FL

Department Store: 12500 Sq.Ft.  
Convalescent Hospital: 232 beds  
STATUS=P

Date Printed: 10/3/2019

Development Order: 0

Record Number: 3309

Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
23	201	X	3

## Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	1193			OK	Within Urban Infill Area
Golf Courses	0	47.41	0.56595688565	OK	
Tennis Courts	0	40.35	5.6595662287	OK	
Racquetball Courts	0	6.23	0.7386465	OK	
BAasketball Courts	0	15.34	2.428177	OK	
Ball Diamonds	0	6.27	1.5196405	OK	
Playing Fields	0	7.27	1.5196405	OK	
Swimming Pools	0	3.13	0.16984	OK	
Equipped Playing Areas	0	6.34	1.6984	OK	
Special Recreation Facilities	0	93.84	25.4725	OK	
Neighborhood Parks (acres)	0	5.62	6.367825	NO	
Mini Parks (acres)	0	0.97	0.33958	OK	
Open Space (acres)	0	1.53	0.84985	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31

Statement Issued by:

Application Date: 10/3/2019

Expiration Date: October 2, 2020

Comments:

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Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.

## CITY OF CORAL GABLES - MEMORANDUM -

**TO:** RAMON TRIAS  
ASST. DIRECTOR  
DEVELOPMENT SERVICES FOR P/Z

**DATE:** FEBRUARY 5, 2020

**FROM:** PAUL RODAS, P.E.  
PERMIT SECTION MANAGER  
PUBLIC WORKS

**SUBJECT:** TENTATIVE PLAT  
BELMONT VILLAGE ALF

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As per Zoning Code Article 3, "Development Review", Division 9, "Platting/Subdivision", the Public Works Department is required to review and comment on all proposed tentative plats. Public Works has reviewed the Belmont Village Assisted Living Facility tentative plat in accordance to the re-plat requirements specified in Zone Code Article 5, "Development Standards", Division 15 "Platting Standards and have the following comments:

1. The City of Coral Gables Public Works Department does not object to the re-platting of the subject property. The Department's Surveyor review revealed that the submitted plans and field work meet the minimum technical standards set forth by the Florida Board of Land Surveyors.
2. The proposed tentative plat shall be submitted to Miami-Dade County Transportation and Public Works Department and Miami-Dade County for review and approval, prior to consideration as final plat by the City Commission.
3. Utility easements by deed reservation along the side and rear lines of platted lots (a.k.a. Merrick Easements) are to be vacated via Resolution by the City Commission of Coral Gables.

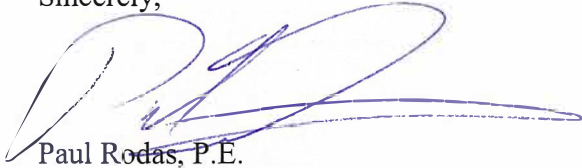
Additional comments that were part of the Development Review Committee process:

- Additional connection fees will be assessed relative to the proposed sewer flows in accordance with an existing sewer agreement to reimburse previously constructed sanitary sewer system improvements. Additional sewer system improvements may be required including but not limited to the lining of existing sewer lines and manholes abutting the property as necessary.
- Right-of-way improvements including new curb, gutter, paving and drainage improvements will be required along adjacent streets.
- Streetscape improvements will be required in accordance with the City of Coral Gables streetscape master plan.
- Lighting improvements might be required subject to a photometric analysis. All lighting in the ROW shall be LED, 3000k, Coral Gables pole with acorn fixture. You may request additional specifications from the department.
- Sight triangles shall be maintained at all driveway approaches and intersections.

## Attachment C

The Developer must review the full list of comments provided by all disciplines under the Development Review Committee and Planning and Zoning Board processes; they can contact Development Services at 305-460-5245 for details. For any questions or comments on the Public Works comments, please feel free to have them contact my office at (305)460-5048.

Sincerely,



Paul Rodas, P.E.  
Permit Section Manager  
City of Coral Gables  
Department of Public Works  
2800 SW 72nd Avenue  
Miami, FL 33155  
T: 305.460.5048

cc: Ramon Trias, Assistant Director for Planning  
Hermes Diaz, P.E., Public Works Director  
Jorge Gomez, P.E., Public Works Deputy Director/City Engineer  
Jessica Keller, Public Works Assistant Director  
Juan Martinez, PSM, Public Works Surveyor

November 25, 2019

**INVITATION TO NEIGHBORHOOD MEETING**

**RE: Belmont Village / 4111 Salzedo Street**

Dear Neighboring Property Owner,

On behalf of Belmont Village, L.P., and Baptist Health of South Florida, Inc., we would like to invite you to an informational meeting at which the project team will make a presentation of the proposed assisted living facility to be located at 4111 Salzedo Street. The project will include independent senior living, assisted living, and memory care units, as well as ground floor retail, commercial, office, and public open spaces. The meeting will take place on the date and time and at the location indicated below:

Thursday, December 5, 2019, at 6:00pm  
Courtyard by Marriott Miami Coral Gables  
Alcazar West Meeting Room  
2051 S. LeJeune Road  
Coral Gables, Florida

We look forward to meeting you.

Sincerely,



Mario Garcia-Serra

ACTIVE 11425186.1

## Minutes for Belmont Village Project Neighborhood Meeting

On December 5, 2019, the informational neighborhood meeting for the Belmont Village project proposed for 4111 Salzedo Street commenced at approximately 6:10 pm in the Alcazar West Meeting Room located within the Courtyard Marriott Hotel at 2051 S. LeJeune Road. The following individuals were in attendance on behalf of the project team:

- Mario Garcia-Serra and Lauren Kahn, Project Zoning Counsel
- Alberto Cordoves, Project Architect
- David Nussbaum, Executive Vice President of Belmont Village L.P. (“Belmont Village”)
- Kathleen Moorman, Baptist Health South Florida (“Baptist”)
- Juan Espinosa, Traffic Consultant
- Michael Marrero, Civil Engineer

Five neighboring property owners were in attendance. Mr. Garcia-Serra commenced the meeting with an introduction of the project team. Mr. Nussbaum then gave a bit of background on Belmont Village’s history as a senior living community developer, owner, and operator. He indicated that Belmont Village was committed to this property for the long term and thought that it will be Belmont’s “flagship” facility. Mr. Nussbaum explained the different types of units and affiliated level of care: (i) independent living (ii) assisted living (iii) mild cognitive impairment living, and (iv) memory care. He explained that this site was ideal for a senior living community because it is close to an active retail environment that will have a symbiotic relationship with the senior living community. Ms. Moorman explained that Baptist had interviewed 35 senior living operators and selected Belmont Village for this joint project..

Following the background provided on Belmont Village and Baptist, Mr. Garcia-Serra gave a brief overview of the surrounding area and the project site. He explained that the proposed project would be a 10-story building with approximately 15,000 square feet of ground floor retail and public landscaped open space. Mr. Cordoves then provided the specifics on the architectural plans and presented project renderings. He also explained that the intent was to increase and improve the surrounding public realm by providing a central courtyard and a cross-block paseo, which is 20-30 feet wide and bisects the block connecting Salzedo Street and Aurora Street.



A neighbor asked how many parking spaces were provided and whether parking was provided for the retail areas on the ground floor. Mr. Corwill stated that 208 parking spaces were being provided in the onsite garage, as required by Code, and that those spaces also provided for parking for the ground floor commercial spaces. Mr. Nussbaum also explained that based on his experience with senior living communities, most of the residents do not have vehicles and that most of the parking would be used for the facility’s employees. One neighbor asked whether

there were concerns about leasing the ground floor retail space and another neighbor volunteered retail occupancy rates for surrounding buildings including Merrick Manor and The Henry, which indicated that very little ground floor retail space is available in the area. Another neighbor asked questions regarding the pricing for the units and the unit composition, which Mr. Nussbaum answered.

The project was well-received with several favorable comments about the proposed use and the building's design. The formal presentation concluded at approximately 6:45 pm and some neighbors remained to chat and ask additional questions of the project team.

ACTIVE 11469678.1

# Attachment E

	<p align="center"><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p align="center"><b>January 29, 2020</b></p>	
<p><b>Applicant:</b></p>	<p><b>Baptist Health of South Florida, Inc. and Belmont Village, L.P.</b></p>	
<p><b>Application:</b></p>	<p><b>Amendment to Alley Vacation, Receipt of Transfer of Development Rights (TDRs), Planned Area Development (PAD), Conditional Use Review for Assisted Living Facility, and Tentative Plat</b></p>	
<p><b>Property:</b></p>	<p><b>4111 Salzedo Street</b></p>	
<p><b>Public Hearing - Date/Time/ Location:</b></p>	<p><b>Planning &amp; Zoning Board February 12, 2020, 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b></p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on Wednesday, February 12, 2020 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

This application has been submitted by Baptist Health of South Florida, Inc. and Belmont Village, L.P. for an Assisted Living Facility (ALF) project located at 4111 Salzedo Street, Coral Gables Florida. The project includes 232 Assisted Living Units, ground floor commercial uses of approximately 18,000 square feet, and a parking structure with 208 parking spaces. The proposed building height is 10-stories at 120 feet to the top of the roof. As required for all ALF facilities in the city, the project requires Conditional Use with Site Plan review and approval by the Planning & Zoning Board and the City Commission together with all the request associated with the project.

It requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

*An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and new conditions of approval with respect to the previously vacated alley located in the south half of Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.*

*An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

*An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) referred to as "Belmont Village" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

*A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

*A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Coral Gables Industrial Section" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of 61,569 square feet on the property legally as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com/pzb](http://www.coralgables.com/pzb) 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](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 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:

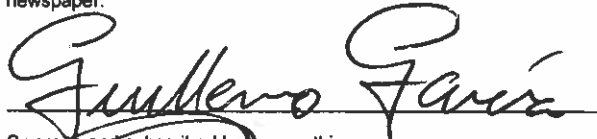
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, 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 - FEB. 12, 2020

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

01/31/2020

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  
31 day of JANUARY, A.D. 2020



(SEAL)

GUILLERMO GARCIA personally known to me



MARIA I. MESA  
Notary Public - State of Florida  
Commission # FF 935208  
My Commission Expires Mar 4, 2020  
Bonded through National Notary Assn.



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

City Public Hearing Dates/Times: Local Planning Agency / Planning and Zoning Board  
Wednesday, February 12, 2020, 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 Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and new conditions of approval with respect to the previously vacated alley located in the south half of Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. (*Amending Ordinance 2015-08*)
2. An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (*Belmont Village - Receipt of Transfer of Development Rights*)
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) referred to as "Belmont Village" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (*Belmont Village - Proposed Planned Area Development*)

# City of Coral Gables - Local Planning Agency

4. A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (*Belmont Village - Conditional Use Approval*)
5. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Coral Gables Industrial Section" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of 61,569 square feet on the property legally as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (*Belmont Village - Approval of Tentative Plat*)
6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-402, "Prohibited uses, certain streets;" Article 5, "Development Standards," Division 7 "Distance Requirements;" and Article 8, "Definitions," to create provisions and clarity for retail vape shops; providing for repealer provision, severability clause, codification, and providing for an effective date.

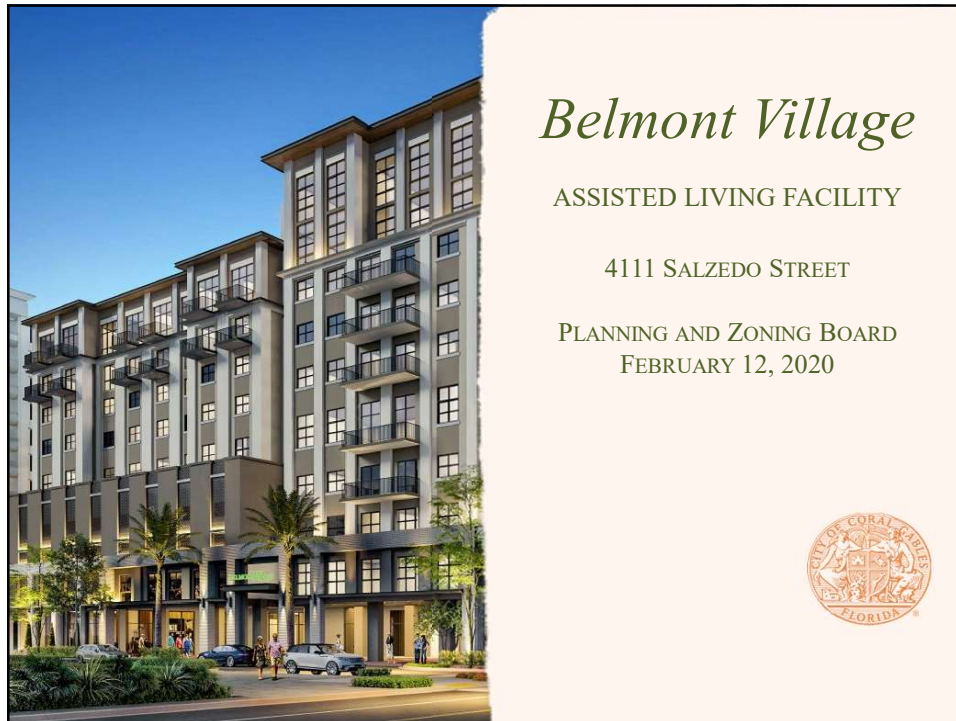
All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The 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](mailto: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 Elejabarieta (Email: [relejabarieta@coralgables.com](mailto:relejabarieta@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.

1/31

20-137/0000453864M



1

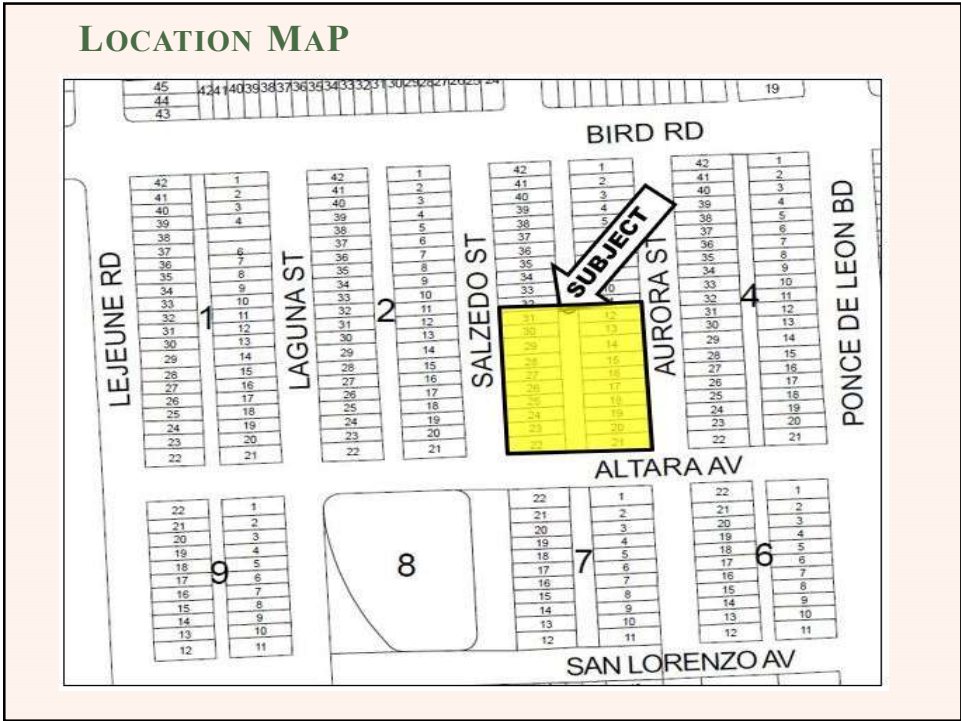
**APPLICATION REQUEST**

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1. AMENDMENT TO ORDINANCE No. 2015-08  
(ALLEY VACATION ORDINANCE)
2. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
3. PLANNED AREA DEVELOPMENT (PAD)
4. ASSISTED LIVING FACILITY (CONDITIONAL USE  
REVIEW)
5. TENTATIVE PLAT

2

### LOCATION MAP



3

### AERIAL



4





**REQUEST NO. # 2**

**TRANSFER OF DEVELOPMENT RIGHTS (TDRS)**

**AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.**

**REVIEW PROCESS FOR APPROVAL**

- HPB REVIEWS AND GRANTS A CERTIFICATE OF TRANSFER FROM THE “SENDING SITE”
- PZB REVIEWS THE “RECEIVING SITE” PLAN
- CITY COMMISSION REVIEWS AND MAKES RECOMMENDATION IN ORDINANCE FORM FOR THE TRANSFER

9

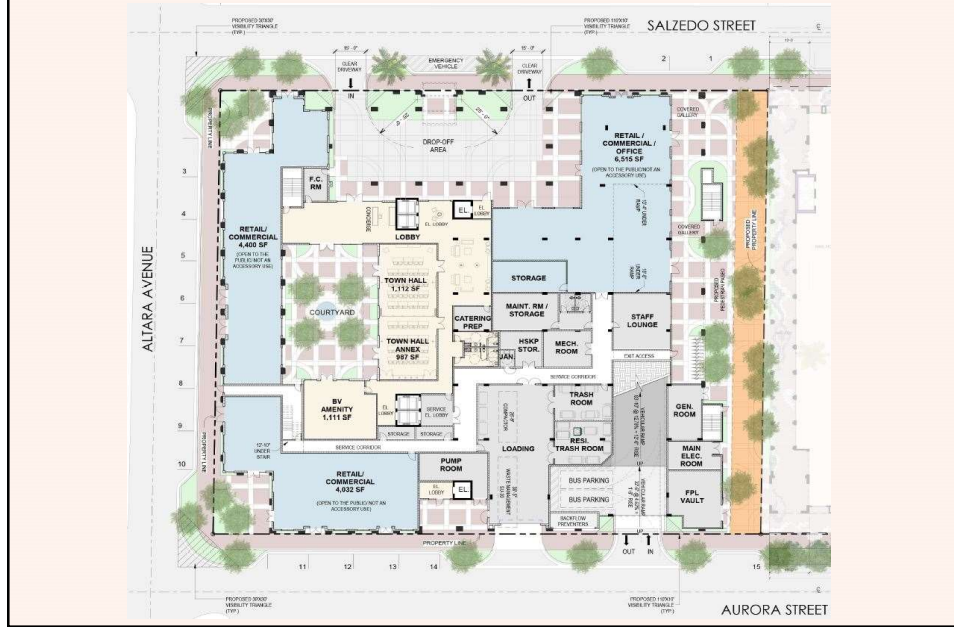
**REQUEST NO. # 3**

**PLANNED AREA DEVELOPMENT (PAD)**

- **MINIMUM SITE AREA ONE (1) ACRE**
- **MINIMUM LOT WIDTH 200 FEET**
- **MINIMUM LOT DEPTH 100 FEET**
- **LANDSCAPE OPEN SPACE 20%**
- **PROVIDES SUBSTANTIAL PUBLIC BENEFIT**

10

## REQUEST NO. # 4 CONDITIONAL USE REVIEW FOR ALF



11

### SITE PLAN INFORMATION

Type	Permitted in North Industrial MXD	Proposed
Site area	Min 10,000 sq. ft.	61,569 sq. ft. (1.41 acres)
Floor area ratio (FAR)	3.5 FAR	
25% TDRs		3,000 sq. ft.
Total FAR	4.375 (3.5 + TDRs)	3.54 (218,466 sq. ft.)
Building height	10 stories / Up to 100' or 120 with Commission Approval	10 stories at 120' to top of habitable space
<b>Proposed Uses</b>		
Assisted Living		232 units
Commercial Use on ground floor	17,478 sq. ft. (8%)	18,157 sq. ft. (8.3%)
Landscape open space	20%	28%
<b>Total on-site parking</b>	<b>177 spaces</b>	<b>208 spaces</b>
ALF (0.5 space per unit)	116 (232 X .5)	
Retail (1 space/300 sq. ft.)	61 (18,157 / 300)	

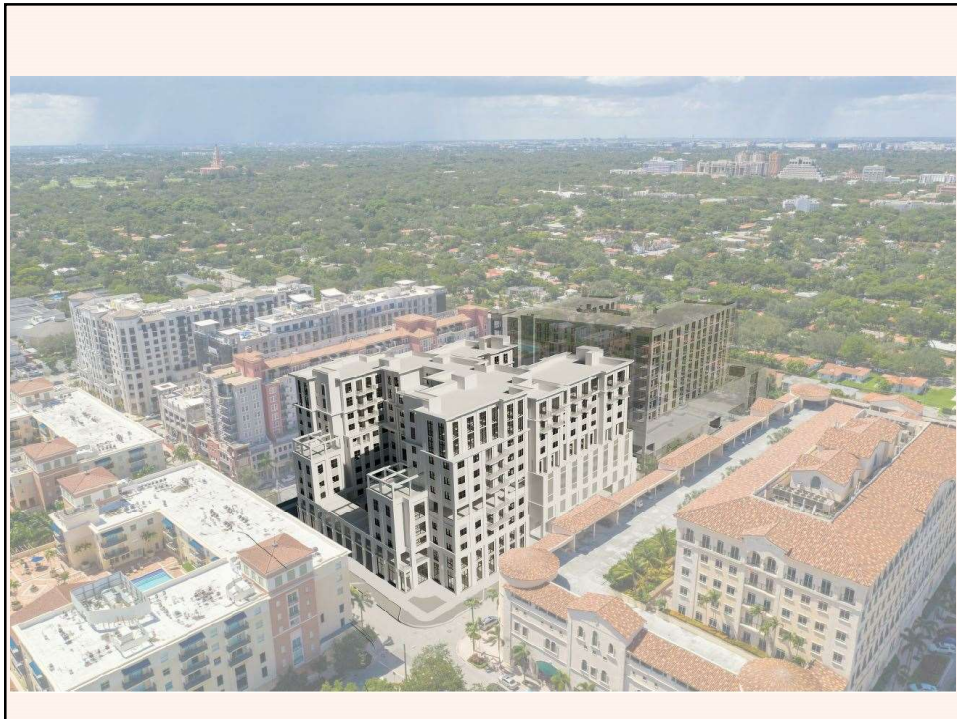
12



**EXISTING CONDITION**



13



14

**CONCEPTUAL RENDERING (FACING SALZEDO)**



15

**CONCEPTUAL RENDERING (FACING ALTARA)**



16

## PUBLIC SPACE



17

## REQUEST NO. # 5 TENTATIVE PLAT



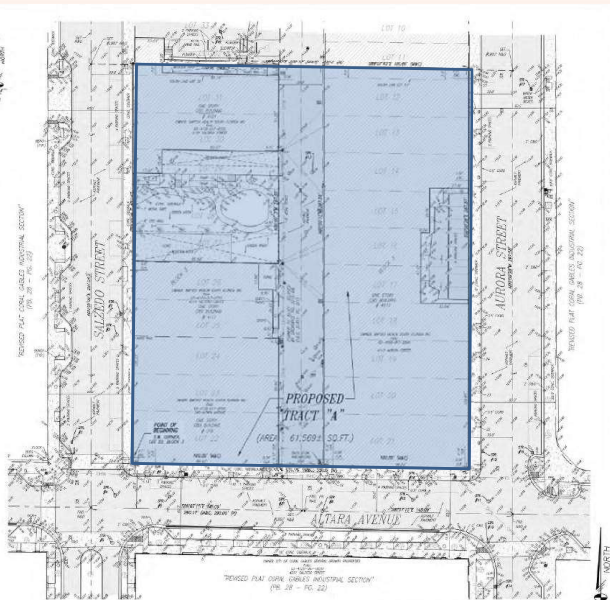
LOCATION SKETCH  
Scale: 1" = 400'  
A PORTION OF SECTION 20, T10N, 48E, W3E, 2ND EDITION SOURCE

### TRACT A BELMONT RESIDENCES AT CORAL GABLES

ALL BUILDING IMPROVEMENTS TO BE REMOVED.

PROVISION:  
THIS TENTATIVE PLAT IS SUBMITTED TO THE CITY OF MIAMI IN CONNECTION WITH THE APPLICATION FOR A TENTATIVE PLAT FOR THE PROPOSED BELMONT RESIDENCES AT CORAL GABLES. THE CITY OF MIAMI HAS REVIEWED THIS TENTATIVE PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF MIAMI PLAT ACT AND THE CITY OF MIAMI PLAT ACT RULES AND REGULATIONS. THE CITY OF MIAMI HAS REVIEWED THIS TENTATIVE PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF MIAMI PLAT ACT AND THE CITY OF MIAMI PLAT ACT RULES AND REGULATIONS.

Sheehan & Associates, Inc.  
DATE: 08/14/2024  
DRAWN BY: J. J. SHEEHAN



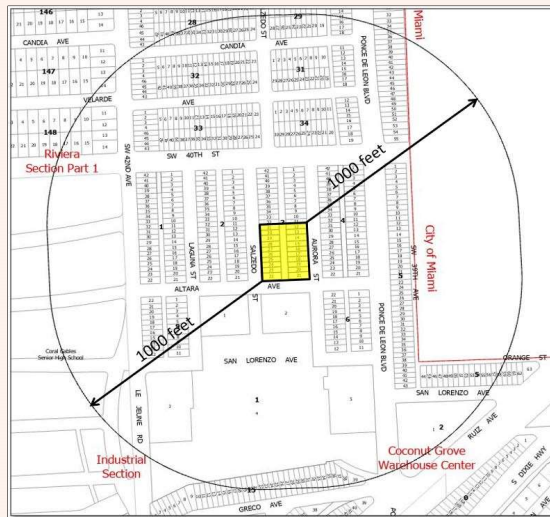
18

## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 09.27.19</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 10.24.19</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 12.05.19</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 02.12.20</b>

19

## LETTERS TO PROPERTY OWNERS (1,000 FT.)



20

<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

21

<p><b>REQUEST</b></p> <hr style="width: 80%; margin: auto;"/> <ol style="list-style-type: none"> <li>1. AMENDMENT TO ORDINANCE No. 2015-08 (ALLEY VACATION ORDINANCE)</li> <li>2. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)</li> <li>3. PLANNED AREA DEVELOPMENT (PAD)</li> <li>4. ASSISTED LIVING FACILITY (CONDITIONAL USE REVIEW)</li> <li>5. TENTATIVE PLAT</li> </ol>
<p><b>STAFF RECOMMENDATION</b></p> <hr style="width: 80%; margin: auto;"/> <p>❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends <b><u>approval</u></b> with conditions enumerated in the staff report.</p>

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# *Belmont Village*

ASSISTED LIVING FACILITY

4111 SALZEDO STREET

PLANNING AND ZONING BOARD  
FEBRUARY 12, 2020

