



City of Coral Gables
CITY COMMISSION MEETING
June 12, 2018

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables, Florida requesting an encroachment agreement and mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the mixed use project referred to as "Gables Living" on the property legally described as Lots 1 thru 8 and Lots 39 thru 42, Block 1, Industrial Section (390 Bird Road and 4012 Laguna Street), Coral Gables, Florida; including required conditions; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 03.14.18 meeting recommended approval (vote: 5 - 0) with conditions.

BRIEF HISTORY:

This item was continued from the May 22 Commission Meeting; the Commission directed the Applicant and Staff to research and present studio sizes to the Commission. The Applicant has revised the sizes of the smaller units to be more than 505 square feet and therefore reduced the number of proposed units from 121 to 118, with a revised density of 190 units per acre. Conditions of approval were revised to require public access to arcade/colonnade and traffic monitoring after three (3) years.

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

The subject property is generally located on the southeast corner of Bird Road and Le Jeune Road, west of Laguna Street. It is comprised of two vacant parcels totaling approximately 27,000 square feet (.62 acres) with two different land use and zoning designation. The northern portion fronting Le Jeune and Bird Road, 390 Bird Road is zoned Commercial District with Commercial Low-Rise Intensity Land Use. The portion of the property to the south, 4012 Laguna Street, is zoned Industrial District with Industrial Land Use. Both are within the North Industrial Mixed Use Overlay District. It is primarily surrounded by a mix of uses including multi-family residential, mixed-use buildings, restaurant, retail, and the Coral Gables Senior High School located west of Le Jeune Road.

There is an existing city-owned land that is currently used as off-street parking and vehicular access to the existing public alley that bisects the block. The Applicant is also requesting an encroachment agreement to allow the building floorplates to connect over the existing city-owned land (Lot 5 and north 15' of Lot 6). The ground level will remain open for access while the second floor and above will provide for approximately forty-eight (48) residential units. Action by the Planning and Zoning Board/LPA is a recommendation that does not constitute City approval, and the Applicant shall obtain necessary City

approvals regarding the proposed encroachment that is being processed concurrently with this application.

The draft Resolution for mixed-use site plan review with conditions of approval is provided as Exhibit B. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit C.

Project summary:

Type	Permitted	Proposed - May 22	Proposed - June 12
Total site area	Min. 20,000 sq. ft.	27,146 sq. ft. (.62 acres)	27,146 sq. ft. (.62 acres)
Floor Area Ratio (FAR)	3.5 FAR	3.5 FAR	3.5 FAR
FAR x total site area =	95,011 sq. ft.	95,000 sq. ft.	95,000 sq. ft.
Building height	10 floors / Up to 120'	10 floors / 105'	10 floors / 105'
Setbacks			
Primary street frontages (Le Jeune Rd. and Laguna Ave.)	0' 10 feet min above 45 feet	0'	0'
Side street (Bird Road)	15 feet	0'	0'
Interior side (south property boundary)	0'	0'	0'
Rear (alley)	0'	0'	0'
Total Residential Units	No density limitation within MXOD	121 units (195 units/acre)	118 units (190 units/acre)
Residential Unit Mix	Studio	60 units	50 units
	One-bedroom	52 units	59 units
	Two bedrooms	9 units	9 units
	Three or more bedrooms	0 units	0 units
Ground Floor Commercial	7,600 sq. ft. minimum	8,195 sq. ft.	8,195 sq. ft.
Parking Spaces	141	146	146
Landscape Open Space Area	2,714 sq. ft. (10%)	6,038 sq. ft. (22.2%)	6,038 sq. ft. (22.2%)

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

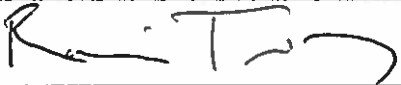
Date	Board/Committee	Comments (if any)
03.14.18	Planning and Zoning Board	Recommended approval (vote: 5-0) with conditions.
05.15.18	Transportation Advisory Board	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
02.28.18	Applicant neighborhood meeting.
03.02.18	Courtesy notification for Planning & Zoning.

03.02.18	Sign posting of property.
03.02.18	Planning and Zoning Board legal advertisement.
03.02.18	Posted Planning and Zoning Board agenda on City web page / City Hall.
03.09.18	Posted Planning and Zoning Board staff report on City web page.
05.07.18	Courtesy notification for City Commission.
05.11.18	City Commission legal advertisement of Resolution heading.
05.18.18	City Commission meeting agenda posted on City web page.
06.01.18	City Commission legal advertisement of Resolution heading.
06.08.18	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Applicant's Updated Plans.
- B. Draft Resolution.
- C. PowerPoint Presentation.