



**City of Coral Gables
CITY COMMISSION MEETING
June 2, 2009**

ITEM TITLE:

Ordinances on Second Reading. Consideration of **Application No. 02-08-051-P**, consisting of the following items:

- 1. Change of Land Use.** An Ordinance of the City Commission of Coral Gables for a change of land use from "Commercial Use, Mid-Rise Density" to "Commercial Use, High-Rise Density" on Lots 35-47 and Tract B, Block 4, and Lots 10-20, Block 5, Crafts Section (83 Andalusia Avenue), Coral Gables, Florida; the change of land use is a pre-requisite for Planned Area Development (PAD) site plan review; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit A).
- 2. PAD Site Plan Review.** An Ordinance of the City Commission of Coral Gables approving the Planned Area Development (PAD) site plan referred to as "The Palace at Coral Gables" on Lots 35-47 and Tract B, Block 4, and Lots 10-20, Block 5, Crafts Section (83 Andalusia Avenue), Coral Gables, Florida, and including required conditions; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit B).

RECOMMENDATION OF THE CITY MANAGER:

Approval.

PLANNING DEPARTMENT RECOMMENDATION:

Recommendation for approval of the applicant's requests for Change of land use and PAD site plan subject to Staff's recommended conditions of approval (see Exhibit B). The recommendation for approval is based on the findings of fact provided in this memorandum and associated supporting documents.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board on 02.11.09 recommended approval of the applicant's requests (vote: 6-0) subject to the conditions of approval. The applicant at the Planning and Zoning Board meeting stated on the record agreement with all conditions of approval.

BRIEF HISTORY:

On 03.10.09 the City Commission approved of the change in land use and PAD site plan on First Reading (vote: 5-0) with the recommended conditions of approval (see Exhibit B).

The application is to construct a senior living facility on City property currently used for public parking (Parking Lot No. 9 and Parking Garage No. 5) and the former Melody Inn property. The project includes 243 senior living units and a new parking garage separated by Andalusia Avenue. The proposed PAD site plan consists of a 9 story senior living facility and street level retail uses on the north side of Andalusia Avenue, and a new 8 story parking garage containing 565 parking spaces on the south side of Andalusia

Avenue (including 337 public replacement parking spaces).

The proposed change of land use is being requested to allow for the proposed senior living facility project, to be constructed at a height of 9 stories / 101' feet. A building with a height of 97' could now be constructed on the site. The proposed change of land use would result in a building height four (4) feet taller than allowed "as-of-right" according to the existing land use and zoning designations. If approved with the accompanying PAD site plan, the development of the property would be limited to the 9 stories / 101' foot project as presented on the proposed PAD site plan. Any increase in height or changes to the PAD site plan other than approved would be required to be re-submitted and reviewed by the Planning and Zoning Board and considered by the City Commission at public hearings.

The applicant is proposing changes to the building architecture as presented to the City Commission at the 03.10.09 public hearing. Those changes are shown on the revised plans that are included with the applicant's proposal reviewed by the Commission on First Reading, and are provided in Exhibit C following Staff's report. The revised plans are dated 06.02.09, and include revised pages 9-12 of 40, 17 of 40, 30-34 of 40 and 39 of 40. The evolution of the building's architecture and Board of Architect's timeline for the review of this project shall be provided by the Building and Zoning Department, also under separate cover.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
03.10.09	Ordinances	Approved on First Reading with recommended conditions of approval (vote: 5-0)

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
02.11.09	Planning and Zoning Board	Recommended approval with conditions (vote: 6-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.09.09	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
01.09.09	Published ad giving Notice of Public Hearing.
02.23.09	Memo to City Clerk requesting advertisement of Ordinances headings on First Reading.
04.27.09	Memo to City Clerk requesting advertisement of Ordinances headings on Second Reading.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

Attachments:

1. Memorandum from the City Manager's Office, dated May 28, 2009.

EXHIBIT(S):

- Exhibit A: Ordinance – Change of Land Use.
- Exhibit B: Ordinance – PAD Site Plan Review.
- Exhibit C: 02.11.09 Staff Report with applicant's submittal and attachments.
- Exhibit D: 03.10.09 Commission meeting minutes and Staff's and applicant's PowerPoint Presentations.

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