
	<p align="center"> City of Coral Gables Notice of Public Hearing VIRTUAL MEETING August 12, 2020 </p>	
<p>Applicant:</p>	<p>Alta Developers, LLC and Baptist Health of South Florida, Inc.</p>	
<p>Application:</p>	<p>Receipt of Transfer of Development Rights (TDRs), Planned Area Development (PAD), Conditional Use Review for Mixed-Use Site Plan, and Tentative Plat</p>	
<p>Property:</p>	<p>250 Bird Road</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning & Zoning Board VIRTUAL Meeting on the ZOOM platform August 12, 2020, 4:00 p.m. Online: Meeting ID: <u>917 8022 4102</u> Phone: (305) 461-6769 email: planning@coralgables.com</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a VIRTUAL Public Hearing on Wednesday, August 12, 2020, 4:00 p.m.

This application has been submitted by Alta Developers, LLC and Baptist Health of South Florida, Inc. for a Mixed-Use project referred to as “Merrick 250” located at south of Bird Road between Aurora Street and Salzedo Street (250 Bird Road), Coral Gables Florida. The project includes 215 Residential Units, ground floor commercial uses of approximately 18,650 square feet, and a parking structure with 362 parking spaces including lifts. The proposed building height is 12-stories at 120 feet to the top of the roof.

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

1. 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 a Mixed-Use project referred to as “Merrick 250” on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, “Coral Gables Industrial Section,” together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
2. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, “Development Review,” Division 5, “Planned Area Development (PAD),” for a proposed mixed-use project referred to as “Merrick 250” on the property legally described as lots

1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

3. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 4, "Zoning Districts" Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed-Use District (MXD)" for a proposed Mixed-Use project referred to as "Merrick 250" on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) 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 approving the Tentative Plat entitled "Alta Strategic Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of 61,548 square feet (1.41 acres) into two (2) tracts of land on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

The Planning and Zoning Board Meeting will be held as a **VIRTUAL MEETING** with elected officials and City staff participating through video conferencing. This virtual meeting will be held on the Zoom platform used by the City Clerk for live remote comments. Members of the public may join the meeting via Zoom at (<https://zoom.us/j/91780224102>).

In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 917 8022 4102.

The public may comment on an item on the agenda using the City's already established e-comment function which may be found on the City's website at: (www.coralgables.com/Calendar) or by sending an email to planning@coralgables.com prior to the start of the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

For questions call 305.460.5211 or email planning@coralgables.com.

Please note that Governor DeSantis' Executive Order Number 20-69 and Executive Order 20-112 and Executive Order 20-150 suspended the requirements of Section 112.286, Florida Statutes, the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

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

CITY OF CORAL GABLES - VIRTUAL MEETING - LOCAL
PLANNING AGENCY / PLANNING AND ZONING BOARD - AUG
12, 2020

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

07/31/2020

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.

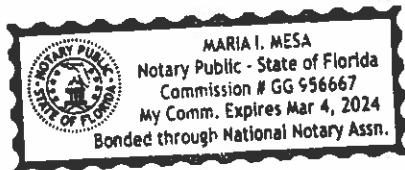


Sworn to and subscribed before me this
21 day of JULY, A.D. 2020



(SEAL)

GUILLERMO GARCIA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING VIRTUAL MEETING

CITY PUBLIC HEARING LOCAL PLANNING AGENCY / PLANNING AND
ZONING BOARD
DATES/TIMES WEDNESDAY, AUGUST 12, 2020, 4:00 P.M.

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

The following items, 1 thru 4 are related.

1. 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 a Mixed-Use project referred to as "Merrick 250" on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
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3. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 4, "Zoning Districts" Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed-Use District (MXD)" for a proposed Mixed-Use project referred to as "Merrick 250" on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

Local Planning Agency / Planning And Zoning Board.

4. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Alta Strategic Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of 61,548 square feet (1.41 acres) into two (2) tracts of land on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
5. An Ordinance of the City Commission of Coral Gables, Florida requesting amendments to the text of the City of Coral Gables Comprehensive Plan, to update the Future Land Use Element, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to update certain land use classifications to be consistent with existing Zoning Code provisions and update the Future Land Use Map to be consistent with the recently updated Zoning Code by replacing the Mixed Use Overlay District with the newly created Design District; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida requesting amendments to the text of the City of Coral Gables Comprehensive Plan, to include a Private Property Rights Element, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to goals, objectives, and policies related to private property rights; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

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City of Coral Gables, Florida

Ramon Trias
Assistant Director of Development Services
Planning & Zoning Division
City of Coral Gables, Florida

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