



City of Coral Gables Planning and Zoning Staff Report

Applicant: The George, LLC

Application: 1. Conditional Use Site Plan
2. Tentative Plat

Property: 717 – 741 Valencia Avenue

Public Hearing: Planning and Zoning Board

Date & Time: June 12, 2024; 6:00 – 9:00 p.m.

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

1. APPLICATION REQUEST

The application requests are for conditional use site plan review and tentative plat for a 3-story, 13-unit townhouse development referred to as “The George” at 717 – 741 Valencia, as follows:

1. *A Resolution of the City Commission of Coral Gables, Florida approving Conditional Use Review of a Site Plan pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed townhouse development referred to as “The George” on the property legally described as Lots 29 through 41, Block 10, Coral Gables Biltmore Section (717, 729, 737 and 741 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*
2. *A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled “The George” pursuant to Zoning Code Article 14, “Process,” Section 14-210, “Platting/Subdivision,” being a re-plat of 36,634 square feet (0.84 acres) into thirteen (13) platted lots for thirteen (13) residential townhouses on property assigned Multi-Family 4 District (MF4) zoning for the property legally described as Lots 29 through 41, Block 10, Coral Gables Biltmore Section (717, 729, 737 and 741 Valencia Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.*

The application requests require public hearing review and recommendation by the Planning and Zoning Board and review by the City Commission, which shall approve or deny the requested conditional use review and final plat at one (1) public hearing for each request (Resolution format).

2. APPLICATION SUMMARY

The subject property is approximately 36,597 square feet (0.84 acres) and is located north of Valencia Ave and west of Cardena St. The property is zoned Multi-family 4 District (MF4) and has a future land use

designation of Multi Family High Density. The site is currently occupied by several small-scale multi-family buildings on Lots 29 through 40 and the single-family residence on Lot 41 built in the 1950s. The site is surrounded by different housing types, including high-rise condominiums, townhouses, multi-family apartment buildings, and single-family residences, and is within walking distance from Biltmore Way, Balboa Plaza, and the Granada golf course.

The George, LLC (the “Applicant”) submitted an application to redevelop the 0.8-acre site. “The George” is a 13-unit townhouse development that proposes the following:

- 13 townhouse units, including 3 bedrooms and 1 guest room
- Height of 43’-6” (3 stories)
- Total FAR 1.51 (55,261.47 sf)
- 9,665 square feet of total open space, including 5,550 sf of total ground floor open space and 4,115 sf of elevated deck open space
- 4 parking spaces per unit

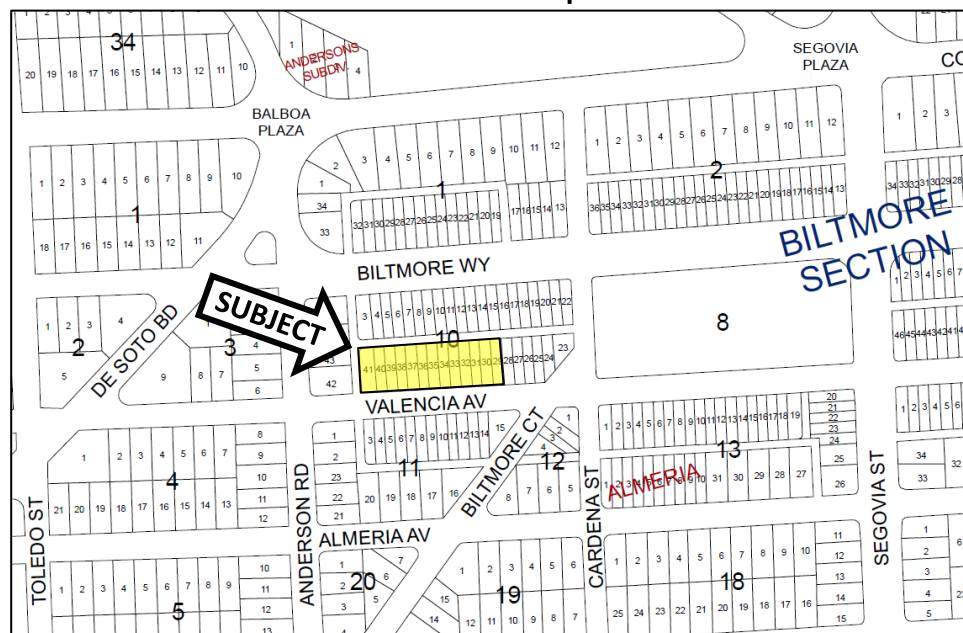
The George, LLC (hereinafter referred to as the “Applicant”) submitted an application for Conditional Use Site Plan Review and for Subdivision Review for a Tentative Plat (hereinafter referred to as the “Application”) to the City of Coral Gables for review and public hearing consideration.

Site Plan. The site is 36,597 square feet. Per Section 2.105.D.1.a of the Zoning Code, buildings and structures on building sites of twenty thousand (20,000) square feet or more, or with street frontage of two hundred (200) feet or more, require conditional use review and approval.

Tentative Plat. The Applicant is requesting to re-plat the existing property, which is comprised of 36,597 square feet, into thirteen (13) individually platted lots to be sold in fee simple.

The application package submitted by the Applicant is provided as Attachment A.

Location Map



Site Data and Surrounding Uses

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

Existing Property Designations

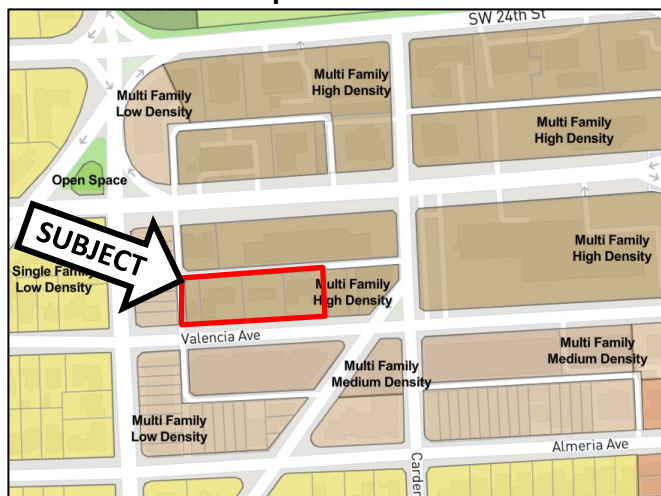
Future Land Use Map designation	Multi-Family High Density
Zoning Map designation	Multi-Family 4 (MF4)

Surrounding Land Uses

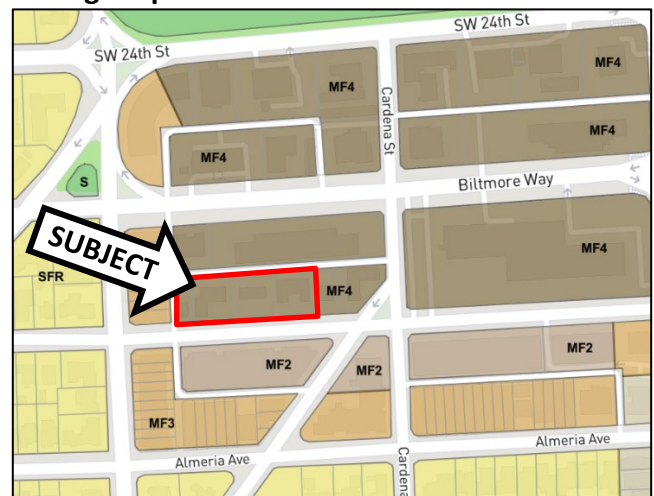
Location	Existing Uses	FLUM Designations	Zoning Designations
North	David William Hotel Condo Association (13 stories)	Multi-Family High Density	Multi-Family 4 (MF4)
South	Biltmore Parc multi-family (3 stories)	Multi-Family Medium Density	Multi-Family 2 (MF2)
East	701 Valencia Ave multi-family (8 stories)	Multi Family High Density	Multi-Family 4 (MF4)
West	Beatrice Row townhouses (3 stories)	Multi Family Low Density	Multi-Family 3 (MF3)

Properties surrounding the subject property have land use and zoning designations as illustrated on the following maps:

Future Land Use Map



Zoning Map



Aerial



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	12.15.23
Board of Architects	04.12.24
Planning and Zoning Board	06.12.24
City Commission (Resolution)	TBD

3. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Fact. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and compliance with other applicable portions of the City Code.

A. Conditional Use Site Plan

This section of the report presents City Staff's evaluation of the Application and Findings of Facts for a site plan. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan Goals, Objectives, and Policies and compliance with the Zoning Code and City Code.

Site Plan Information

PROJECT DATA		
Standard	Current/Allowed/Required	Proposed
Existing Lot Area	36,597 sf	36,597 sf (building site area)
Zoning	Multi-Family 4 (MF4)	Multi-Family 4 (MF4)
Land Use	Multi-Family High Density	Multi-Family High Density
Total FAR	2.0 (128,089.5 sf)	+/-1.51 (55,206 sf)
Building height/stories	150'-0" / 13 stories	43'-6" / 3 stories
Density	60 du/ac = 50 units	13 units
Unit Size Minimum	500 sf minimum	5,638 sf
Open Space	25% minimum = 9,149 sf	26.4% = 9,665 sf
Parking	26 spaces minimum	52 spaces (4 per unit)
Stepbacks		
Front (Valencia Ave)	10'-0"	10'-0"
Rear (alley)	5'-0"	5'-0"
Side (interior)	10'-0"	10'-0"
Side (alley)	5'-0"	5'-3"

Findings of Fact – Mixed-Use Site Plan

Buildings and structures on Multi-Family 4 (MF4) zoned properties of 20,000 square feet or more, or with street frontage of two hundred (200) feet or more, require conditional use review and approval per Section 2-105 of the Zoning Code.

The purpose of a conditional use per Section 14-203 of the Zoning Code *“is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

A Conditional Use review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City	Yes. The Application is consistent with the Comprehensive Land Use Plan goals, objectives, and policies and Zoning Code provisions. The proposed townhouse development addresses several goals, objectives, and policies of the Comprehensive Plan for contributing to Coral Gables’ Mediterranean architecture, promoting a pedestrian-friendly environment, and being compatible with the surrounding multi-family residential uses and

STANDARD	STAFF EVALUATION
ordinances and actions designed to implement the Plan.	public spaces.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposed site plan is appropriate and compatible with the surrounding urban residential context of the Biltmore Section. Its Mediterranean design and scale contribute to the area and the various housing types in the neighborhood. In particular, the project is an extension of the townhouse typologies and styles of Althea Row, Beatrice Row, and Biltmore Row.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	Yes. The Applicant's request to demolish the existing 1950s multi-family units and redevelop the site into a new, 13-unit townhouse development does not conflict with the needs and character of the urban neighborhood. The proposed townhouses serve as a transition between lower density, multi-family development to the south and higher density development to the north and east.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant's proposed townhouse development will not adversely or unreasonably affect the use of other residences along Valencia Avenue and within the Biltmore Section neighborhood. The low scale of the proposed townhouses will not block any views of the existing residential uses in the area.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.	Yes. The proposed townhouse development is compatible with the adjacent development of townhouses, high-rise apartments, and single-family buildings in the area. In the last 15 years, the area has undergone significant townhouse development with Almeria Row, Althea Row, Beatrice Row, and Biltmore Row. The proposed 13 townhouse development is similar in building typology and scale.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The project site is comprised of 13 platted lots in the Biltmore Section and is approximately 36,597 square feet (0.84 acres) in size, which accommodates all the proposed 13 townhouses and setbacks.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed development is not detrimental to the health, safety, and general welfare of the community. The townhouse residential use, landscaped open spaces, internalized parking, and off-site improvements promote health and safety in the area. The front yard and open spaces will include shade trees, lighting, and landscaping that promotes the walkability of this site and area.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular	Yes. All vehicular parking is located within the building and accessed from the alley located on the rear of the site. To enhance the pedestrian experience and circulation along Valencia Avenue, the proposed site plan will not interrupt the sidewalk with curb

STANDARD	STAFF EVALUATION
and pedestrian circulation.	cuts which promotes pedestrian circulation and safety.
9. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. The Application will not adversely burden public facilities - including the traffic-carrying capacities of streets - in an unreasonable or disproportionate manner. The proposed 13-unit development provides 4 units less than the current 17 apartment units that currently exist on the property. Additionally, the proposed 13 units is less than the 50 units that the property's land use and zoning currently allow; all of which limits the impact the proposed development on the City's public infrastructure.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable. Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
3.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
4.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
5.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
6.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
7.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
8.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
9.	Policy DES-1.1.1. Promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City.	Complies
10.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies

Staff Comments: The above evaluation indicates that this Application is “consistent” with the CP’s goals, objectives, and policies.

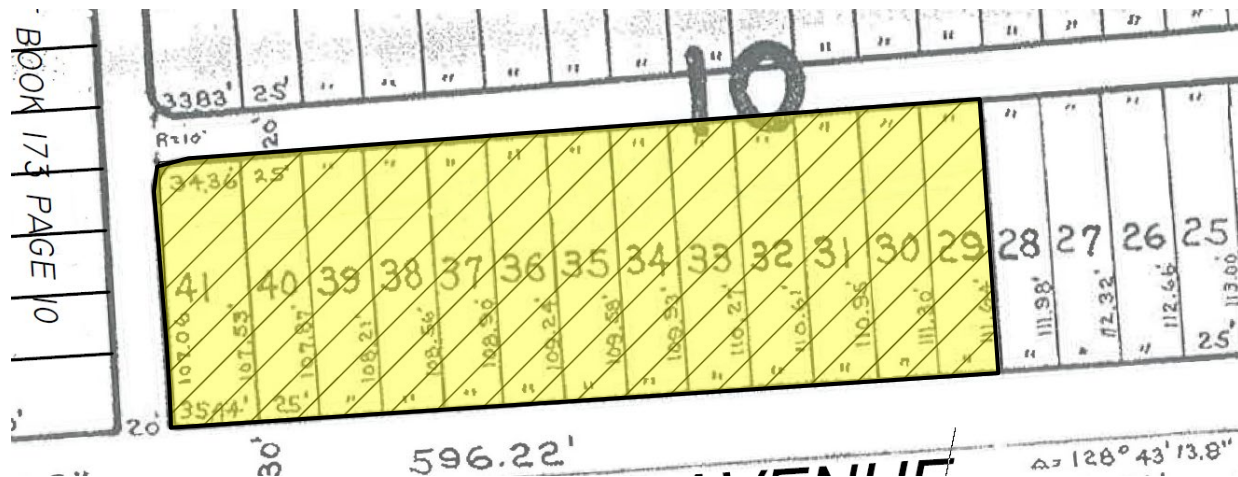
The proposed project complies with the Future Land Use and Design goals, objectives, and policies listed above. “The George” townhouse development aims to protect, strengthen, and enhance the urban environment of the Biltmore Section as a vibrant community located between single-family residences and downtown. The site currently has underutilized, aging multi-family buildings that were built in the 1950s. The Biltmore Section has transformed with many townhouse developments in the last decade. The 3-story, 13-unit townhouses with 9,722 square feet of open space are compatible with the existing townhouses in the area. The scale provides a transition between the high-rise apartments on Biltmore Way to the single-family residential neighborhood. The Mediterranean architectural style promotes George Merrick’s original vision for Coral Gables and is compatible with the Almeria Row, Beatrice Row, Biltmore Row, and Althea Row developments.

B. Tentative Plat

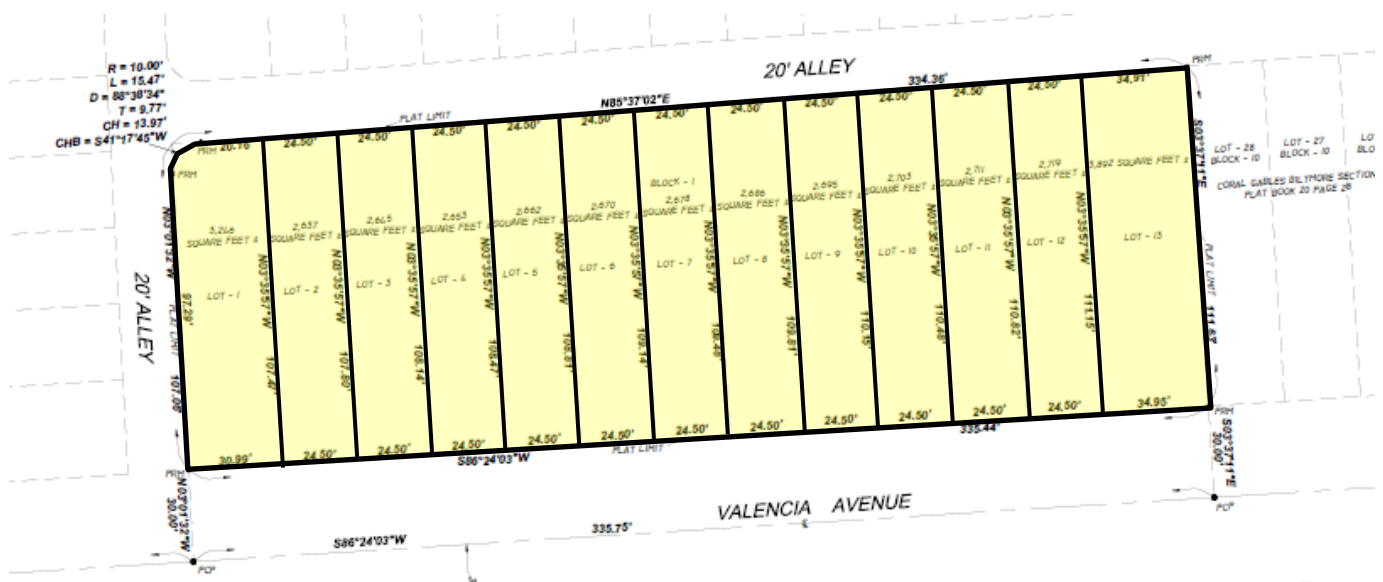
Related to the site plan request, the Applicant is proposing to re-plat the private property to reflect 13 platted lots to be sold in fee simple. The 11 interior lots are roughly the same size due to the irregular shape of the overall property, while the two exterior lots are a few hundred square feet larger.

The procedure for reviewing and recommending a tentative plat is contained in Sections 14-210.1 through 14-210.4 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 by the Miami-Dade County Subdivision Department is required prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

Existing Plat



Proposed Tentative Plat



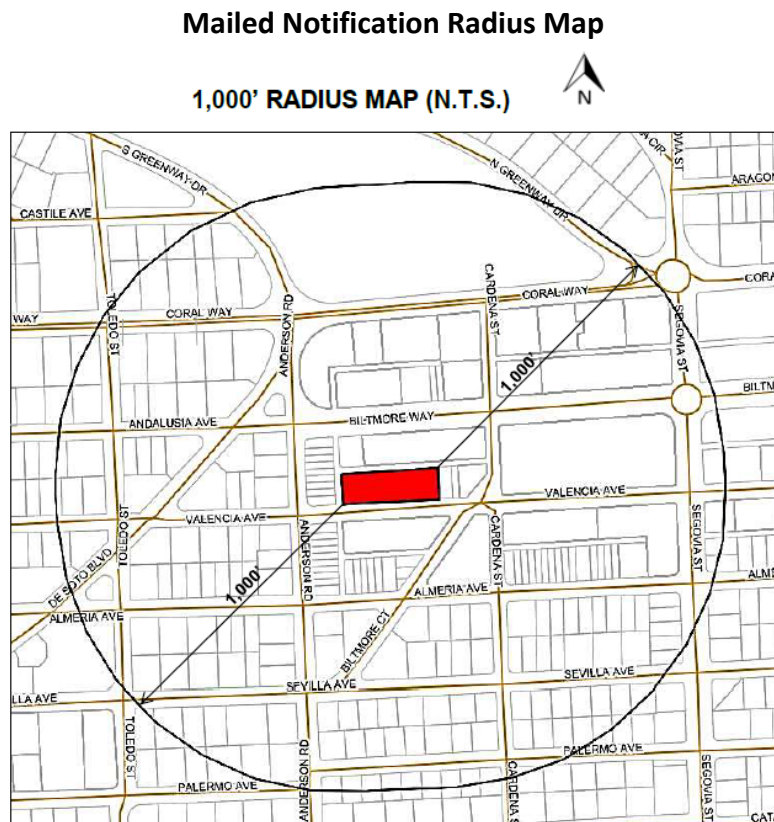
City Staff Review

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 14-210.2. The Zoning Code requires review and comments be provided by the Public Works Department, which have been sent to the Applicant. Further review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission.

Staff Comments. The re-plat into 13 platted lots maintains the historic intent of the narrow platted lots of the original plat of the Biltmore Section. The re-platting of the property accommodates townhouse development and associated residential units, complies with zoning regulations, and has been reviewed by multiple review boards.

4. PUBLIC NOTIFICATION

The Zoning Code requires that mailed notification be provided to all property owners and properties within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. There were 1,396 notices mailed to surrounding property owners and occupants. A copy of the legal advertisement and courtesy notice are provided as Attachment C. A map of the notice radius is as follows:



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

Public Notice

Type	Date
Public information meeting prior to Board of Architects	03.18.24
Public information meeting prior to Planning & Zoning Board	05.20.24
Mailed notification	05.30.24
Posting of property	05.31.24
Legal advertisement	05.27.24
E-mail notification to subscribed residents within 1,000 feet of property	06.07.24
Posted Agenda and Staff Report on City web page	06.07.24

4. STAFF RECOMMENDATION

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following:

1. **Conditional Use for Site Plan.** *A Resolution of the City Commission of Coral Gables, Florida approving Conditional Use Review of a Site Plan pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed townhouse development referred to as "The George" on the property legally described as Lots 29 through 41, Block 10, Coral Gables Biltmore Section (717, 729, 737 and 741 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*

Staff recommends **approval, with conditions.**

2. **Tentative Plat.** *A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "The George" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 36,634 square feet (0.84 acres) into thirteen (13) platted lots for thirteen (13) residential townhouses on property assigned Multi-Family 4 District (MF4) zoning the property legally described as Lots 29 through 41, Block 10, Coral Gables Biltmore Section (717, 729, 737 and 741 Valencia Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date.*

Staff recommends **approval.**

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 prepared by De La Guardia Victoria Architects to include:
 - I. Maximum building heights shall not exceed 43'-6" / 3 stories
 - II. 1.51 FAR (55,206 sf.)
 - III. 13 townhome units
 - IV. Approximately 9,665 square feet of total open space
 - b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory

conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

3. Prior to issuance of the first Building Permit, the Applicant shall:

- a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
- b. **On-street parking.** The design of on-street parking shall be consistent with the current on-street parking design on the south side of Valencia Avenue. Payment shall be provided by the Applicant, its successors or assigns according to the established City requirements for the loss of on-street parking spaces on Valencia beyond the ten (10) required on-street parking spaces.
- c. **On-site Trees.** The Applicant shall coordinate with Public Works on the relocation of the 6 mature oak trees, and be responsible for canopy mitigation payments for any loss of tree canopy. All collected tree canopy mitigation funds shall be allocated toward providing new shade trees on Valencia, Biltmore Court, Cardena, and Biltmore Way.
- d. **Off-site improvements.** Prior to issuance of the first City permit for vertical constructure, all proposed streetscape improvements, including landscaped bumpouts and shade trees on Valencia, shall require conceptual approval from the City. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, and three-and-a-half (3.5) inch caliper. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by the Landscape Division. Silva cells under sidewalks near proposed trees shall be provided at 32" minimum in depth within the public right-of-way and subject property. Any changes to and departures from the right-of-way and public realm improvements identified via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.
- e. **Bicycle/Pedestrian Plan.** The bicycle route on Valencia shall comply with the City's Bicycle Pedestrian Master Plan, to be reviewed and approved by the Public Works Director. Alley shall be designed with a flare-style curb cut with a continuous and level sidewalk through the alley to create a pedestrian-friendly environment.
- f. **Art in Public Places.** The Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, the Applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9.
- g. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and vehicle circulation along all streets.
- h. **Construction dust protection.** All demolition and construction dust shall be minimized to protect the neighboring properties.

- i. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
 - j. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
 - k. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
4. **Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, the Applicant shall:**
- a. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all existing and new utilities along all public rights-of-way abutting and adjacent project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
 - b. **Off-site improvements.** Install all right-of-way improvements subject to review and approval by Public Works Department and the Planning and Zoning Division.
 - c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.

5. ATTACHMENTS

- A. Applicant's submittal package.
- B. Legal advertisement and mailed notice to all property owners within 1,000 feet.
- C. PowerPoint Presentation.

Please visit the City website at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
Planning Official
City of Coral Gables, Florida

COMMUNITY NEWSPAPERS
PUBLISHED MONDAY
MIAMI, MIAMI-DADE, FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared **GEORGIA GRIFFIN** who on oath says she is **OFFICE MANAGER** of Legal Advertising of Community Newspapers, published Monday at Miami-Dade, Florida; that the attached copy of advertisement, published on the publicly accessible website of Miami-Dade County, Florida and/or in a newspaper in print, being a Legal Advertisement of Notice in the Matter of

Notice of Public Hearing
 The City of Coral Gables, Florida
 June 12, 2024

in the XXXXX Court, was published in said newspaper in the issue of
 May 27, 2024

Affiant further says that the website or newspaper complies with the legal requirements for publication in chapter 50, Florida Statutes.

PROOF OF PUBLICATION -

AFFIANT

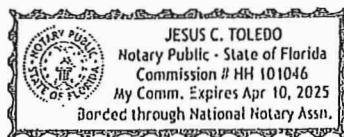
27 day of May 2024.

JESUS TOLEDO

(Print or type or stamp Commissioned name of Notary Public)

(SEAL)

My Commission Expires: _____



X

Community Newspapers
6796 S.W. 62nd Avenue
South Miami, Florida 33143
305-669-7355 Ext. 2226



City of Coral Gables, Florida
Notice of Public Hearing
HYBRID MEETING on Zoom platform

Local Planning Agency / Planning and Zoning Board
Wednesday, June 12, 2024, 6:00 p.m.

City Commission Chamber, City Hall
405 Biltmore Way, Coral Gables, FL 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. A Resolution of the City Commission of Coral Gables, Florida approving Conditional Use Review of a Site Plan pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses," for a proposed townhouse development referred to as "The George" on the property legally described as Lots 29 through 41, Block 10, Coral Gables Biltmore Section (717, 729, 737 and 741 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
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3. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" Article 3, "Uses," Section 3-402, "Restrictions related to location;" and Article 16, "Definitions;" to enhance the quality of Coral Gables Mediterranean design by requiring a conceptual design review; removing duplicative criteria; relocating inapplicable standards; supplementing existing criteria; and including additional Mediterranean building examples; providing for severability, repealer, codification, and for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code Article 15, "Notices," Section 15-102, "Notice," to require mailed notice for Mediterranean Bonus applications before the Board of Architects, providing for repealer provision, severability clause, codification, and providing for an effective date.
5. An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, amending Section 14-202.6 "Building Site Determination" to facilitate building site determination applications; providing for severability, repealer, codification, and for an effective date.

The Planning and Zoning Board will be holding its board meeting on Wednesday, June 12, 2024, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). 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: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.unicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to 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.



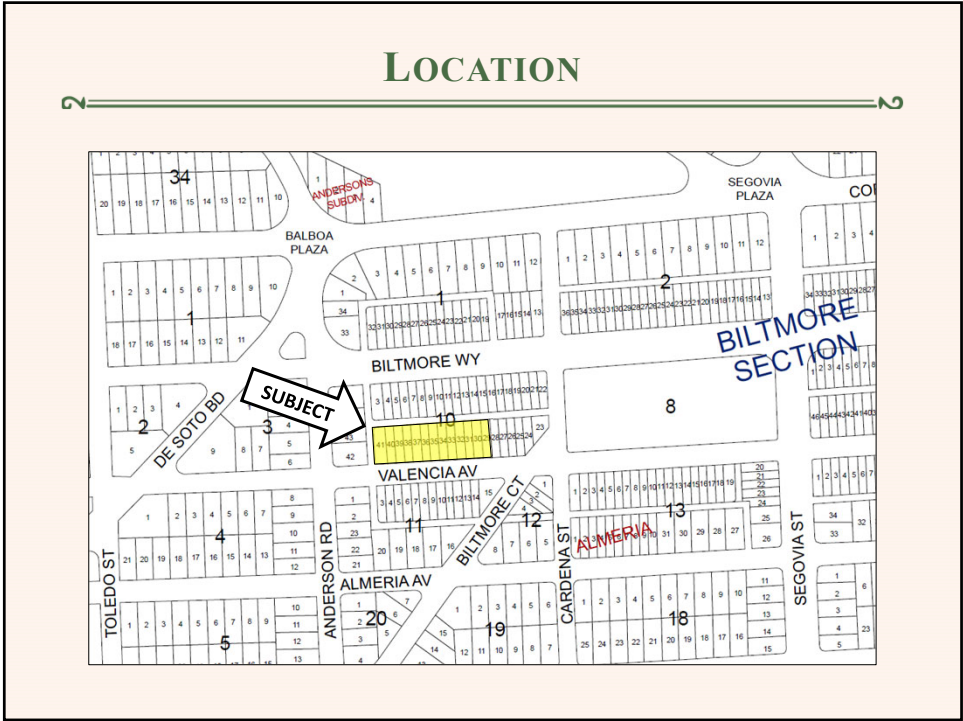
The George

CONDITIONAL USE SITE PLAN
AND TENTATIVE PLAT

PLANNING AND ZONING BOARD
JUNE 12, 2024

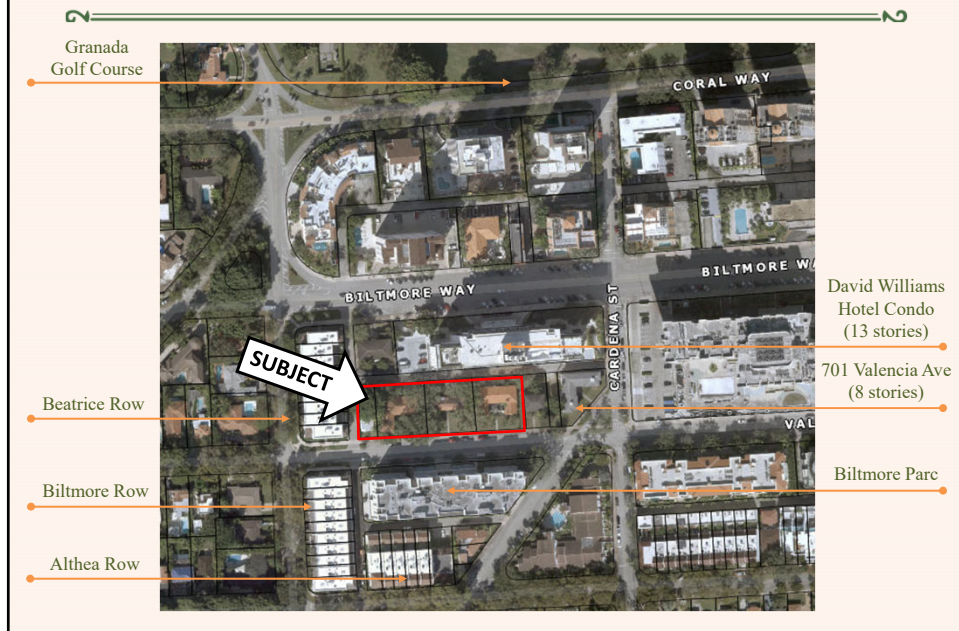


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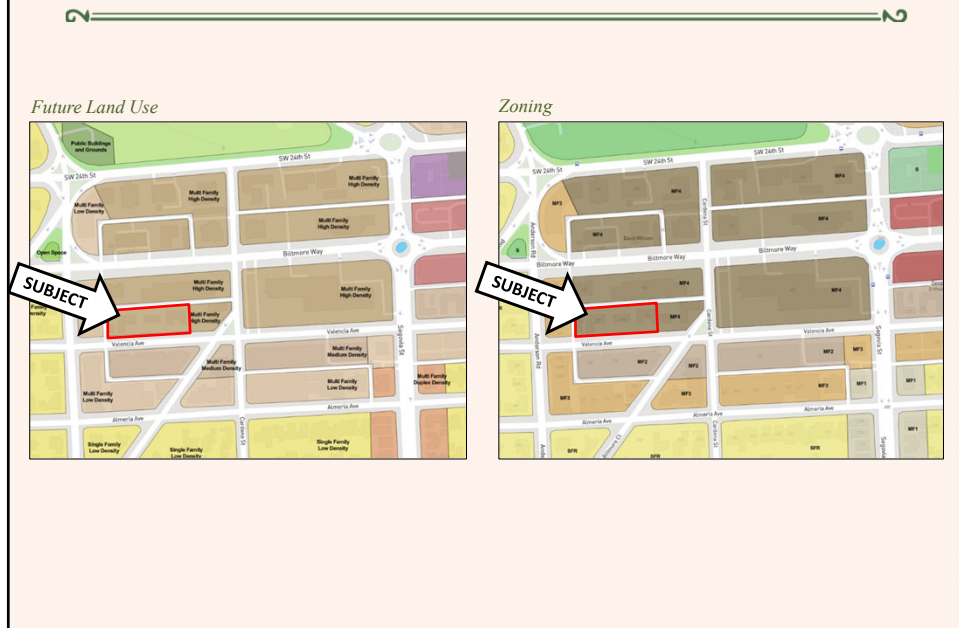
2

LOCATION



3

LAND USE AND ZONING



4

REQUEST #1:
SITE PLAN (CONDITIONAL USE)

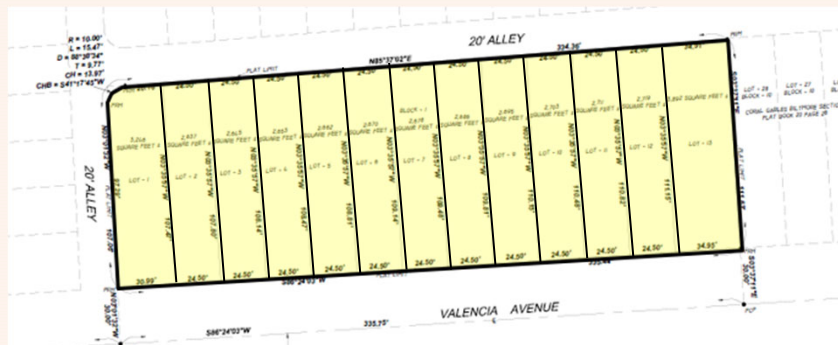
REQUEST #2:
TENTATIVE PLAT

5

5

TENTATIVE PLAT

2



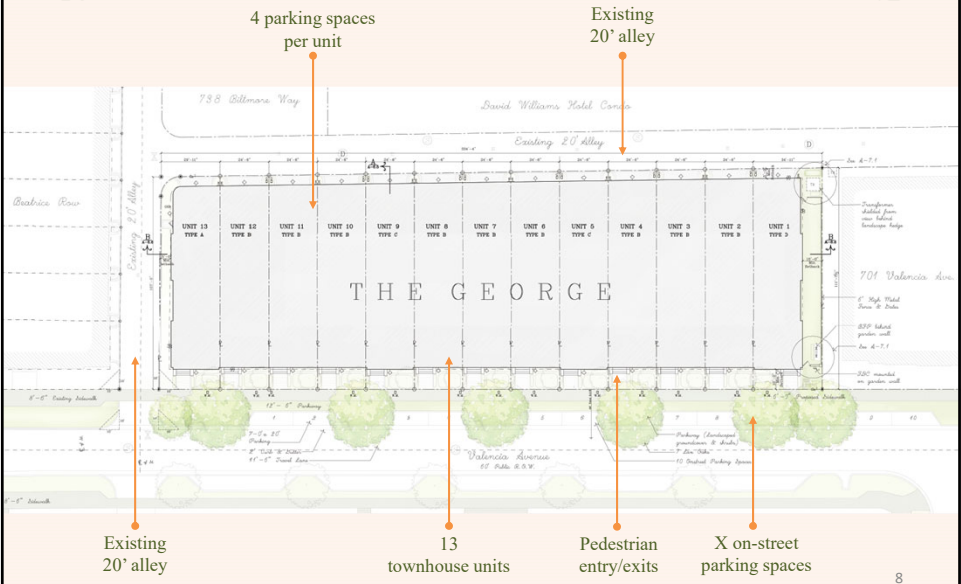
6

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CONDITIONAL USE SITE PLAN

PROJECT DATA		
Standard	Current/Allowed	Proposed
Existing Lot Area	20,000 sf (Conditional Use review)	36,597 sf (building site area)
Zoning	Multi-Family 4 (MF4)	Multi-Family 4 (MF4)
Land Use	Multi-Family High Density	Multi-Family High Density
Total FAR	2.0 FAR (128,089.5 sf)	1.51 (55,206 sf)
Building height/stories	150'-0" / 13 stories	43'-6" / 3 stories
Density	60 du/ac = 50 units	13 units
Open Space	25% min = 9,149 sf	26.4% = 9,665 sf
Parking	26 spaces min	52 spaces (4 per unit)
Setbacks (min.)		
Front (Valencia Ave)	10'	10'
Rear (alley)	5'	5'
Side (interior)	10'	10'
Side (alley)	5'	5'-3"

CONDITIONAL USE SITE PLAN



CONDITIONAL USE SITE PLAN



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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 12.15.23
2	BOARD OF ARCHITECTS: 04.12.24
3	PLANNING AND ZONING BOARD: 06.12.24
4	CITY COMMISSION (SITE PLAN): TBD
5	CITY COMMISSION (FINAL PLAT): TBD

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PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS 2 NEIGHBORHOOD MEETINGS; PZB
2 TIMES	PROPERTY POSTING DRC, PZB
2 TIMES	WEBSITE POSTING DRC, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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<p style="text-align: center;">STAFF RECOMMENDATION</p> <hr/> <p>THE APPLICATION <u>COMPLIES</u> WITH THE FINDINGS OF FACT.</p> <p>THE STANDARDS FOR APPROVAL ARE <u>SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.</u></p> <p>STAFF RECOMMENDS <u>APPROVAL, WITH CONDITIONS.</u></p> <p style="text-align: right;">12</p>

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CONDITIONS OF APPROVAL

- RELOCATE THE 6 MATURE LIVE OAK TREES IN COORDINATION WITH PUBLIC WORKS
- PAYMENT FOR LOSS OF ON-STREET PARKING
- ADDITIONAL STREET TREES ON VALENCIA, BILTMORE COURT, CARDENA, AND BILTMORE WAY PROVIDED FROM COLLECTED CANOPY MITIGATION PAYMENTS/FUNDS
- CONSTRUCTION DUST MINIMIZED TO THE NORTH

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CONDITIONAL USE SITE PLAN
AND TENTATIVE PLAT

PLANNING AND ZONING BOARD
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