



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**November 12, 2019**

**ITEM TITLE:**

**Resolution.** 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 "ZOM Coral Gables" on property zoned Industrial District (Section 4-303 C.2.), legally described as Tract A-C, Block 16, Industrial Section, (363 Granello Avenue & 300 Greco Avenue) Coral Gables, Florida; including required conditions, vacating Resolution 2016-09, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval, with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 09.11.19 meeting recommended approval of the proposed project (vote: 6-0). In addition to Staff's proposed conditions of approval, the Board recommended that the Applicant shall:

1. Ensure compliance with the ADA requirements;
2. Coordinate with Public Works and Fire Department if LeJeune Road warrants a traffic signalization (between Granello Avenue and Greco Avenue).

**BRIEF HISTORY:**

An application for a new project was submitted by ZOM Florida, Inc. for an Assisted Living Facility (ALF) referred to as "ZOM Coral Gables." The project is an 8-story at 87-feet high luxury building, which will contain 63 ALF units, 30 memory care units, and 104 independent living units, with various amenities and recreational space. A total of 146 parking spaces are required and 180 parking spaces are provided in a five-level garage.

In 2016, a mixed-use project referred to as "Gables Ponce III" was approved by Resolution No. 2016-09 for the subject site, located at 363 Granello Avenue and 300 Greco Avenue. The previous approval permits a 9-story mixed-use building with 204 residential units, and approximately 20,000 commercial uses on the ground floor.

The draft Resolution is provided as Exhibit A. The Staff Report is provided as Exhibit B. The submittal package is provided as Exhibit C. A copy of the Courtesy Notice mailed is provided as Exhibit D.

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
08.29.19, 10.30.19	Courtesy notification to properties within 1,000 feet
08.29.19	Posting on property
08.30.19	PZB legal Ad
11.01.19	City Commission legal ad

**APPROVED BY:**

**Asst. Director of Development Services  
for Planning and Zoning**

*R. T. Ting*

**EXHIBIT(S):**

- A. Draft Resolution.
- B. 09.11.19 PZB Staff Report and attachments
- C. 09.11.19 Planning and Zoning Board minutes
- D. Courtesy Notice.
- E. Powerpoint presentation