



**City of Coral Gables  
Planning and Zoning Staff Report**

**Property:** ZOM Coral Gables (363 Granello Ave. & 300 Greco Ave.)  
**Applicant:** ZOM Florida, Inc.  
**Application:** Conditional Use Site Plan Review for an Assisted Living Facility  
**Public Hearing:** Planning and Zoning Board  
**Date & Time:** September 11, 2019; 6:00 – 9:00 p.m.  
**Location:** City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

**1. APPLICATION REQUEST**

Application request for conditional use site plan review to allow an assisted living facility (ALF) located in an Industrial (I) District. The Resolution under consideration is as follows:

*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.*

The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

**2. APPLICATION SUMMARY**

**Project Summary**

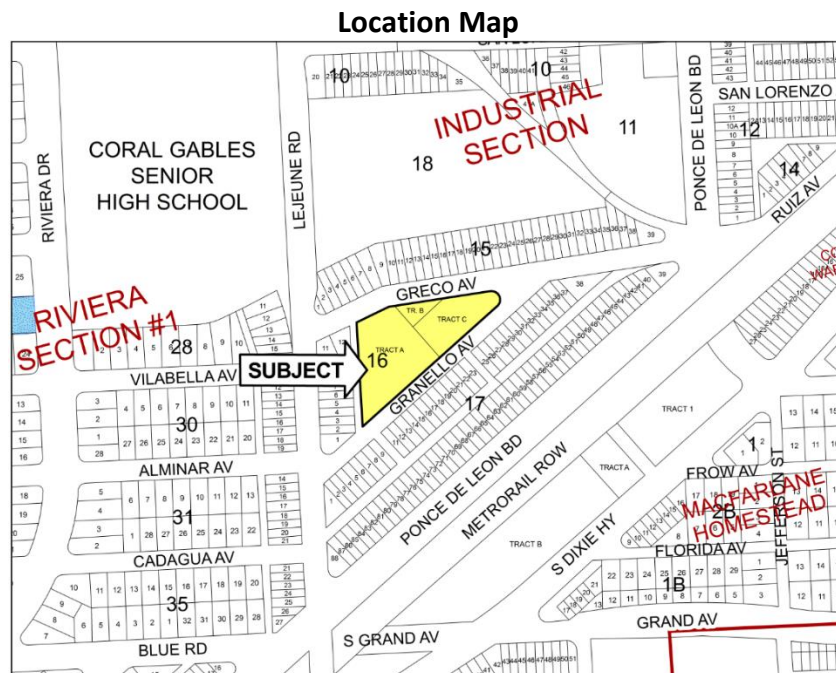
In 2016, a mixed-use project referred to as "Gables Ponce III" was approved by Resolution No. 2016-09 for the subject site, located at 363 Granello Avenue and 300 Greco Avenue. The previous approval permits a 9-story mixed-use building with 204 residential units, and approximately 20,000 commercial uses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

Currently, an application for a new project was submitted by ZOM Florida, Inc. (hereinafter referred to as the "Applicant"), for an Assisted Living Facility (ALF) referred to as "ZOM Coral Gables." The proposed project requires Conditional Use with Site Plan review and approval by the Planning & Zoning Board and the City Commission, as required for all ALF facilities in the city.

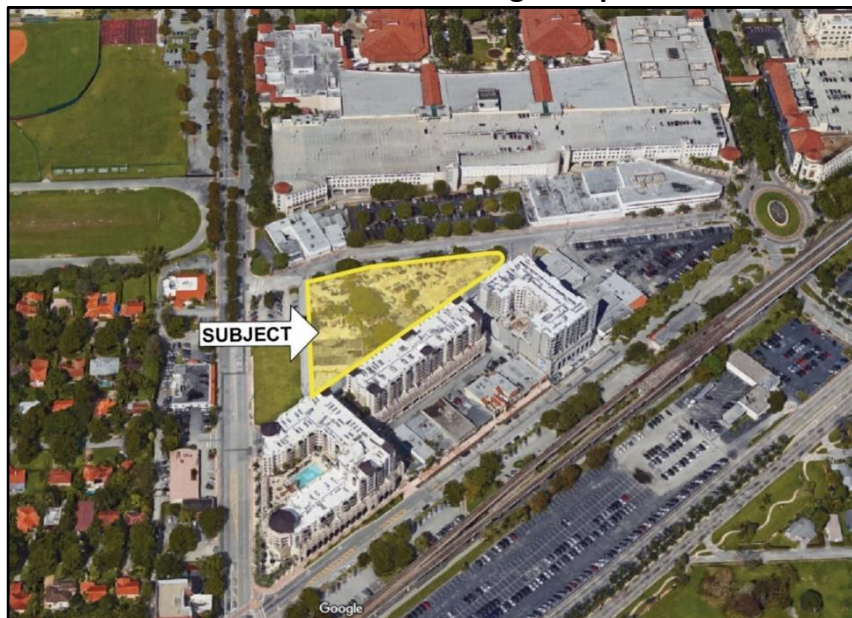
The project is an 8-story at 87-feet high luxury building, which will contain 63 ALF units, 30 memory care units, and 104 independent living units, with various amenities and recreational space. A total of 146 parking spaces are required and 180 parking spaces are provided in a five-level garage. The application package submitted by the Applicant is provided as Attachment A.

This subject site which currently contains a one-story building and a parking lot is 73,461 sq. ft. (1.69 acres) in size. It is located within the City's South Industrial Mixed Use Overlay District (MXOD) on the southwest corner of the intersection of Greco Avenue and Granello Avenue.

City Parking Lot 31 and a vacant lot are located on the other side of the alley to the west. Located across Granello Avenue to the south is Gables Ponce I and II which are mixed use developments. The property is bounded by Greco Avenue (north), Granello Avenue (southeast), and an alley (west), as shown on the following location map and aerial:



**Aerial view from Google Maps**



## Site Data and Surrounding Uses

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

### Existing Property Designations

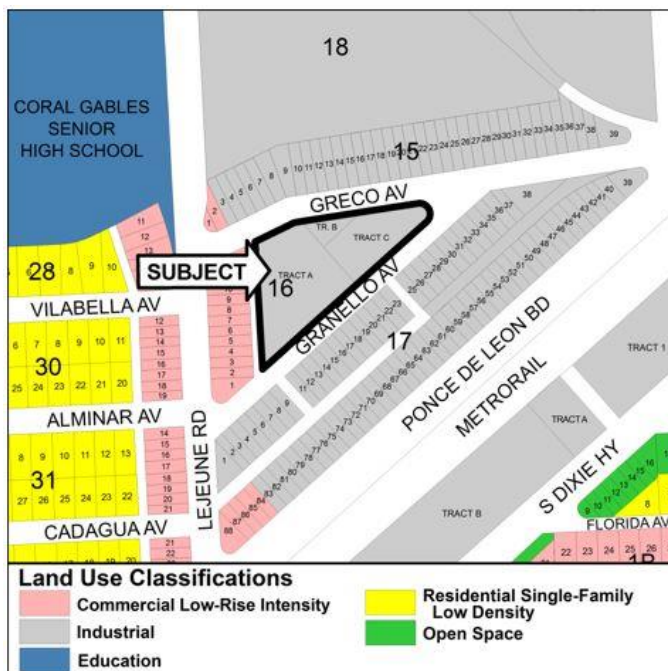
Land Use Map designation	Industrial Use
Zoning Map designation	Industrial District (I)
Mixed Use Overlay District (MXOD)	Yes - South Industrial MXOD
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

### Surrounding Land Uses

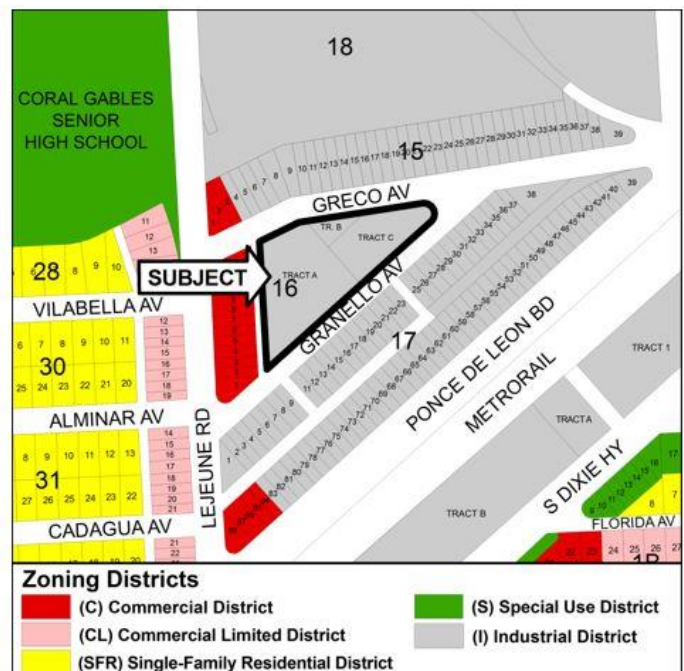
Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	1-story commercial buildings	Industrial	Industrial District (I)
South	Gables Ponce I and II	Industrial	Industrial District (I)
East	1-story industrial building	Industrial	Industrial District (I)
West	City Parking Lot 31 and a vacant lot	Commercial Low-Rise Intensity	Commercial District (C)

The Applicant proposes no changes to the property's existing land use and zoning designations, illustrated in the following maps:

Existing Future Land Use



Map Existing Zoning Map



### 3. APPLICANT'S PROPOSAL

#### *Mediterranean Architectural Style*

Mediterranean architectural style is required for projects located within a Mixed Use Overlay District (MXOD). The proposed project received preliminary approval which included Mediterranean architectural style (levels 1,2, and 3) approval from the Board of Architects on September 5, 2019.

#### *Site Plan Information:*

Type	Permitted	Proposed
Total site area	minimum 10,000 sq. ft.	73,461 sq. ft. (1.69 acres)
3.5 FAR x total site area	257,114 sq. ft.	256,917 sq. ft.
Building height	Up to 100'-0"	87"
Number of stories	Up to 10 stories	8 stories
Proposed Uses:		
Assisted Living		63 units
Memory Care		30 units
Independent Living		104 units
Retail		9,206 sq. ft.
Restaurant		800 sq. ft.
Landscape Open Space at ground level	7,346 sq. ft.	9,000 sq. ft.

#### *Parking:*

Off-street (onsite) parking		
Uses		Required
ALF @ 0.5 space/unit		
Assisted Living	63 units	32
Memory Care	30 units	15
Independent Living	104 units	52
Retail (1 space/250 sq. ft.)	9,206 sq. ft.	37
Restaurant (12 space/1000 sq. ft.)	800 sq. ft.	10
<b>Total off-street (on-site) parking</b>	<b>146 spaces required</b>	<b>180 spaces provided</b>

There are currently thirty-six (35) on-street parking spaces adjacent to the property along Granello Avenue and Greco Avenue. The applicant's Pedestrian Amenities and Streetscape Plan indicates that there will be twenty-four (25) on-street parking spaces resulting from the proposed development causing a loss of twelve (10) on-street parking spaces. As a result, the Applicant, property owner(s), its successors or assigns, shall be required to reimburse the City for the costs associated with the loss of on-street parking in accordance with City requirements.

**Setbacks:**

Type	Required*	Proposed
Front setback (Granello Avenue)	Up to 15 ft. in height: Zero Above 15 ft. in height: 10 ft.	10 feet 10 feet
Side street setback (Greco Avenue)	Fifteen (15) feet	10 feet
Rear setback (alley)	None	Zero (0) feet

\* Setback reductions may be awarded for projects approved for Mediterranean style design bonuses.

#### 4. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. 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.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

*“The purpose of providing for conditional uses within each zoning district 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.”*

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed assisted living facility (ALF) building consisting of 197 units. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, Section 3-408, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

A Conditional Use site plan review must comply with Zoning Code Section 3-408, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of	<b>Yes.</b> As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the

STANDARD	STAFF EVALUATION
the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Applicant which address the City objectives for encouraging mix of uses and within close proximity to transit, employment centers, parks and schools.
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.	<b>Yes.</b> The proposed assisted living facility (ALF) project is compatible with the surrounding mixed-use, commercial uses in the area, as well as the planned uses being developed within the North & South Industrial Districts.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	<b>Yes.</b> The redevelopment of this property as an assisted living facility (ALF) building is compatible with the needs of the City and the surrounding community while providing opportunities for the aging population.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	<b>Yes.</b> The Applicant's proposal will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. The new investment and redevelopment will help to increase property values in this district.
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	<b>Yes.</b> The planned redevelopment of this property as an assisted living facility (ALF) is compatible with the nature, condition and development of adjacent uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail. The project will provide an opportunity for senior citizens to live in a transit-oriented urban area.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	<b>Yes.</b> The parcel is approximately 73,000 square feet (1.6 acres) in size which accommodates all development features while providing high standards of architectural quality.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	<b>Yes.</b> The proposed project is consistent with the stated goals and objectives and will allow residents to continue to live in their community and be independent as safely as possible. The redevelopment of this property will help improve the health, safety, and general welfare of the community by providing housing options for the city's seniors.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	<b>Yes.</b> Vehicular parking for the project will be in a 5-level parking garage within the confines of the building and service access and areas are enclosed. The project is also designed to encourage pedestrian circulation through and around the building and surrounding neighborhood.
9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public	<b>Yes.</b> The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.



STANDARD	STAFF EVALUATION
facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	

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

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<b>Goal FLU-1.</b> 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	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	<b>Policy FLU-1.7.2.</b> The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> <li>• Surrounding land use compatibility.</li> <li>• Historic resources.</li> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	Complies
4	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
5	<b>Policy HOU-1.1.8.</b> Priority consideration for affordable/attainable housing programs shall be given to the City’s senior citizens, residents, and workforce (in that order).	Complies
6	<b>Objective DES-1.1.</b> 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
7	<b>Policy DES-1.1.5.</b> 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
8	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
9	<b>Policy DES-1.2.1.</b> Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
10	<b>Policy DES-1.2.2.</b> Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
11	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
12	<b>Policy MOB-1.1.5.</b> Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies

*Staff Comments:* Staff's determination that this application is consistent with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. It meets the policies of the City's Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools. The Industrial District encompasses a large area that is served by numerous residential, commercial, retail and office uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail.

#### *Traffic Study*

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. A parking study and Trip Generation comparison was submitted by David Plummer & Associates; both are currently being reviewed by the Public Works, and Parking Department.

#### *Concurrency Management*

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is included within the Applicant's submittal package provided as Attachment A.

#### *Art in Public Places Program*

The Applicant is required to satisfy the City's Art in Public Places program by either providing public art on site or providing a contribution to the Art in Public Places Fund. The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects approval before being submitted to the City Commission.



## 5. REVIEWS, NOTIFICATIONS AND COMMENTS

### *City Review Timeline*

Type of Review	Date	Result of Review
Development Review Committee	05.31.19	Comments provided to Applicant
Board of Architects	09.05.19	Preliminary review and approval of Mediterranean architectural bonuses
Planning and Zoning Board	09.11.19	TBD
City Commission (Resolution – Conditional Use)	TBD	TBD

### *Public Notifications*

Type	Date
Applicant's neighborhood meeting	07.30.19
Courtesy notification to properties within 1,000 ft.	08.29.19
Posting of property	08.29.19
Legal advertisement	08.30.19
Posted Staff report on City web page	09.06.19

### **Public Notification**

The Applicant held the mandatory neighborhood meeting on July 30, 2019 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on August 29, 2019. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 184 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachment C. A map of the notice radius is provided below.

### Courtesy Notification Radius Map



## 6. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends approval, with conditions as specified herein of the following:

*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, and providing for an effective date.*

### Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

## Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

1. Prior to the City Commission public hearing, coordinate with Public Works to finalize the Traffic Impact Analysis and include appropriate traffic mitigation to help offset any potential impacts.
2. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
  - a. Applicant's Planning and Zoning Board submittal package dated 08.23.19, prepared by MSA Architects, to include:
    - i. 257,114 square feet, 3.5 FAR;
    - ii. 63 ALF units, 30 Memory Care units, and 104 Independent Living units
    - iii. Approximately 10,000 square feet of ground floor retail & restaurant use;
    - iv. Approximately 9,000 square feet of landscape open space area; and,
    - v. 180 parking spaces (on-site)
  - b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
3. 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.
4. Bond. Within 90 days of approval, the Applicant, property owner(s), its successors or assigns shall post a bond in favor of the City in an amount determined by the Public Works Director to cover the costs of restoring the property to a clean, safe, and attractive condition in the event that the project is not completed in a timely manner, consistent with the Site Plan approval and applicable conditions.
5. Sustainable design. Project shall meet the minimum standards to be Leadership in Energy and Environmental Design (LEED) Silver Certified as specified by the U.S. Green Building Council, or similar rating agency.
6. Building façade. No illuminated signage shall be permitted above the building's second floor facing west.
7. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
  - a. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of ten (10) on-street parking spaces as a result of the project.
  - b. All outstanding landscaping and public plaza issues as identified by the Public Service Department and Planning and Zoning Division shall be satisfactorily resolved, subject to review and approval by

the Directors of Public Service and Planning and Zoning.

- c. Ground floor publicly accessible open space (i.e. arcades, paseos, plazas, widened sidewalks, etc.) shall be flush with the public sidewalk, to the extent permitted by all applicable codes and subject to final approval by the Public Works Director and the Planning and Zoning Director.
- d. The Applicant shall provide funding for public space improvements in an amount of \$50,000 so as to enhance and improve the public spaces located along the nearby Metrorail right-of-way between Le Jeune Road and the City limits to northeast. This funding may be utilized for the proposed Underline public space project currently underway or for other public access/open space improvements in the area of the Metrorail right-of-way between Le Jeune Road and the City limits to northeast. The Applicant shall obtain consent of the City to the proposed use of this funding, which consent shall not be unreasonable withheld.
- e. Temporary Open Space. Maintain the open grass lot fronting LeJeune Road as a temporary publicly accessible open space, until which time it is developed.
- f. Proposed passive park shall be publicly accessible from sunrise to sunset on Monday through Sunday.
- g. Street light fixtures shall be LED.
- h. Clearly marked recycling receptacles shall be included along with trash receptacles.
- i. Construction information/contact. Provide written notice to all properties within five-hundred (500) feet of the “ZOM Coral Gables” project (363 Granello Ave & 300 Greco Avenue), 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.
- j. Encroachments Plan. Prior to the City’s issuance of a Foundation Permit or any other major Building Permit for the project, Commission approval is required for a special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way. The above encroachments must be approved by City resolution and a fully executed Hold Harmless agreement or restrictive covenant must be executed in a form acceptable to the City Attorney. 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.
- k. Comply with all City requirements for Art in Public Places. Public art shall be reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects approval before being submitted to the City Commission. The Applicant’s compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Historical Resources and Cultural Arts.
- l. All parking garage openings shall be screened to ensure that no internal lights within the garage, including car headlights, are visible from the exterior.
- m. Utility Upgrades. Prior to the issuance of a building permit the Applicant, property owner(s), their successors or assigns shall prepare and submit an infrastructure improvement plan for the coordination and construction of utilities and facilities to the Public Works Department for review and approval. The Public Works Director shall determine if additional improvements are required upon review of the above plan. The Applicant shall be responsible for the funding of all recommended improvements, subject to and memorialized in a service agreement with the City

which will incorporate a provision providing for proportionate reimbursements by subsequent projects, prior to issuance of the first major building permit.

8. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five-hundred (500) feet of the “ZOM Coral Gables” (363 Granello Ave. & 300 Greco Ave.) project boundaries of any proposed partial street closures as a result of the project’s construction activity. Complete street closure shall be prohibited.
9. Prior to the issuance of a Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
  - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant’s approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant’s approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Zoning.
  - b. Underground of overhead utilities. Submit all necessary plans and documents, and complete the undergrounding of all new utilities along all public rights-of-way surrounding and abutting the project boundary, including the alley, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
10. Design District Implementation. The ground floor shall be designed to optimize pedestrian activity.
  - i. All storefronts shall be flush with the sidewalk grade.
  - ii. Storefronts shall remain transparent and allow visibility into the interior of the ground-level space from the public right of way and pedestrian areas of the project. Tinting, curtains, blinds, paper, or other materials that obstruct visibility into the interior of the ground level space shall not be permitted except as required by the City during construction.
  - iii. Pedestrian entrances into active spaces (lobbies, retail, etc.) shall be provided on all ground floor facades with an average spacing of 40 feet.
  - iv. Applicant shall work collaboratively with Staff in refining the application package to maximize the vertical clearance of the ground level provided such changes do not require the building to comply with the requirements for a high-rise building type under Chapter 2 and 4 of the Florida Building Code.
  - v. Paseo shall not be interrupted by stairwells, elevators, or solid walls.
11. Following issuance of the first Certificate of Occupancy, the Applicant, property owner, its successors or assigns shall complete the following:
  - a. Sustainability Certification. Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
    - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
    - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy

or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual review of traffic monitoring studies for three (3) years from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

#### **ATTACHMENTS**


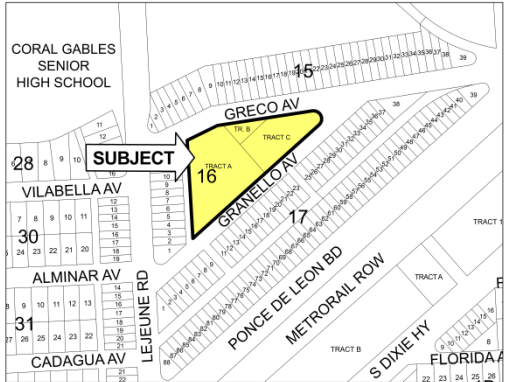
- A. Applicant's submittal package.
- B. Courtesy Notice and Legal ad
- C. Neighborhood meeting invitation and summary
- D. PowerPoint Presentation

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

	<h2 style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</h2> <p style="text-align: center;"><b>August 29, 2019</b></p>	
<b>Applicant:</b>	<b>ZOM Florida, Inc.</b>	
<b>Application:</b>	<b>Conditional Use with Site Plan for Assisted Living Facility (ALF)</b>	
<b>Property:</b>	<b>ZOM Coral Gables (363 Granello Avenue &amp; 300 Greco Avenue)</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board September 11, 2019 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on **Wednesday, September 11, 2019** on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

*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, and providing for an effective date.*

This application has been submitted by Jorge Navarro on behalf of ZOM Florida, Inc. for an Assisted Living Facility (ALF) to be located at 363 Granello Avenue and 300 Greco Avenue. 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. The proposed project requires Conditional Use with Site Plan review and approval by the Planning & Zoning Board and the City Commission, as required for all ALF facilities in the city.

All interested parties are invited to attend and participate. Upon recommendation by the Planning and Zoning Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division via email at [planning@coralgables.com](mailto:planning@coralgables.com), by phone at 305.460.5211 or by facsimile at 305.460.5327. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*



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24/7  
[MiamiHerald.com/Classifieds](http://MiamiHerald.com/Classifieds)

# Project Information Meeting



Applicant:	ZOM Living Florida, Inc.
Project Name:	Gables Senior Living Residences / Mixed Use Site Plan Approval
Property Location:	363 Granello Avenue & 300 Greco Avenue Coral Gables, Florida 33146
Neighborhood Meeting – Date/Time/Location:	July 30, 2019 at 6:30 p.m. – 7:30 p.m. Café Ponce (Located inside Gables Ponce Apartments) 310 Granello Avenue, Coral Gables, Florida 33146

Dear Neighbor:

On behalf ZOM Living Florida, Inc. (the “Applicant”), we cordially invite you to a public meeting to obtain information regarding the Gables Senior Living project. The Project is a mixed-use development with ground floor commercial and amenity space and upper level independent and assisted living residences. The Applicant has submitted an application with the City for a conditional use to permit the proposed mixed-use site plan with assisted living units.

The project information meeting will be held on July 30, 2019 at 6:30 p.m., at Café Ponce restaurant (Gables Ponce Apartments) located at 310 Granello Avenue, Coral Gables, Florida 33146 in Coral Gables, Florida. Kindly RSVP by contacting Janet Rosillo at (305) 579-7847 or via email at [rosilloj@gtlaw.com](mailto:rosilloj@gtlaw.com).

We thank you for the opportunity to speak with you and look forward to meeting you.

## **ZOM Coral Gables 07/30/2018 Neighborhood Meeting**

The neighborhood meeting for the Conditional Use Application was held at Café Ponce, located on the 4<sup>th</sup> floor of the Gables Ponce Apartment building at 310 Granello Avenue in the City of Coral Gables. The Gables Ponce Apartment building is conveniently located adjacent to the site of the Ponce Senior Living Project. Courtesy notices of the neighborhood meeting were provided in compliance with Section 3-302(C) of the City Zoning Code and were sent via the United States Postal Services. A total of two (2) neighbors were in attendance, as reflected on the enclosed sign in sheet made available at the neighborhood meeting.

The following representatives were present to answer questions regarding the Conditional Use Application:

1. Brett Gelsomino and Nicolas Otheguy, ZOM Living, Inc. (Applicant Representatives)
2. Jorge Navarro, Greenberg Traurig, P.A. (Legal Representative)
3. Lilly Marin-Saenz, MSA Architects (Architect)
4. Juan Espinosa, David Plummer and Associates (Traffic Engineer)

The abovementioned individuals were able to speak with each neighbor regarding the following topics related to the proposed project:

- Assisted Living Facility Programming;
- Proposed Site Plan and Elevations Design;
- Vehicular Circulation and Garage Access;
- Open Space Enhancements and Ground Floor Public Benefits; and

All of the above-mentioned questions were addressed by Mr. Gelsomino, Mr. Navarro and Ms. Marin-Saenz. The meeting ended at approximately 7:30pm.



## Meeting Sign-In Sheet

Applicant:	ZOM Living Florida, Inc.
Application:	Gables Ponce Senior Living / Conditional Use Site Plan Approval
Property:	363 Granello Avenue & 300 Greco Avenue, Coral Gables, Florida 33146
Neighborhood Meeting – Date/Time/Location:	July 30, 2019 at 6:30 p.m. – 7:30 p.m. Café Ponce (Located inside Gables Ponce Apartments) 310 Granello Avenue, Coral Gables, Florida 33146

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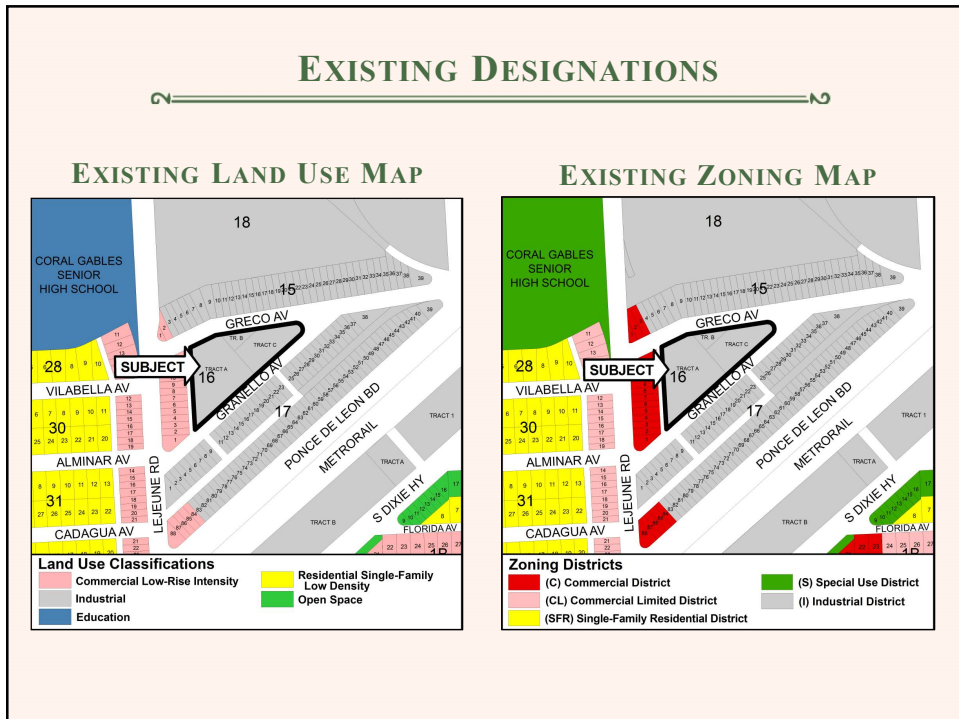
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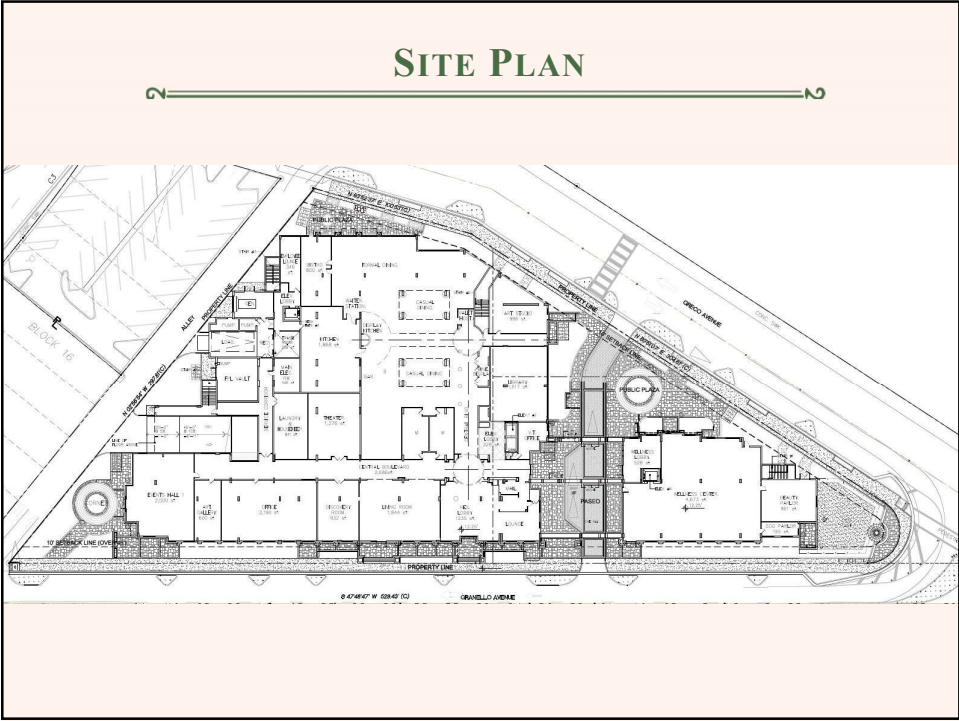


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## SITE PLAN INFORMATION

Type	Permitted	Proposed
Total site area	---	73,461 sq. ft. (1.69 acres)
Floor area ratio (FAR)	3.5 FAR	3.49 FAR
FAR x total site area =	257,114 sq. ft.	256,917 sq. ft.
Building height	10 stories / Up to 100'	8 stories / 87'
<b>Proposed Uses</b>		
Assisted Living		63 units
Memory Care		30 units
Independent Living		104 units
Retail		9,206 sq. ft.
Restaurant		800 sq. ft.
Landscape Open Space	7,346 sq. ft.	9,000 sq. ft.

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## SETBACK INFORMATION

Type	Required	Proposed
Front setback (Granello Avenue)	Up to 15' in height: 0	10'
	Above 15' in height: 10'	10'
Side Street Setback (Greco Avenue)	15'	10'
Rear Setback (Alley)	None	None

*\* Setback reductions may be awarded for projects approved for Mediterranean style design bonuses*

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## OFF-STREET (ON-SITE) PARKING INFORMATION

Uses		Proposed
ALF (0.5 space per unit)		
<i>Assisted Living</i>	38 spaces	32
<i>Memory Care</i>	30 units	15
<i>Independent Living</i>	104 units	52
Retail (1 space/250 sq. ft.)	9,206 sq. ft.	37
Restaurant (12 space/1000 sq. ft.)	800 sq. ft.	10
<b>Total on-site parking</b>	146 spaces required	180 spaces

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## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 05.31.19</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 09.05.19</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 07.30.19</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 09.11.19</b>

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## LETTERS TO PROPERTY OWNERS (1,000 FT.)



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## PUBLIC NOTIFICATION

<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

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## REQUEST

- ❖ Conditional Use with Site Plan for an Assisted Living Facility

## STAFF RECOMMENDATION

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** with conditions.

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*ZOM Coral Gables*

ASSISTED LIVING FACILITY

363 GRANELLO AVENUE &  
300 GRECO AVENUE

PLANNING AND ZONING BOARD  
SEPTEMBER 11, 2019



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