



ZOM Coral Gables

ASSISTED LIVING FACILITY

363 GRANELLO AVENUE &
300 GRECO AVENUE

CITY COMMISSION
NOVEMBER 12, 2019



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APPLICATION REQUEST

CONDITIONAL USE FOR ASSISTED LIVING FACILITY



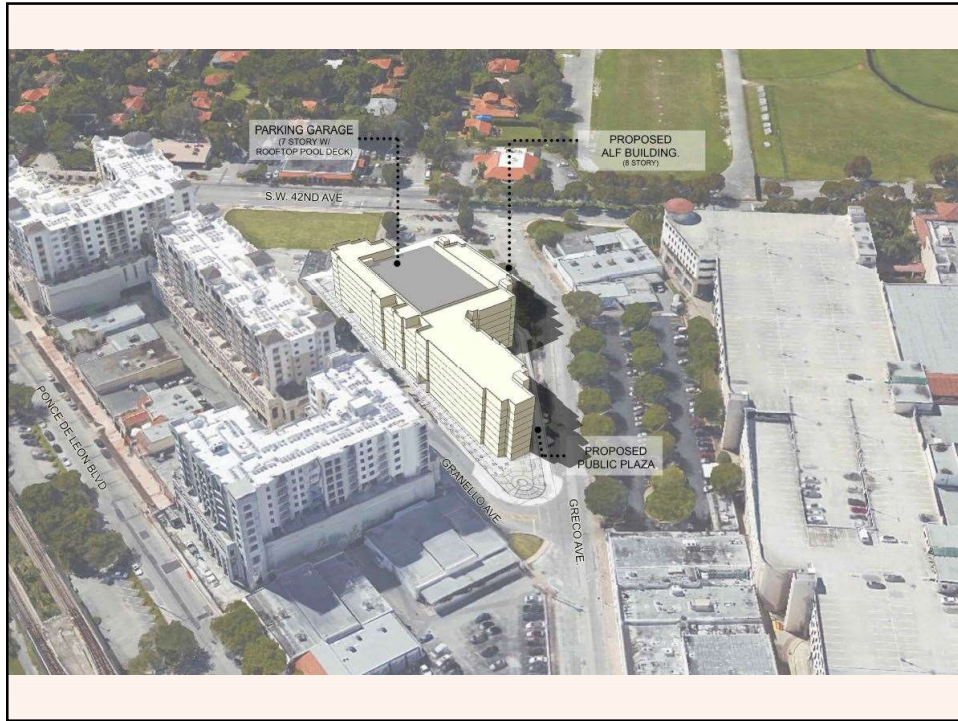
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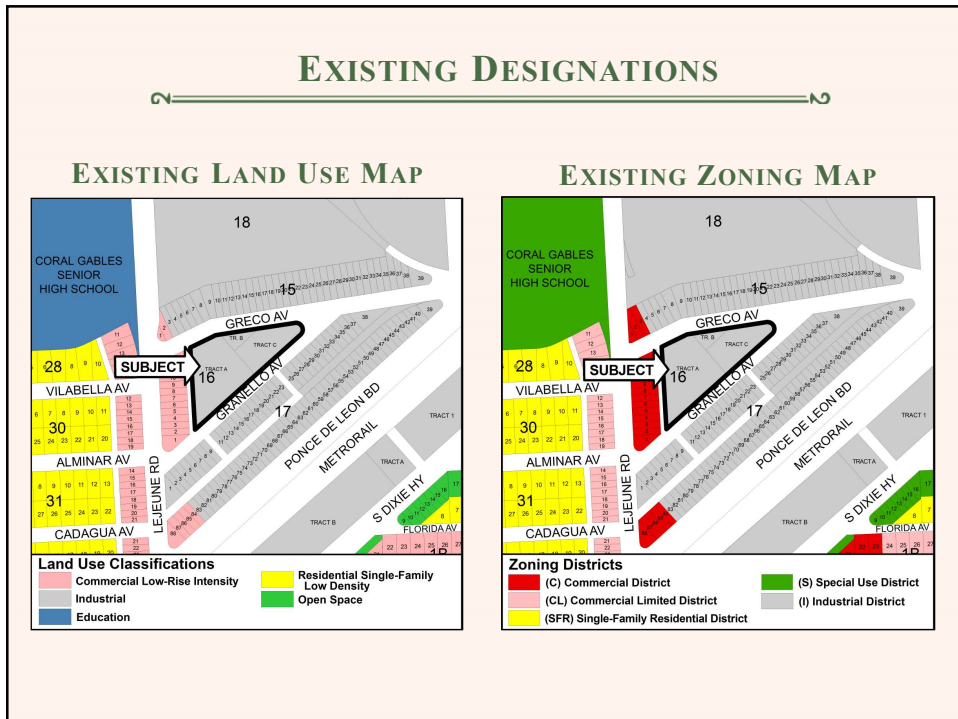
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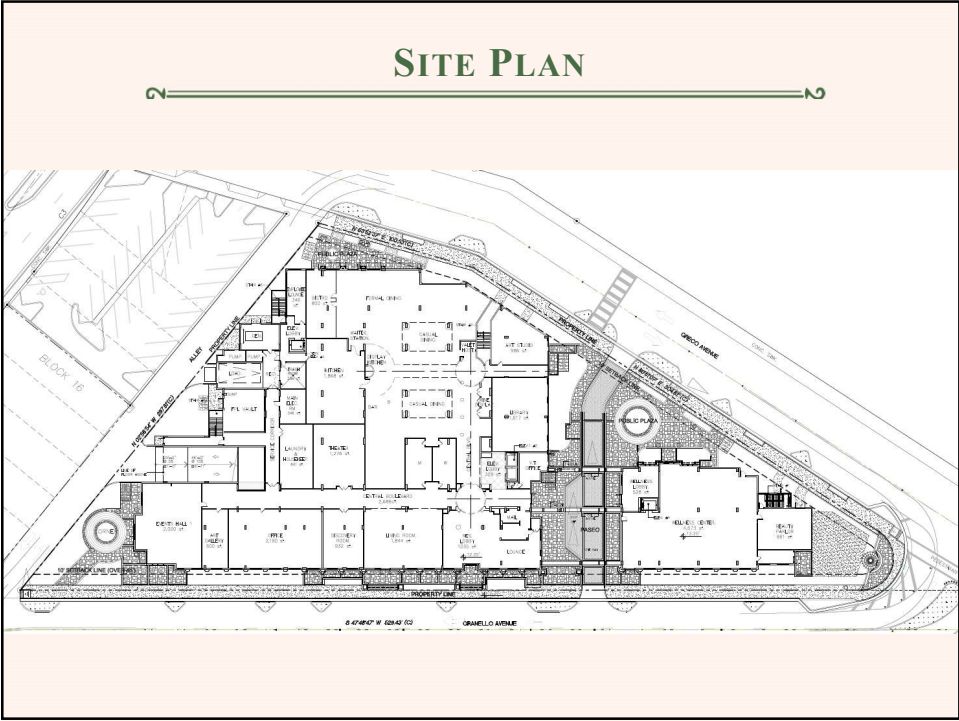
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SITE PLAN INFORMATION

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'
Proposed Uses		
Assisted Living		63 units
Memory Care		30 units
Independent Living		103 units*
Retail		9,206 sq. ft.
Restaurant		800 sq. ft.
Landscape Open Space	7,346 sq. ft.	9,000 sq. ft.

***Updated since Planning & Zoning Board submittal**

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SETBACK INFORMATION

Type	Required	Proposed
Front setback (Granello Avenue)	Up to 15' in height: 0 Above 15' in height: 10'	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>	103 units*	52
Retail (1 space/250 sq. ft.)	9,206 sq. ft.	37
Restaurant (12 space/1000 sq. ft.)	800 sq. ft.	10
Total on-site parking	146 spaces required	158 spaces*

***Updated since Planning & Zoning Board submittal**

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REVIEW TIMELINE

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

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LETTERS TO PROPERTY OWNERS (1,000 FT.)



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PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, COMMISSION
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, COMMISSION
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, COMMISSION

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REQUEST

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

STAFF RECOMMENDATION

- ❖ Recommends approval with conditions.

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