

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2014-49

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING MIXED USE SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-201, "MIXED USE DISTRICT (MXD)", FOR THE CONSTRUCTION OF A MIXED USE PROJECT REFERRED TO AS "2020 SALZEDO STREET" ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 13-37 AND THE EAST 7' OF LOT 38, BLOCK 18, SECTION K (2020 SALZEDO STREET), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application was submitted requesting mixed use site plan review pursuant to Zoning Code Section 4-201 for the mixed use project referred to as "2020 Salzedo Street" on the property legally described as Lots 13-37 and the east 7' of Lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; and

WHEREAS, the Application requires City of Coral Gables mixed use site plan review and public hearing consideration pursuant to the Zoning Code Mixed Use District (MXD) provisions and applicable Comprehensive Plan Mixed Use District (MXD) provisions; and

WHEREAS, the Application has been submitted concurrently requesting receipt of Transfer of Development Rights (TDRs) for use for the "2020 Salzedo Street" mixed use project; and

WHEREAS, on December 19, 2013 the Board of Architects reviewed and preliminarily approved the mixed use project, and on February 6, 2014 approved and awarded Mediterranean architectural bonuses; and

WHEREAS, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand (1000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 12, 2014, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board's February 12, 2014 meeting, the Board recommended approval of the proposed "2020 Salzedo Street" mixed use site plan (vote: 7-0) subject to conditions of approval; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on March 11, 2014, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on March 11, 2014, approved the proposed “2020 Salzedo Street” mixed use project (vote: 5-0) with conditions; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. The proposed mixed use site plan review for the mixed use project referred to as “2020 Salzedo Street” on the property legally described as Lots 13-37 and the east 7’ of Lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida, shall be and is hereby approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with the following:
 - a. Applicant’s Plan Submittal Package dated 02.12.14 prepared by BC Architects.
 - b. Traffic Impact Study, dated 01.24.14 prepared by Richard Garcia & Associates, Inc.
 - c. Initial Application submittal as amended via the City review process and all representations proffered by the Applicant’s representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within 30 days of approval, the property owner, its successors or assigns shall submit a draft restrictive covenant for City Attorney review/approval outlining all conditions of approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. 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. Construction information/contact.
 - 1) Contact person. Provide written notice to all properties within five hundred (500) feet of the 2020 Salzedo Street project, 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.
 - 2) Agree to provide written notice. Provide a minimum of 72 hour written notice to all properties impacted by any proposed partial street closures as a result of the project’s construction activity. Complete street closure shall be prohibited.
 - b. The installation of vehicular security arm at the Navarre Avenue parking garage entrance shall be evaluated by the City to determine the impact of the installation on pedestrian and vehicular circulation. Installation of the proposed vehicular traffic arm at that location shall be subject to review and approval by the Directors of Public Works and Planning and Zoning.
 - c. Public school concurrency review is required prior to final Board of Architects review. A letter must be provided from the Miami-Dade County Public School Board stating the proposed project had been reviewed and that the required Level of Service (LOS) standard has been met.

- d. The Applicant agreed to eliminate landscape planters located between the project's arcades and the public sidewalk to provide for better pedestrian access and circulation. The Applicant shall work with City Staff in the revision of the site plan to meet this objective.
4. On-street parking. Prior to final approval by the Board of Architects, provide an easement or other agreement, in a form acceptable to the City Attorney, between the City, the Applicant, and any other affected parties that the Development Services Director determines should be included, which will require Applicant to provide to the City, at a minimum, off-street parking spaces on the proposed surface parking lot located on Lot 37 and east 7' of Lot 38 of the property. The surface parking lot spaces provided by the Applicant shall be discounted towards the loss of a total of fourteen (14) on-street parking spaces resulting from the project. The final number of on-street parking spaces lost resulting from the project shall be determined and confirmed by the Director of Parking. Payment shall be provided by Applicant according to established City requirements for the net loss of all on-street parking spaces contiguous to the project. The number of off-street parking spaces and the easement or agreement shall be administratively reviewed and, if acceptable, approved by City staff.
5. The Applicant shall 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 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 Economic Sustainability.
6. Prior to the issuance of any final Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Traffic improvements. Provide the following traffic analysis and improvements, subject to the Public Works Director's review and approval:
 1. Intersection analysis of Salzedo Street/Minorca Avenue intersection with a mini-roundabout including project traffic.
 2. Subject to the Public Works Director's review and approval of condition 6.a.1, install a mini-roundabout at the intersection of Salzedo Street and Minorca Avenue.
 - b. 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.
 - c. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency.

Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 5. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS ELEVENTH DAY OF MARCH, A.D., 2014.

(Moved: Keon / Seconded: Kerdyk)

(Yeas: Kerdyk, Lago, Quesada, Keon, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: E-4)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY