



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	H&H Yeung Corporation
Application:	Mixed Use Site Plan Review
Property:	4535 Ponce de Leon Boulevard & 298-300 Granello Avenue (4535 Gables Ponce II Project)
Public Hearing - Dates/Time/ Location:	Planning and Zoning Board April 24, 2012, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request.

Mixed use site plan review for the mixed-use project referred to as “4535 Gables Ponce II”, as follows:

“A Resolution of the City Commission of Coral Gables, Florida requesting mixed-use site plan review pursuant to Zoning Code Article 4, Division 2, Section 4-201, Mixed Use District (MXD), for the construction of a mixed use project referred to as “4535 Gables Ponce II” and an overhead pedestrian walkway encroachment over an existing alley on the property legally described as Lots 25-30 and 55-60 and vacated portion of alley, Block 17, Industrial Section (4535 Ponce de Leon Boulevard and 298-300 Granello Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.” (Legal descriptions on file at the City)

Mixed use site plans require review by the Planning and Zoning Board and City Commission. City Commission approval of mixed use site plan only requires review via one (1) advertised public hearing (Resolution format).

Summary of Application.

H&H Yeung Corporation (hereinafter referred to as “Applicant”), has submitted the following application (hereinafter referred to as the “Application”) for City of Coral Gables mixed use site plan review and public hearing consideration pursuant to the Zoning Code Mixed Use District (MXD) provisions and Comprehensive Plan Mixed Use Overlay District (MXOD) provisions.

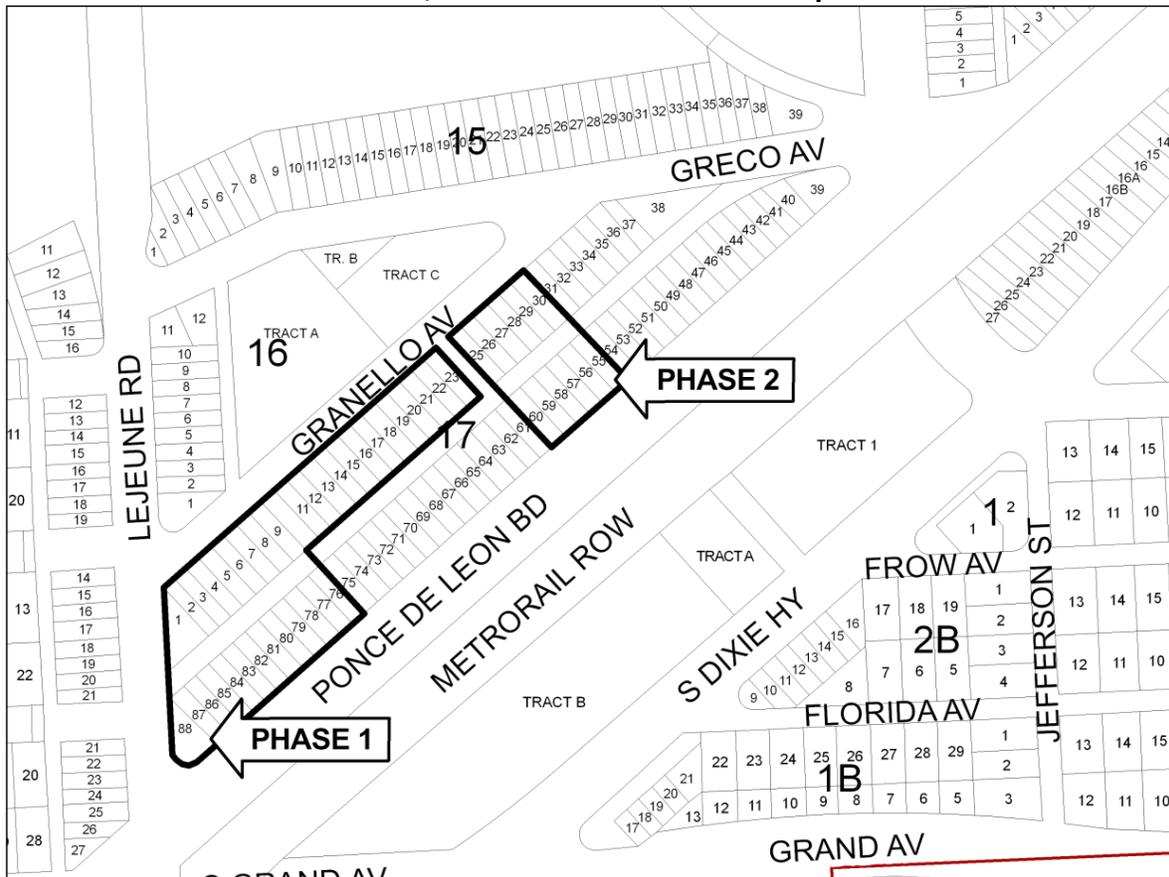
The property is located in the South Industrial Mixed-Use Overlay District, and fronts onto both Ponce de Leon Boulevard and Granello Avenue. This proposal, referred to as “4535 Gables Ponce II,” will be the second phase of the Gables Gateway project which is currently under construction on the northeast corner of the LeJeune Road/Ponce de Leon Boulevard. A comparison of the Applicants proposal with the

Gables Gateway project is as follows:

Type	Gables Gateway (Phase 1)	4535 Gables Ponce II (Phase 2)	Total (Phase 1 & 2)
Total site area	100,841 sq. ft. (2.3 acres)	34,500 sq. ft. (0.8 acre)	135,341 sq. ft. (3.1 acres)
Floor Area Ratio (FAR) – 3.5 FAR maximum	2.0 FAR	0.9 FAR	2.9 FAR
Total square footage of buildings	278,346 sq. ft.	117,752 sq. ft.	396,098 sq. ft.
Building height (feet)	99'-0"	99'-0"	99'-0"
Building height (floors)	10 floors	10 floors	10 floors
Residential units	250 units	119 units	369 units
Residential units per acre	109/acre	149/acre	119/acre
Ground floor retail/office uses - 8% min. required	31,110 sq. ft.	9,050 sq. ft.	40,160 sq. ft. (8.5%)

The Applicant’s request includes an overhead pedestrian walkway encroachment over the existing alley that separates the two sites. Both the Gables Gateway project (Phase 1) and 4535 Gables Ponce II property (Phase 2) are shown in the following location map and aerial:

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline.

Site Data and Surrounding Uses

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

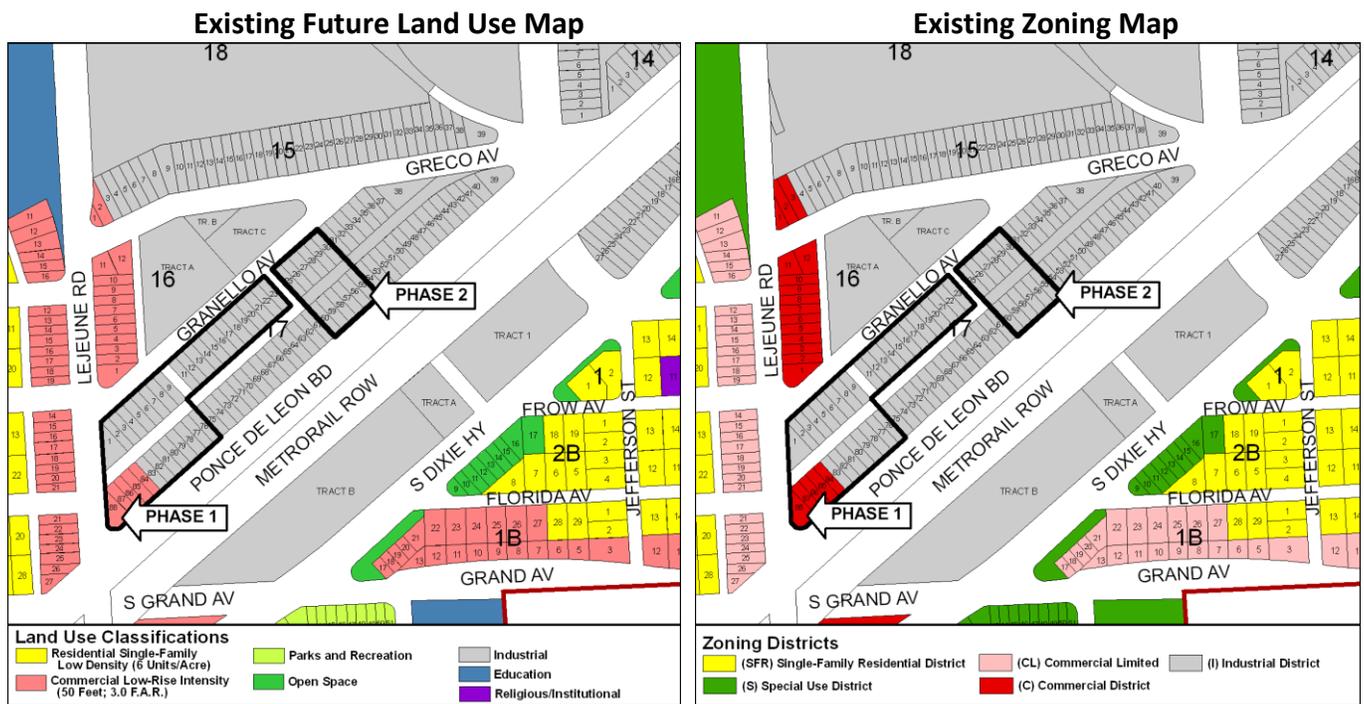
Existing Property Designations

Comprehensive Plan Map designation	Industrial Use
Zoning Map designation	Industrial District (I)
Within Central Business District	No
Within a designated Mixed-Use Overlay District (MXOD)	Yes - South MXOD
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-2 story existing commercial buildings	“Industrial Use”	Industrial District (I)
South	Gables Station commercial/retail project	“Industrial Use”	Industrial District (I)
East	1-2 story existing commercial buildings	“Industrial Use”	Industrial District (I)
West	Gables Gateway mixed use project and existing 1-2 story commercial buildings	“Industrial Use”	Industrial District (I)

There are no changes proposed to the property’s existing land use or zoning designations, as illustrated in the following maps:



City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date
Development Review Committee	12.18.07 and 09.06.11
Board of Architects	08.07.08 and 12.22.11
Board of Adjustment	N/A
Historic Preservation Board	N/A
Local Planning Agency	N/A
Planning and Zoning Board	04.24.12
City Commission (Via Resolution – only one reading required)	TBD

Proposed Mixed Use Project.**Legislative History**

The following is a chronology of previous City Commission approvals/legislation affecting the subject property (including Gables Gateway project):

1. Ordinance No. 1476 (adopted 05.11.65) – Vacation of alleyway bisecting the 4535 Gables Ponce II project site.
2. Resolution No. 2006-146 (adopted 07.11.06) – Approving Gables Gateway mixed use site plan on Lots 1-23 and 76-88 and providing a dedicated public access easement on Lot 10, Block 17, Industrial Section.
3. Ordinance No. 2008-10 (adopted 04.29.08) – Relocation of the dedicated public easement for Gables Gateway project from Lot 10 to Lot 9, Block 17, Industrial Section.
4. Resolution No. 2008-58 (adopted 04.29.08) – Amendment to the Gables Gateway mixed use site plan removing the previously approved provisions for affordable/attainable housing.

Applicant's Proposal – Mixed Use Project

The Applicant's Application package that includes a statement of use, site plan data, site plans, building elevations, floor plans, landscape plans, public realm improvement plan, underground utilities plan, traffic study and other miscellaneous support documents is provided as Attachment A.

Mediterranean Architectural Style

Mediterranean architectural style is mandatory for mixed use projects located within an MXOD. The proposed project received preliminary approval and approval for Mediterranean architectural style from the Board of Architects on 12.22.11.

A Preliminary Zoning Analysis (PZA) was prepared by the Zoning Division to determine compliance with the Zoning Code. The PZA was completed for the entire project including the Gables Gateway project (Phase 1) and 4535 Gables Ponce II project (Phase 2). That analysis indicates that the proposed project meets all applicable Zoning Code requirements. A copy of the PZA is provided as Attachment B. A summary of the project is provided in the following tables.

Site plan information:

Type	Required/ Permitted	Gables Gateway (Phase 1)	4535 Gables Ponce II (Phase 2)	Total (Phase 1 & 2)
Total site area	135,341 sq. ft. (3.1 acres)	100,841 sq. ft. (2.3 acres)	34,500 sq. ft. (0.8 acre)	135,341 sq. ft. (3.1 acres)
Floor Area Ratio (FAR)	3.5 FAR	2.0 FAR	0.9 FAR	2.9 FAR
FAR x total site area =	N/A	N/A	N/A	473,522 sq. ft.

Type	Required/ Permitted	Gables Gateway (Phase 1)	4535 Gables Ponce II (Phase 2)	Total (Phase 1 & 2)
Total square footage of buildings	N/A	278,346 sq. ft.	117,752 sq. ft.	396,098 sq. ft.
Maximum building height	99'-0"	99'-0"	99'-0"	99'-0"
Maximum number of floors	No limitation	10	10	10
Residential units	No maximum density limitation	250 units	119 units	369 units
Residential units per acre	---	109/acre	149/acre	119/acre
Required ground floor retail/office uses, etc.	37,882 sq. ft. (8%)	31,110 sq. ft.	9,050 sq. ft.	40,160 sq. ft. (8.5%)

Setbacks:

Type	Permitted	Proposed
Front: Ponce de Leon Boulevard and Granello Ave.	0 ft.	Complies
Side interior	0 ft.	Complies

Parking:

Uses	Required	Gables Gateway (Phase 1)	4535 Gables Ponce II (Phase 2)	Total (Phase 1&2)
Residential units	655 spaces	---	---	655 spaces
Non-residential area	251 spaces	---	---	251 spaces
Total on-site parking	911 spaces	646 spaces	272 spaces	916 spaces
Abutting on-street parking net gain/(loss)*	---	(14 spaces removed per approval + 3 additional spaces via the building permit process = 17 total spaces removed)	(3 additional spaces removed)	(20 spaces removed)

**Removal of spaces is a result of satisfying Zoning Code onstreet public realm/landscape requirements and necessary traffic improvements.*

Landscaping:

Type/location	Required	Provided
Landscape open space(on-site)	Must comply with ZC Section 5-1104.A.1 thru 11	Complies with Zoning Code requirements.
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Complies with Zoning Code requirements.

The Applicant’s proposed site plans, ground floor plan, public realm/landscape plan, and building elevations are provided on the following pages:

Proposed Site Plan Phase 1 & 2

ARCHITECTURE
PLANNING
INTERIORS

4535 Gables Ponce II
Coral Gables, FL 33134
TEL: (305) 724-5443
FAX: (305) 724-5442
E-Mail: info@pfn.com

SEAL:

CONSULTANT

PROPOSED MIXED USE BUILDING
4535 GABLES PONCE II
CORAL GABLES, FLORIDA

DATE
04-24-12

REVISIONS
1. REVISIONS
2. REVISIONS

PROJECT NO.

DRAWN BY:

CHECKED BY:

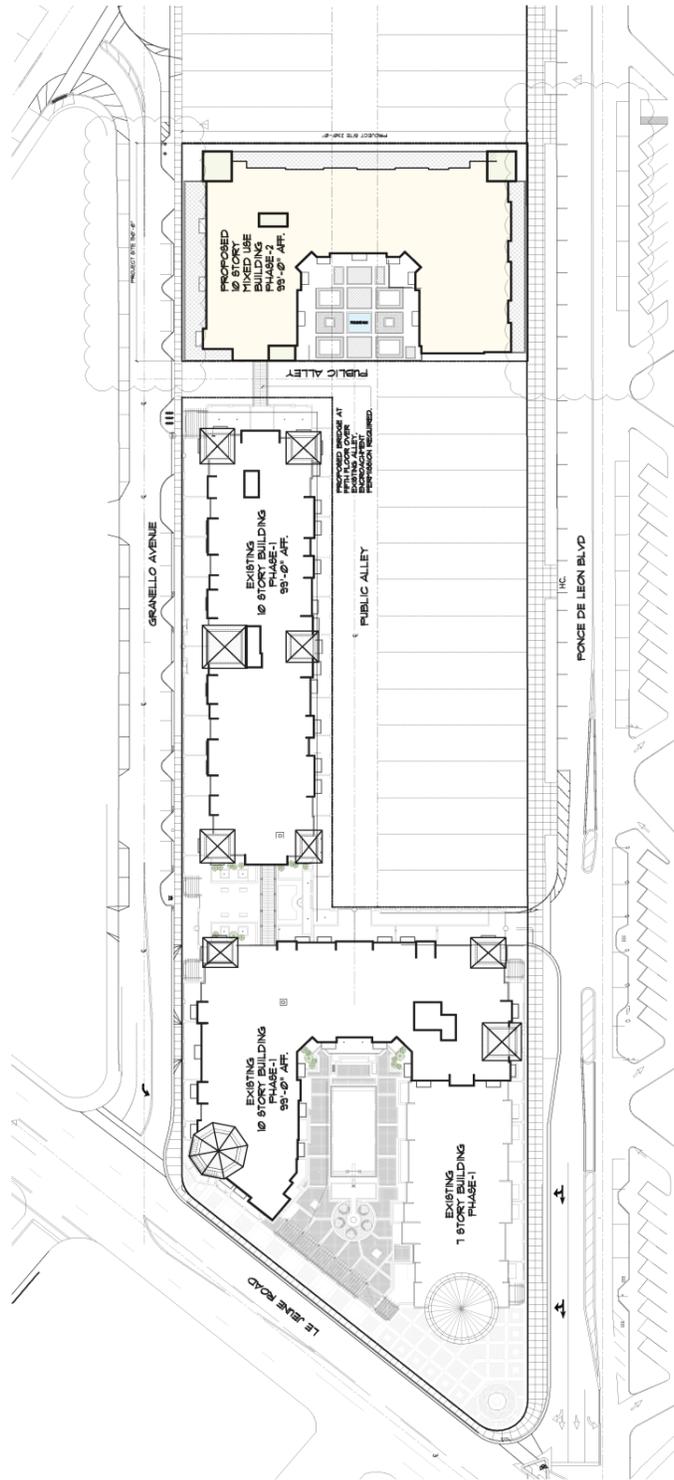
SCALE

SHEET NO.

A-1.0

OF

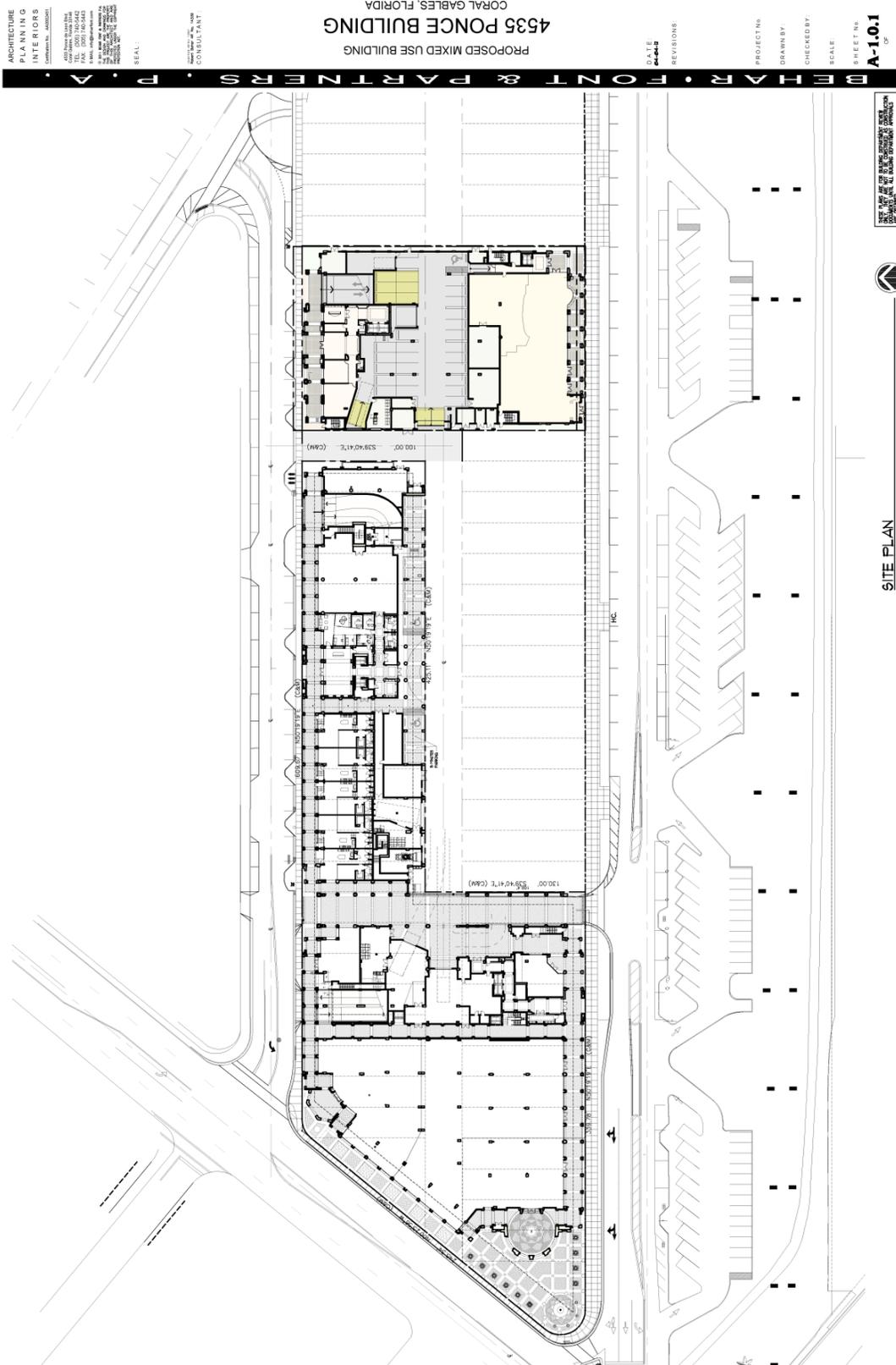
P · F · N · A · R · T · N · E · R · S ·



SITE PLAN
SCALE: 1/8" = 1'-0"

NOT A PART OF PLANNING BOARD REVIEW
THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY
AND DOES NOT CONSTITUTE A CONTRACT

Proposed Ground Floor Plan Phase 1 & 2



Proposed Public Realm/Landscape Plan

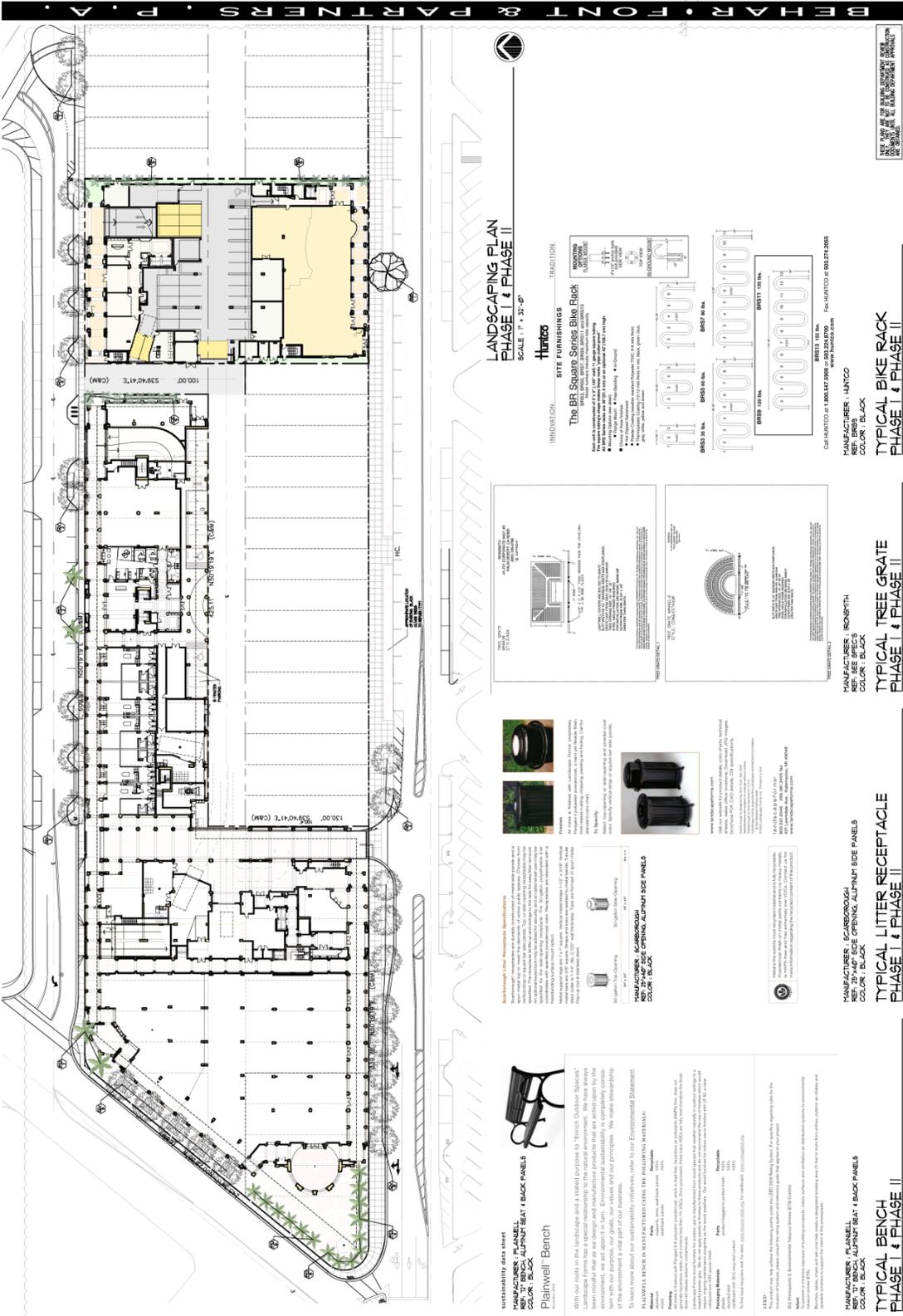
4535 PONCE BUILDING
PROPOSED MIXED USE BUILDING
CORAL GABLES, FLORIDA

ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
4535 Ponce de Leon Blvd
Coral Gables, FL 33134
TEL: (305) 746-5442
FAX: (305) 746-5443
WWW.FONTANDPARTNERS.COM

SEAL:

CONSULTANT

DATE: 04-24-12
REVISIONS:
PROJECT NO:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO. L-3



LANDSCAPING PLAN
PHASE I & PHASE II
SCALE: 1" = 20'-0"

INNOVATION: SITE FURNISHINGS
The BB Square Storage Bike Rack
SCALE: 1" = 20'-0"

MANUFACTURER: HANTCO
COLOR: BLACK

REF: BRSS 150 IN. BIKE RACK
REF: BRSS 24 IN. BIKE RACK
REF: BRSS 36 IN. BIKE RACK
REF: BRSS 48 IN. BIKE RACK
REF: BRSS 60 IN. BIKE RACK
REF: BRSS 72 IN. BIKE RACK
REF: BRSS 84 IN. BIKE RACK
REF: BRSS 96 IN. BIKE RACK
REF: BRSS 108 IN. BIKE RACK
REF: BRSS 120 IN. BIKE RACK

CH HUNTO # 1806475996 1806475996
MANUFACTURER: HANTCO
REF: BRSS 150 IN. BIKE RACK
REF: BRSS 24 IN. BIKE RACK
REF: BRSS 36 IN. BIKE RACK
REF: BRSS 48 IN. BIKE RACK
REF: BRSS 60 IN. BIKE RACK
REF: BRSS 72 IN. BIKE RACK
REF: BRSS 84 IN. BIKE RACK
REF: BRSS 96 IN. BIKE RACK
REF: BRSS 108 IN. BIKE RACK
REF: BRSS 120 IN. BIKE RACK

TYPICAL TREE GRATE
PHASE I & PHASE II

MANUFACTURER: IRONSITH
COLOR: BLACK

REF: BRSS 150 IN. BIKE RACK
REF: BRSS 24 IN. BIKE RACK
REF: BRSS 36 IN. BIKE RACK
REF: BRSS 48 IN. BIKE RACK
REF: BRSS 60 IN. BIKE RACK
REF: BRSS 72 IN. BIKE RACK
REF: BRSS 84 IN. BIKE RACK
REF: BRSS 96 IN. BIKE RACK
REF: BRSS 108 IN. BIKE RACK
REF: BRSS 120 IN. BIKE RACK

TYPICAL LITTER RECEPTACLE
PHASE I & PHASE II

MANUFACTURER: SCARBOROUGH
COLOR: BLACK

REF: BRSS 150 IN. BIKE RACK
REF: BRSS 24 IN. BIKE RACK
REF: BRSS 36 IN. BIKE RACK
REF: BRSS 48 IN. BIKE RACK
REF: BRSS 60 IN. BIKE RACK
REF: BRSS 72 IN. BIKE RACK
REF: BRSS 84 IN. BIKE RACK
REF: BRSS 96 IN. BIKE RACK
REF: BRSS 108 IN. BIKE RACK
REF: BRSS 120 IN. BIKE RACK

TYPICAL BENCH
PHASE I & PHASE II

MANUFACTURER: PLAINWELL
REF: BRSS 150 IN. BIKE RACK
REF: BRSS 24 IN. BIKE RACK
REF: BRSS 36 IN. BIKE RACK
REF: BRSS 48 IN. BIKE RACK
REF: BRSS 60 IN. BIKE RACK
REF: BRSS 72 IN. BIKE RACK
REF: BRSS 84 IN. BIKE RACK
REF: BRSS 96 IN. BIKE RACK
REF: BRSS 108 IN. BIKE RACK
REF: BRSS 120 IN. BIKE RACK

Proposed Front (Ponce de Leon Blvd) & Rear (Granello Ave) Building Elevations

CORAL GABLES, FLORIDA
4535 GABLES PONCE II
PROPOSED MIXED USE BUILDING

BEHAR • FONT & PARTNERS • P • A

ARCHITECTURE
PLANNING
INTERIORS

1000 Brickell Avenue, Suite 1000
Coral Gables, Florida 33134
TEL: (305) 442-1000
FAX: (305) 442-1043
WWW.BEHAR-FONT.COM

DATE: 02-08-12
REVISIONS:
1. 03-22-12
2. 04-10-12

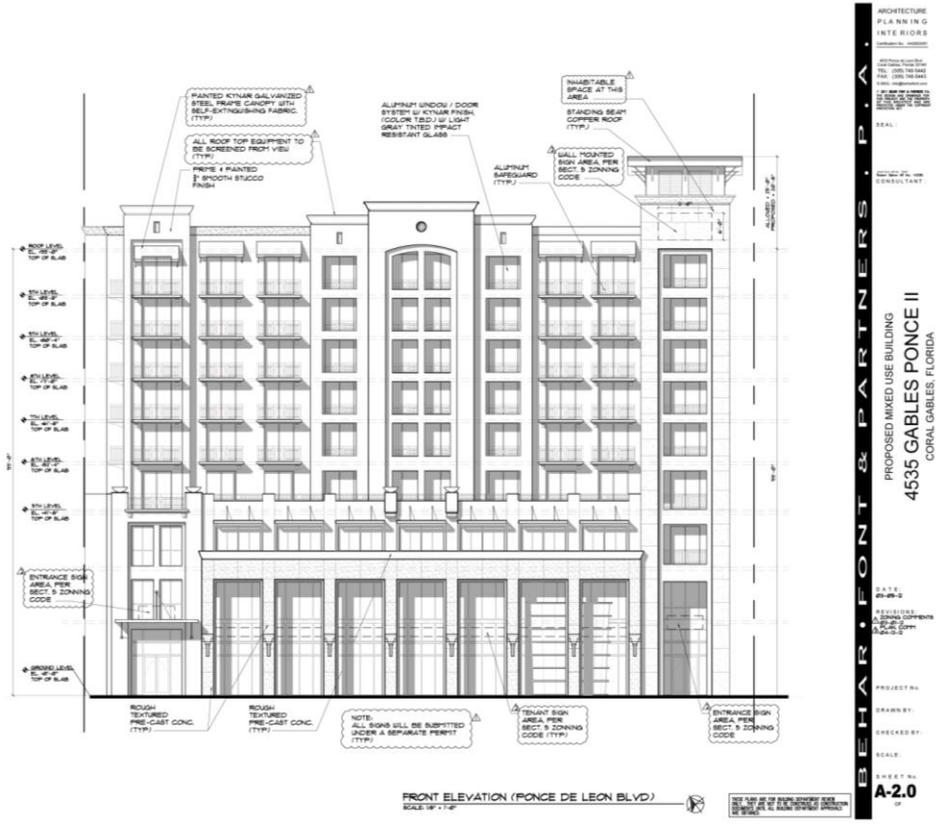
PROJECT NO:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO.
A-25
OF

FRONT ELEVATION
(PONCE DE LEON BLVD)
SCALE: 1/8" = 1'-0"

REAR ELEVATION
(GRANELLO AVENUE)
SCALE: 1/8" = 1'-0"

PROPOSED IMAGE AT
FIRST FLOOR OVER
EXISTING CANOPY
REVISION REQUIRED

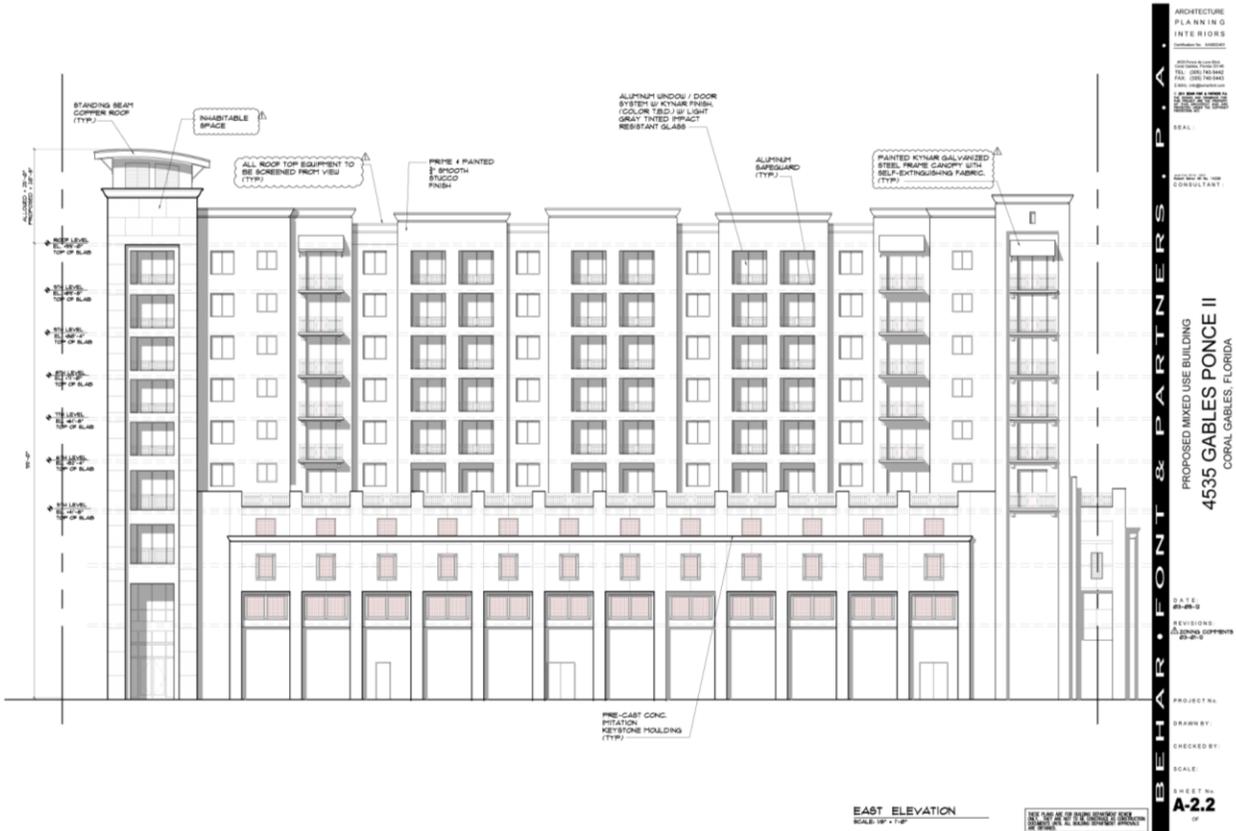
Proposed Front Elevation (Ponce de Leon Blvd)



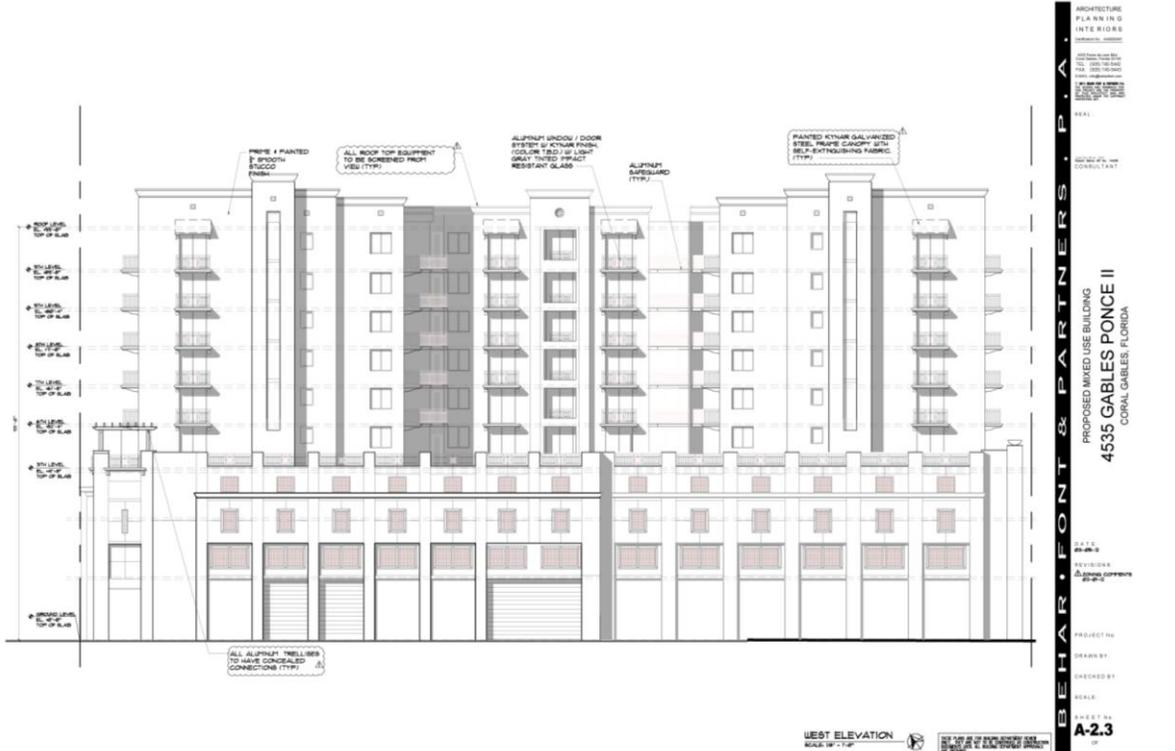
Proposed Rear Elevation (Granello Ave)



Proposed East Elevation



Proposed West Elevation



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 (CP) Goals, Objectives and Policies, compliance with the Zoning Code and other applicable portions of the City Code.

Findings of Fact- Mixed Use Site Plan*Mixed Use District (MXD) Purpose and Objectives*

The current MXD Zoning Code provisions were adopted by Ordinance No. 2004-04 on 01.13.04 and subsequently revised and readopted as a part of the comprehensive Zoning Code rewrite. The MXD was created as a "voluntary" overlay zoning designation that is supplemental to the underlying zoning designations and other applicable City regulations. Property owners who choose to develop under these regulations and secure site plan approval are regulated by the underlying zoning district, Zoning Code and Comprehensive Plan.

Section 4-201 of the Zoning Code states the purpose of the MXD district is as follows:

- 1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
- 2. Provide for residential uses at higher densities in exchange for public realm improvements.*
- 3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
- 4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
- 5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
- 6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
- 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

Staff comments: The compliance of the Applicant's plans with the MXD requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the Preliminary Zoning Analysis prepared by the Zoning Division provided as Attachment B. That analysis determined that the proposal satisfies the Code's requirements for a mixed use project.

Site Plan Review Criteria

Section 3-406 of the Zoning Code states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Planning Department, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set out in Section 3-408.

The Applicant's plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

- A. *"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 ordinances and actions designed to implement the Plan."*

Staff comments: 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 Applicant which address the City's objectives for encouraging mixed use development in the Industrial Section.

- B. *"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"*.

Staff comments: The subject property is located within the MXOD South Industrial District which allows and is intended to encourage the development of mixed-use projects. The project is similar and complimentary to existing mixed-use projects in the Industrial Section, and is the second phase of the Gables Gateway mixed use project which is currently under construction.

- C. *"The proposed conditional use does not conflict with the needs and character of the neighborhood and the City"*.

Staff comments: The project site is surrounded on three sides by properties with industrial land use designation and the Metrorail is located across Ponce de Leon Boulevard. The Gables Gateway project, which is currently under construction, is Phase 1 of the entire mixed-use project, is located on the same block to the west of the project site. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the Industrial District area and the creation of a pedestrian oriented urban environment. The continued introduction of residential dwelling units into the area shall provide the economic support for the surrounding commercial and retail uses. The project's ground floor pedestrian amenities enhance the redevelopment of the Industrial District. The project will be undergrounding all utilities in satisfying the placement of all overhead utilities underground. In addition, the proposal includes significant public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacle, etc.) that will provide amenities for pedestrians.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

Staff comments: The Gables Gateway mixed use project is located on the same block to the west, and Village of Merrick Park is located one block north of the project site. These mixed developments are consistent with the proposed Application. The introduction of additional residential dwelling units into the area shall provide additional economic support for the surrounding commercial and retail uses. This development is consistent with the underlying CP designation as it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area.

- E. *“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”.*

Staff comments: The planned redevelopment of this property as the second phase of the Gables Gateway mixed-use project is compatible and complies with the intent of the Zoning Code Mixed Use District design regulations and Comprehensive Plan Mixed Use Overlay District (MXOD) provisions. The proposed ninety-nine (99) foot height is consistent with the adjacent Gables Gateway project, the proposed Gables Station project across Ponce de Leon Boulevard as well as of the projects with the entire MXOD area. The proposal is consistent with the property’s underlying “Industrial” land use designation.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

Staff comments: The subject property is larger than the minimum 10,000 square foot size for a mixed use project within an approved MXOD, and pursuant to the Zoning Division’s Preliminary Zoning Analysis (see Attachment B) has been found to meet all Zoning Code requirements and design criteria for a proposed mixed use project.

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

Staff comments: The 4535 Gables Ponce II project site is surrounded on three sides by properties with industrial zoning designation, and the height of the project along both Ponce de Leon Boulevard and Granello Avenue is consistent with the property’s underlying “Industrial” land use designation. The proposed project is consistent with the stated goals and objectives for mixed-use redevelopment in the Industrial District area. The redevelopment of this property as a mixed use project and the Gables Gateway project fulfills the objective of the City to attract mixed use developments to the Industrial District area and the creation of a pedestrian oriented urban environment. The project’s ground floor pedestrian amenities and overhead pedestrian connection between the two project phases enhance the redevelopment of the Industrial District.

- H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

Staff comments: All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. An overhead pedestrian connection between this project and the Gables Gateway project is provided to encourage and facilitate pedestrian circulation through and around both projects and surrounding district. The project’s ground floor pedestrian amenities enhance the redevelopment of the area. The project will be undergrounding all utilities in satisfying the placement of all overhead utilities underground. In addition, the proposal includes significant public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacle, etc.) that will provide amenities for pedestrians.

- I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: The proposed project was reviewed 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.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage infill development by exempting projects from concurrency analysis for traffic capacity. The Traffic Study submitted with the Application has been reviewed by the Public Works Department and City’s Traffic Consultant, CT3S. The Public Works Department has determined that no additional traffic improvements are required as a result of this project.

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 on file with the City and available for review.

Public School Concurrency Review

Pursuant to the Educational Element of the City’s Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval.

If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter was received from the Miami-Dade County Public School Board dated 01.03.12 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three school levels and that school capacity has been reserved for a period of one year.

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 consistent:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City 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-1.1. 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.	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
4.	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5.	Policy FLU-1.1.5. Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled “Mixed-Use land use”.	Complies
6.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7.	Policy FLU-1.7.2. 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:	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	
8 .	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
9 .	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
10.	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
11.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	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
13.	Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City’s historic character.	Complies
14.	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
15.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	Policy DES-1.2.1. 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
17.	Policy DES-1.2.2. 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
18.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	located and scaled, and balances visibility with aesthetic needs.	
19.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
20.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
21.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
22.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
23.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
24.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	Policy MOB-1.1.5. 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
26.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
27.	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
28.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> ●Promote expansion of the City's existing tree canopy. ●Provide screening of potentially objectionable uses. ●Serve as visual and sound buffers. ●Provide a comfortable environment for pedestrian walking (walkability)/activities. 	Complies

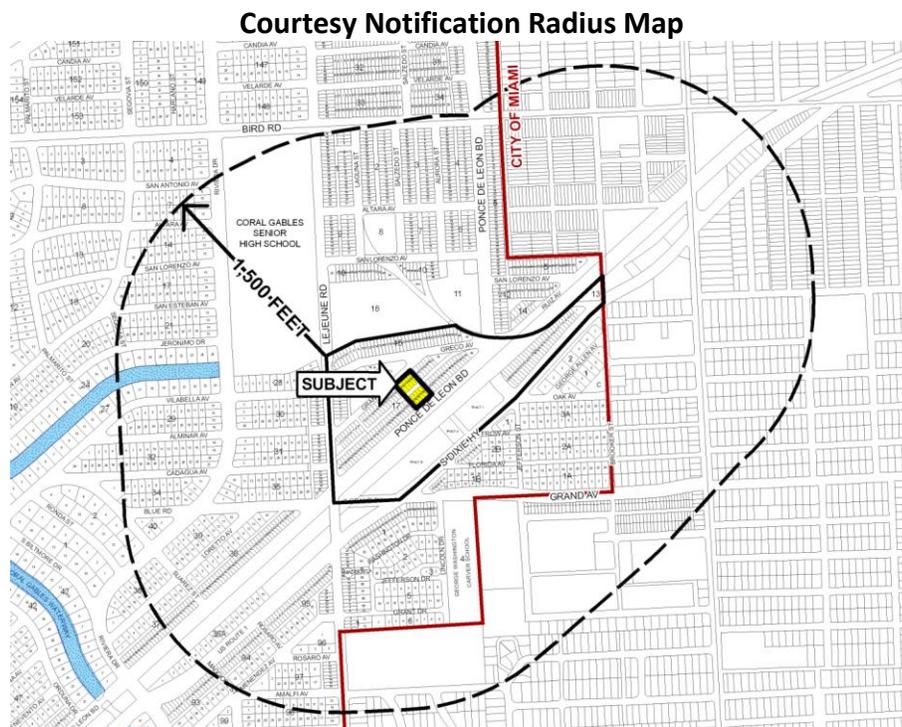
Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> ● Improve the visual attractiveness of the urban and residential areas. 	
29.	<p>Policy MOB-2.8.2. The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan.</p>	Complies

Staff Comments: Staff’s has determined the Application is “consistent” with the CP’s Goals, Objectives and Policies identified herein. Compliance is achieved subject to the conditions of approval recommended by Staff and satisfaction of all applicable MXD Zoning Code requirements and MXOD Comprehensive Plan requirements.

Public Notification and Comments.

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,500 feet of the property boundary as well as within the Southern MXOD. A summary of the meeting and attendance list is provided in the Applicant’s Submittal Package attached as Attachment A.

The Zoning Code requires courtesy notification be provided to all property owners within 1,500 feet of the MXOD boundary as well as within the MXOD (see below map). The notice identifies the application filed, proposed public hearing dates/times, opportunity to submit comments and location where the application file can be reviewed. A total of 897 notices were mailed and no public comments were received. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D.



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

Public Notice

Type	Date
Applicant neighborhood meeting	04.17.12
Courtesy notification - 1,500 feet of the property	04.12.12
Posting of property	04.12.12
Legal advertisement	04.12.12
Posted agenda on City web page/City Hall	04.11.12
Posted Staff report on City web page	04.20.12

Staff Recommendation and Conditions of Approval.

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

“A Resolution of the City Commission of Coral Gables, Florida requesting mixed-use site plan review pursuant to Zoning Code Article 4, Division 2, Section 4-201, Mixed Use District (MXD), for the construction of a mixed use project referred to as “4535 Gables Ponce II” and an overhead pedestrian walkway encroachment over an existing alley on the property legally described as Lots 25-30 and 55-60 and vacated portion of alley, Block 17, Industrial Section (4535 Ponce de Leon Boulevard and 298-300 Granello Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.” (Legal descriptions on file at the City)

Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Policies. Staff’s support of the mixed use site plan Application is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

Conditions of Approval

In furtherance of the Comprehensive Plan’s Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the mixed use project referred to as “4535 Gables Ponce II” is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with the following:
 - a. Applicant’s Plan Submittal Package dated 04.18.2012, received/date stamped by the Planning Division on 04.19.2012, prepared by Behar Font & Partners, P.A.
 - b. Traffic Impact Study, dated 03.20.2012 and Supplement Report dated 04.09.12, 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. Public alley construction and service plan. Submit a construction staging and service plan for City review/approval providing for adequate/safe vehicular circulation, parking and service for surrounding property owners serviced by the public alleyway during the construction of the project. The intent is to minimize the impact of construction operations on the function of the alleyway.
 - b. Construction information/contact.
 - 1) Contact person. Provide written notice to all properties within five hundred (500) feet of the 4535 Ponce II 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) Written notice. Provide a minimum of 72 hour written notice to all properties impacted by any proposed partial street or alleyway closures as a result of the project's construction activity. Complete street or alley closure shall be prohibited.
 - c. On-street parking. Provide payment to the City pursuant to the City Code requirements for the loss of a total of twenty (20) on-street parking spaces for both Gables Gateway and 4535 Ponce II project. A total of seventeen (17) spaces shall be discounted pursuant to the City Code requirements.
4. Passenger valet parking. All valet operations, including but not limited to valet parking stations, valet stacking, vehicular valet circulation, etc. shall be prohibited on the entire length of Ponce de Leon Boulevard public rights-of-way.
5. Public realm/landscape improvements. Changes to and departures from the Ground Floor Public Realm Landscape Plan (sheets L-1 through L-3 of the Applicants Plans) and associated detail plans, specifications, via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.
6. Prior to the issuance of the final Certificate of Occupancy (CO) for 4535 Ponce II, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Right-of-way improvements. All right-of-way improvements identified on the Applicants Plan's shall be subject to review and approval by the Public Works Director.
 - b. Right-of-way median improvements. Provide over-and-under story landscaping, curb/gutter and irrigation within the existing right-of-way median of Ponce de Leon Boulevard from LeJeune Road east to Lot 55 of Block 17 (eastern project boundary). Type, quantity and location of the improvements shall be subject to review and approval by the Public Works and Public Service Director.

- c. Right-of-way sidewalk improvements. Repair and replace all existing substandard sidewalks and curb/gutter along the west side of Ponce de Leon Boulevard right-of-way between Lots 61 through 75, Block 17. Substandard sidewalks and curb/gutter are defined as those in disrepair, broken, uneven, etc. as determined by the Public Works Director.
7. Previously approved public realm improvements, traffic calming and roadway improvements. Pursuant to previously approved Resolution #2008-58, condition C.4 and D.2, the Applicant, property owner(s), its successors or assigns shall prior to the issuance of the final Certificate of Occupancy (CO) for the 4535 Ponce II project complete the following:
 - a. Public realm improvements. Provide landscaping, public realm and streetscape improvements in accordance with the City of Coral Gables Master Streetscape Plan and pursuant to the standards in Section 4-201(D) through (M) and Article 5, Division 11 for LeJeune Road, both sides and Granello Avenue, the portion of Ponce de Leon Boulevard adjacent to the project site, and the intersection of Granello and Greco Avenues, to be reviewed and approved by the Public Works and Public Service Directors.
 - b. Traffic calming and roadway improvements. Provide roadway resurfacing and sidewalk reconstruction with curb and gutter along both sides of Granello Avenue and install traffic calming improvements at the intersection of Granello and Greco Avenues including reconfiguration of roadway geometry and pedestrian crosswalks, subject to Public Works Director review and approval.

Payment in lieu of installation of the above improvements and/or bonding of the improvements may be permitted pursuant to applicable Zoning Code and City Code requirements.

Attachments.

- A. Applicant's Submittal Package.
- B. 04.17.12 Zoning Division Preliminary Zoning Analysis.
- C. 04.12.12 Legal notice published.
- D. 04.12.12 Courtesy notice mailed to all property owners within 1,500 feet of the MXOD boundary.

Please visit the City's webpage at 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 Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Eric Riel, Jr.
Planning Director
City of Coral Gables, Florida