



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	4225 Properties, LLC and 4311 Ponce de Leon, LLC
Applications:	Mixed Use Site Plan Review
Property:	4225 and 4311 Ponce de Leon Boulevard (4311 Ponce)
Public Hearing - Dates/Times/ Location:	Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Applications

Mixed use site plan review for the mixed use project referred to as “4311 Ponce”, as follows:

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 mixed use project referred to as “4311 Ponce” on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

Mixed use site plans require review and recommendation by the Planning and Zoning Board and City Commission at one (1) public hearing (via Resolution).

Summary of Application

4225 Properties, LLC and 4311 Ponce de Leon, LLC, owners (hereinafter referred to as the “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for mixed use site plan for consideration at public hearings for the mixed use project referred to as “4311 Ponce” pursuant to and in accordance with the City of Coral Gables Zoning Code Mixed Use District (MXD) provisions. The application package submitted by the Applicant is provided as Attachment A.

This property is located within the City’s North Industrial Mixed Use Overlay District on the northeast corner of the intersection of Ponce de Leon Boulevard and San Lorenzo Avenue, and is 0.46 acres (20,035 sq. ft.) in size. The property is bounded by Ponce de Leon Boulevard (west), SW 39th Avenue (east) and San Lorenzo Avenue (south). A one (1) story commercial building adjoins the property to the north. The “Village of Merrick Park” is located across Ponce de Leon Boulevard to the west and across San Lorenzo

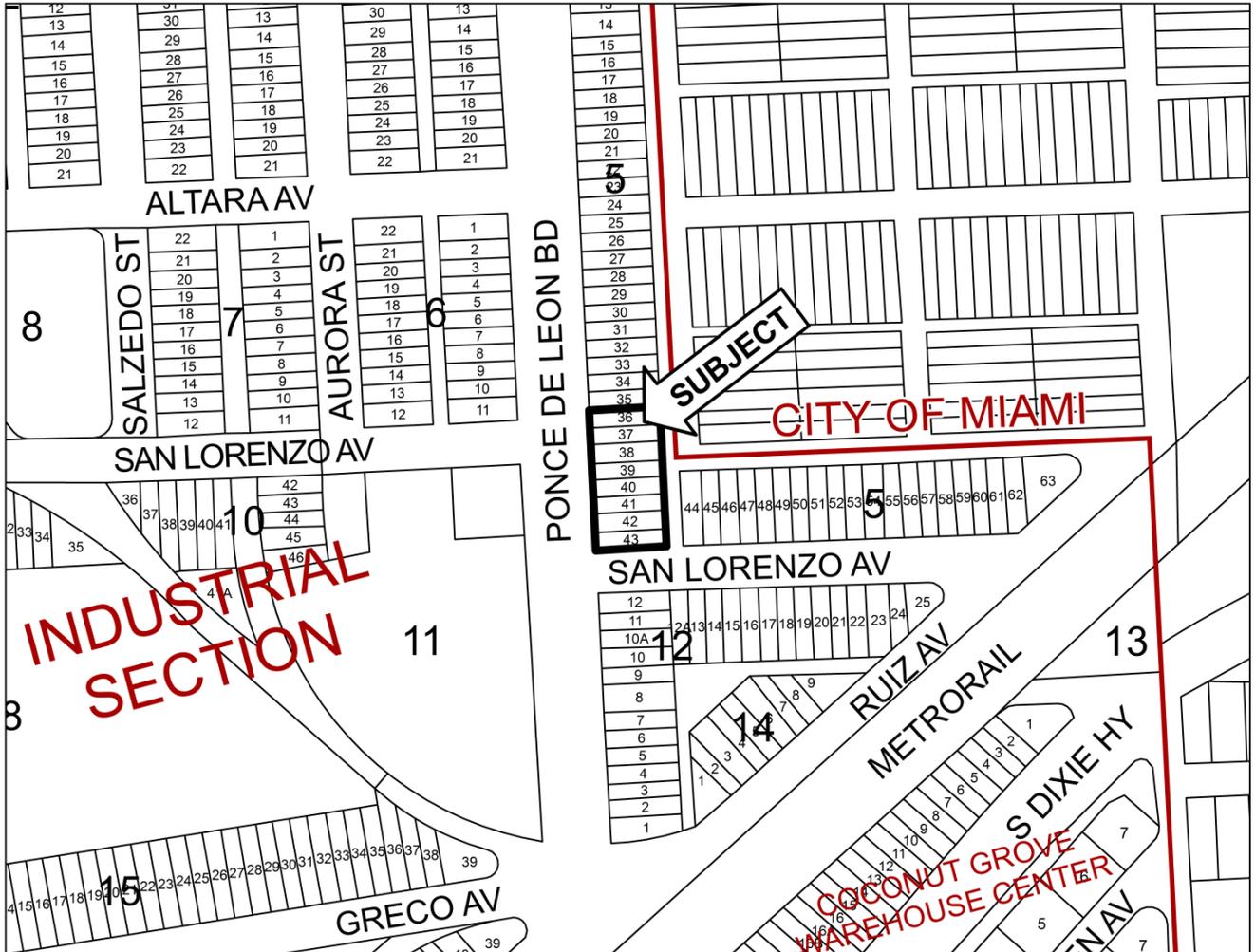
Avenue to the south. A mid-rise commercial office building which faces onto San Lorenzo Avenue is located across SW 39th Avenue to the east. There are one (1) story commercial buildings and surface parking currently on the site. The property has "Commercial Mid-Rise Intensity" land use and Commercial District (C) zoning designations, which are appropriate designations for the proposed mixed use project.

The project consists of an eight (8) story/93'-7" building containing a total of 55,178 sq. ft., consisting of 11,457 sq. ft. of retail on the ground floor, 24,133 sq. ft. of commercial office space on the 5th and 6th floors, and eight (8) two story, two bedroom residential units on the 7th and 8th floors. There are 145 parking spaces proposed on three (3) garage levels above the ground floor, including eight (8) mechanical lifts. A total of 144 parking spaces are required, as indicated within the application package.

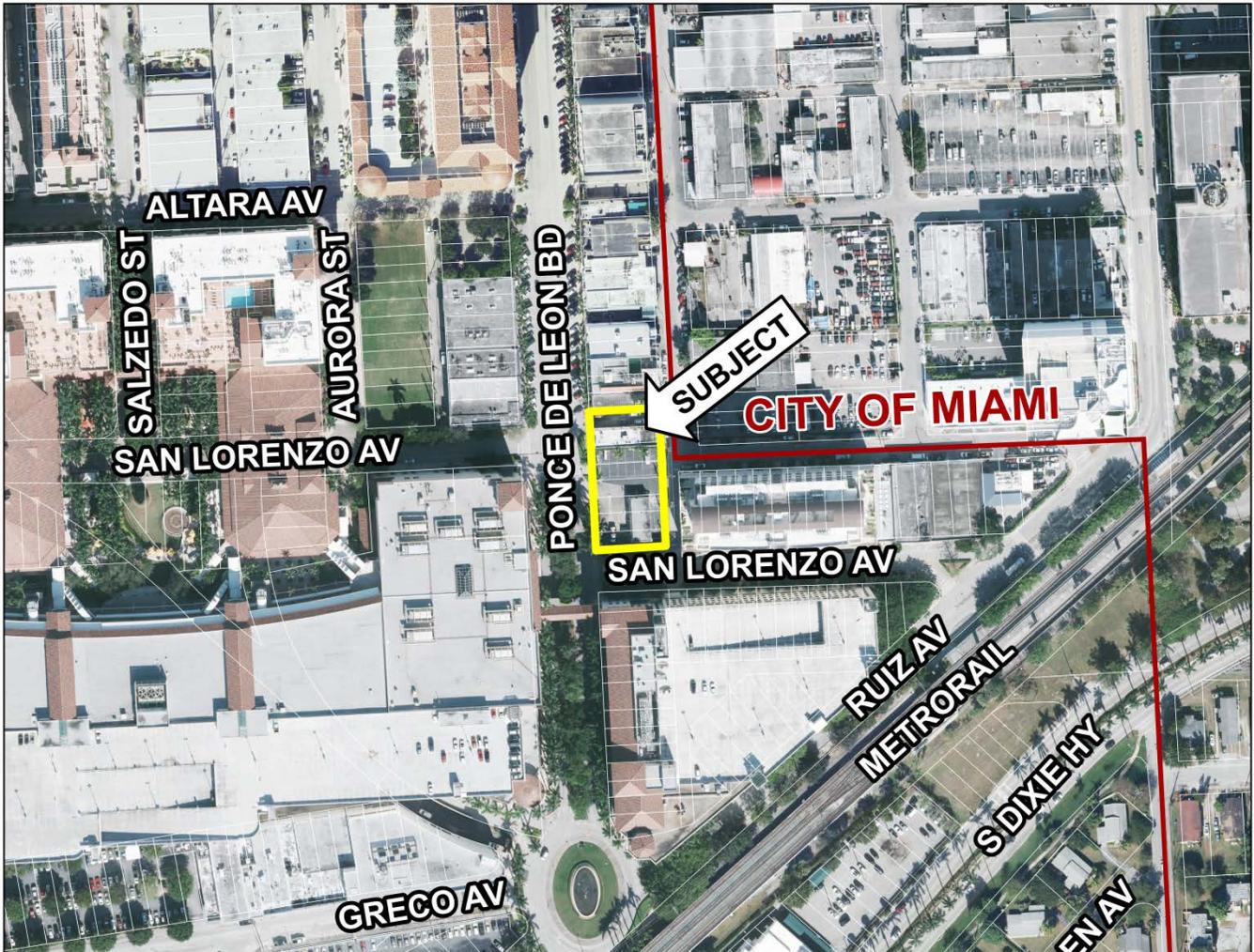
Resolution No. 2008-38 (adopted on 03.11.08) approved a mixed use project on this property also known as "4311 Ponce". The current site is slightly larger, with the addition of a 5,000 square foot parcel (Lots 36 & 37) adjoining the site to the north. The previously approved project consisted of a seven (7) story / 83'-6" high building with a penthouse (to 95'-6" height) containing 46,150 square feet of primarily commercial office space with ground floor retail, four (4) live/work residential units and three (3) floors of parking. There were 182 parking spaces provided (24 spaces more than required by Code), with 83 of those spaces being mechanical lifts. Conditions of approval were required for the project and are listed in the adopting resolution. A copy of that resolution is included with the application package (see Attachment A). The previously approved mixed use project was not constructed, and the proposed project has now been submitted for public hearing review.

The property is bounded by Ponce de Leon Boulevard (west), SW 39th Avenue (east) and San Lorenzo Avenue (south), as shown on the following location map and aerial photo:

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:

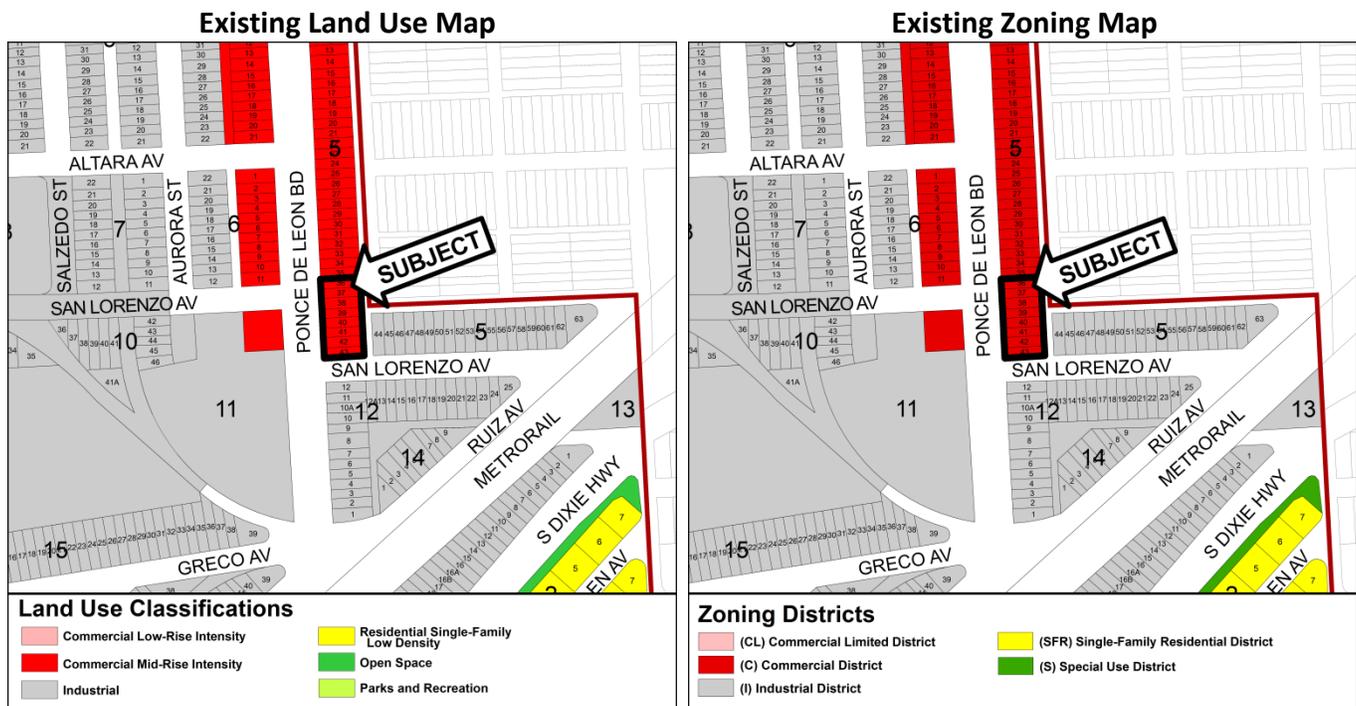
Existing Property Designations

Land Use Map designation	Commercial Mid-Rise Intensity
Zoning Map designation	Commercial District (C)
Mixed Use Overlay District (MXOD)	Yes - North Industrial MXOD
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1 story commercial building	Commercial Mid-Rise Intensity	Commercial District (C)
South	The Village of Merrick Park	Industrial	Industrial District (I)
East	Mid-rise commercial office building and City of Miami	Industrial	Industrial District (I)
West	The Village of Merrick Park	Commercial Mid-Rise Intensity & Industrial	Commercial District (C) & Industrial District (I)

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



City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	04.25.14	Comments provided to Applicant
Board of Architects	06.12.14	Preliminary approval and approval of Mediterranean architectural bonuses
Planning and Zoning Board	10.08.14	TBD
City Commission (Resolution – MXD site plan)	11.18.14	TBD

Proposed Mixed Use Project

Legislative History

A mixed use project also referred to as “4311 Ponce” was previously approved on this property. That project consisted of a seven (7) story / 83’-6” high building with a penthouse (to 95’-6” height) containing 46,150 square feet of primarily commercial office space with ground floor retail, four (4) live/work residential units and three (3) floors of parking. There were 182 parking spaces provided (24 spaces more than required by Code), with 83 of those spaces being mechanical lifts. The following resolution was approved for that project (copy of resolution provided in Attachment A):

1. Resolution No. 2008-38 (adopted 03.11.08) – Approved mixed use site plan with conditions, which are listed in the adopting resolution.

Proposal – Mixed Use Project

The Application package submitted by the Applicant (see Attachment A) includes the following:

- 1) Cover letter;
- 2) Application;
- 3) Survey of property;
- 4) Aerial and site photos;
- 5) Architectural plans and elevations;
- 6) Landscape plan;
- 7) Utility relocation plan;
- 8) Lighting plan;
- 9) Sign master plan;
- 10) Concurrency impact statement;
- 11) Public school preliminary concurrency analysis;
- 12) Background – Resolution No. 2008-38;
- 13) Historical Significance Letter; and,
- 14) Traffic study executive summary.

Mediterranean Architectural Style

Mediterranean architectural style is required for mixed use projects located within a Mixed Use Overlay District (MXOD). The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 06.12.14.

A summary of the project is provided in the Applicant’s Zoning Data Sheet submitted with the Applicant and is presented in the following tables.

Site Plan Information:

Type	Permitted	Proposed
Total site area	---	20,035 sq. ft. (0.46 acres)
3.5 FAR x total site area	70,123 sq. ft.	---
Total square footage of building	---	55,178 sq. ft.
Retail square footage	---	11,457 sq. ft.
Office square footage	---	24,133 sq. ft.
Building height	Up to 100'-0"	93'-7"
Number of floors	No limitation	8 floors
Residential unit total	No density limitations (units/acre) within a designated MXOD	8 units
Residential unit mix:		
One bedroom		N/A
Two bedroom		8 units
Three bedroom		N/A

Parking:

Off-street (onsite) parking		
Uses	Required	Proposed
Residential units	16 spaces	16 spaces
Retail use	46 spaces	46 spaces
Office use	82 spaces	82 spaces
Total on-site project parking	144 spaces	145 spaces
Additional parking provided	---	1 space

There are currently two (2) on-street parking spaces adjacent to the property along San Lorenzo Avenue. The Parking Director has determined there will be a loss of one (1) on-street parking space. 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.

Development Review Committee Zoning Review

A zoning review was prepared by the Planning and Zoning Division based on the project application submittal for the Development Review Committee (DRC) and is provided as Attachment B.

Setbacks/Stepbacks:

The proposed Application does not comply with the Zoning Code requirements for building setbacks/stepbacks. The Application must comply with one (1) of the following in order to meet the requirements of the Zoning Code for setbacks/stepbacks for mixed use projects:

1. Provide the minimum ten (10) foot front setback for the entire building along the front property line (Ponce de Leon Blvd). A minimum front setback of ten (10) feet is required for buildings over forty-five (45) feet in height.

2. Comply with Zoning Code Section 4-201.E.15 for setback reductions. Applicant may provide zero (0) foot setbacks on all sides if vertical building setbacks of a minimum of ten (10) feet are provided at a maximum height of forty-five (45) feet on all building facades.

Currently, the project proposes a zero (0) foot front setback with a height of 93'-7". The minimum ten (10) feet setback at a maximum height of forty-five (45) feet on all building facades has not been provided.

Setbacks:

Type	Required*	Proposed
Front setback (Ponce de Leon Boulevard)	Ten (10) feet	Zero (0) feet
Side street setback (San Lorenzo Avenue)	Fifteen (15) feet	Fifteen (15) feet
Interior side setback (north)	None	Zero (0) feet
Rear setback (SW 39 th Avenue)	None	Zero (0) feet

* Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses. Setback reductions are only permitted for MXD projects subject to providing vertical building setbacks.

Stepbacks:

Type	Required*	Proposed
Front (Ponce de Leon Boulevard)	0'-0" up to 45' and 10"-0' over 45'	Complies for habitable space only
Side street (San Lorenzo Avenue)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply
Interior side (north)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply
Rear (SW 39 th Avenue)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply

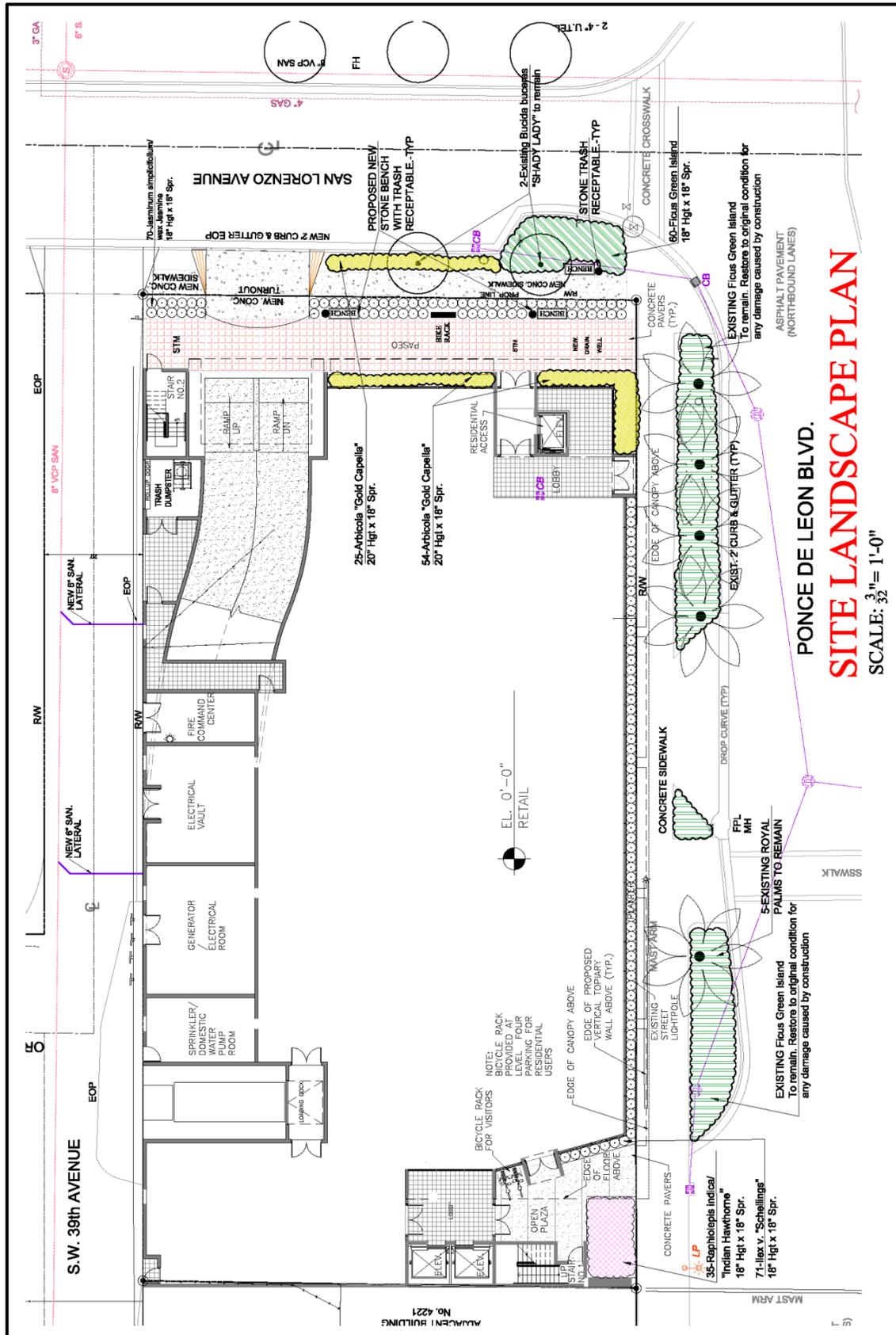
* Vertical building setbacks are required for MXD buildings when setback reductions are requested.

Landscaping:

Location	Required	Provided
Landscape open space (on-site)	Must comply with ZC Section 5-1104 A 1 thru 11	Must comply at time of final plan review
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Must comply at time of final plan review

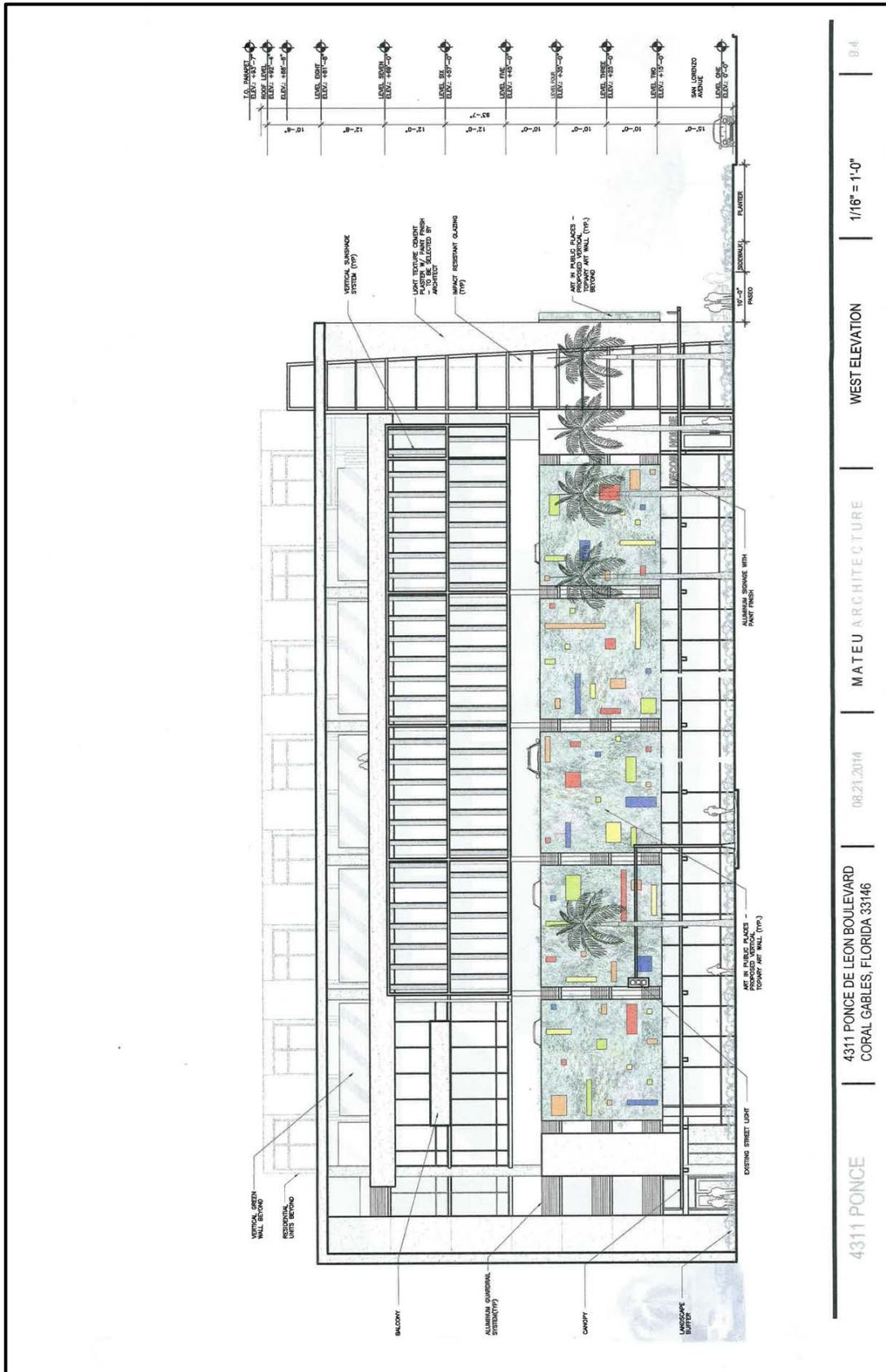
The Applicant's proposed ground floor plan, landscape plan, and building elevations are provided on the following pages.

Landscape Plan

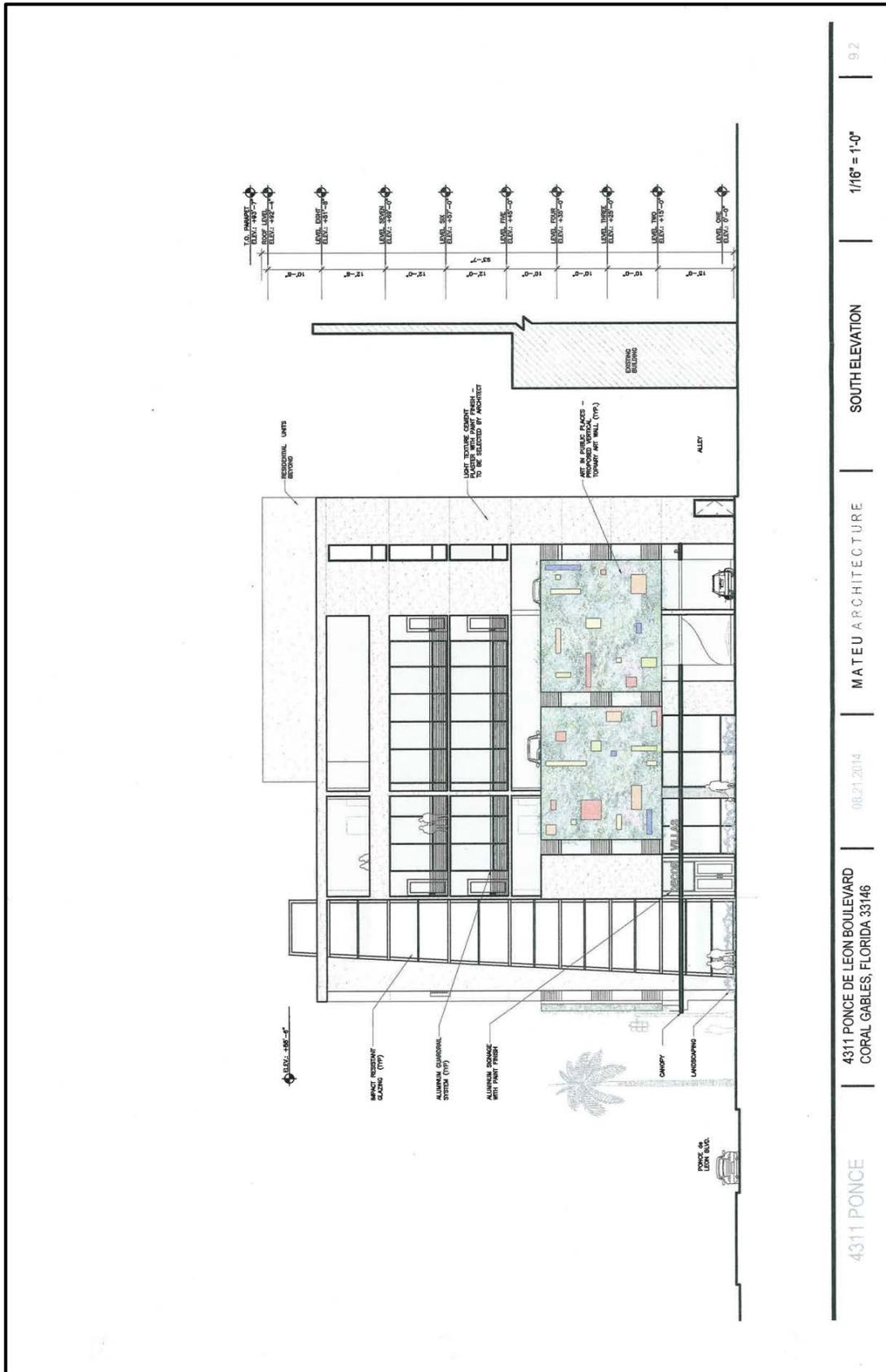


PONCE DE LEON BLVD.
SITE LANDSCAPE PLAN
 SCALE: 3/32" = 1'-0"

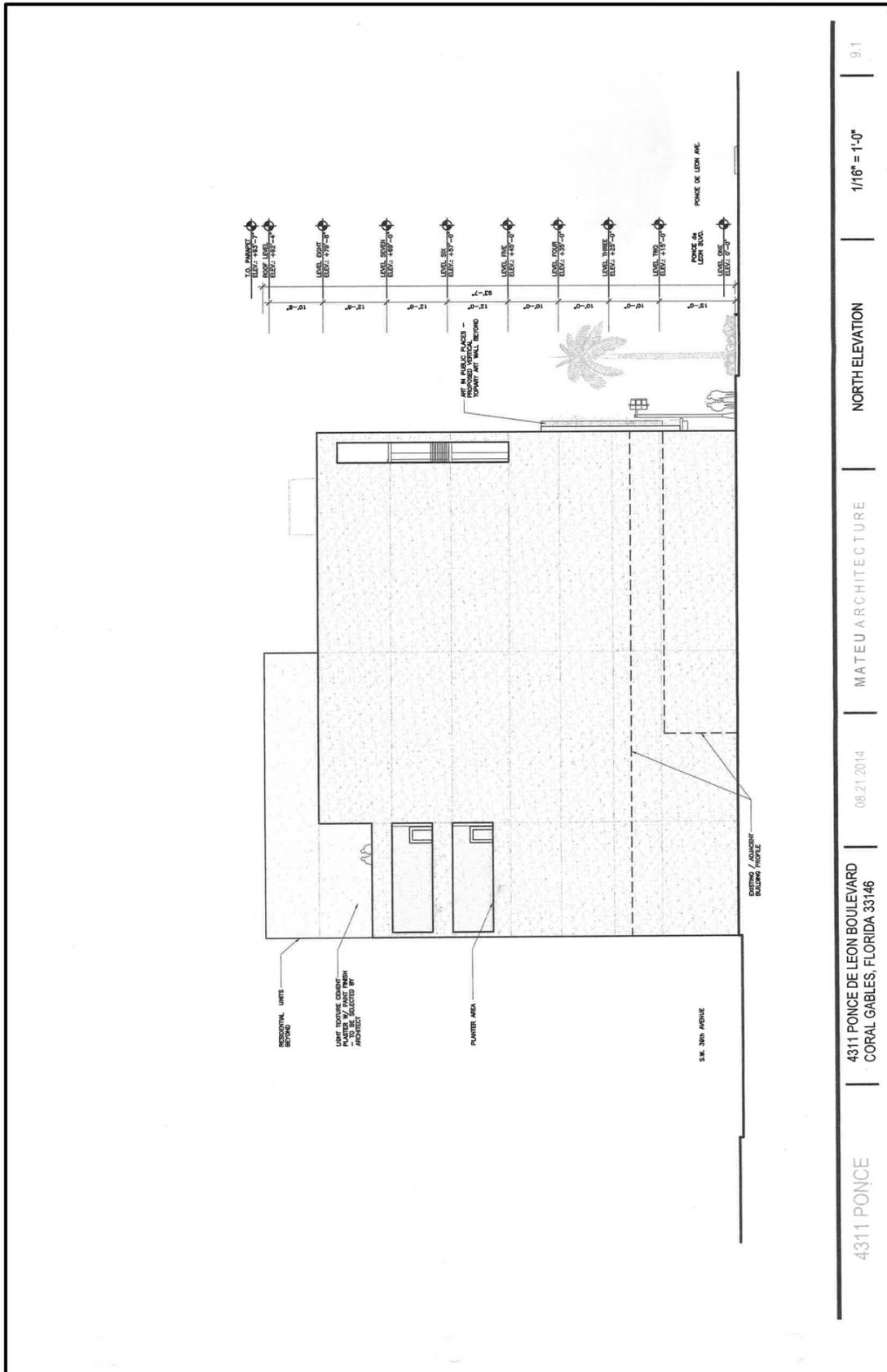
West (Ponce de Leon Boulevard) Building Elevation



South (San Lorenzo Avenue) Building Elevation



North (LeJeune Road) Building Elevation



Findings of Fact

This section of the report presents City Staff's evaluation of the Applications and Findings of Facts. The City's responsibility is to review the Applications for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact - Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The current Zoning Code and Comprehensive Plan mixed use provisions were adopted in 2004 and updated/revised as a part of the Zoning Code and Comprehensive Plan rewrite. The Zoning Code and Comprehensive Plan provides for a designated North and South Industrial Mixed Use Overlay District (MXOD) geographic area. The MXOD was created to encourage mixed use development that specifically provided for residential development which was previously not a permitted use within the City's Industrial District. The regulations are voluntary and property owners who choose to develop under these regulations are required to undergo conditional use site plan review.

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

- "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 mixed-use requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the DRC Zoning Review prepared by the Planning and Zoning Division provided as Attachment B. That analysis determined that the proposal does not satisfy the Code's minimum requirements for a mixed use project. The proposed project does not meet the requirements for building setbacks/stepbacks.

Conditional Use Review Criteria

Zoning Code, Division 4, Conditional Uses, Section 3-404, General Procedures for Conditional Uses summarizes the procedures for the review of a Conditional Use application:

- “1. Provide a report that summarizes the application, including whether the application complies with each of the standards for granting conditional use approval in Section 3-408.*
- 2. Provide written recommended findings of fact regarding the standards for granting conditional use approval in Section 3-408.*
- 3. Provide a recommendation as to whether the application should be approved, approved with conditions, or denied.*
- 4. Provide the report and recommendation, with a copy to the applicant, to the Planning and Zoning Board for review.*
- 5. Schedule the application for hearing before the Planning and Zoning Board upon completion of the Board of Architect’s review.*
- 6. Provide notice of the hearing of a conditional use application before the Planning and Zoning Board in accordance with the provisions of Article 3, Division 3 of these regulations.*
- 7. Schedule and provide notice before the City Commission of a conditional use application in accordance with the provisions of Article 3, Division 3 of these regulations.”*

Zoning Code, Division 4, Conditional Uses, Section 3-406, “Planning and Zoning Board Recommendation” 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 Zoning Code specifically states “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 Zoning Code, Division 4, Conditional Uses, Section 3-408, “ Standards for Review.”

Planning Staff’s review of the criteria set out in Section 3-408, “Standards for Review” is as follows (*italics* indicate Zoning Code verbatim text):

- 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, **except for Policy DES-1.1.5 which addresses bulk and massing of the proposed development.** 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 station.

- 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 North Industrial District which allows for the voluntary development of this property as a mixed use project with residential units.

The project is similar to existing mixed use projects in the area and those which are being planned and under construction. The utilization of the site as a mixed use project is consistent with the property's existing "Commercial Mid-Rise Intensity" land use and Commercial District (C) zoning designations.

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

Staff comments: The subject property is surrounded by properties with commercial and industrial land use designations, and between the "Village of Merrick Park" and an existing mid-rise commercial office building. LeJeune Road, Bird Road and Ponce de Leon Boulevard serve as arterial transportation corridors and physical boundary for the Industrial District. The redevelopment of this property as a mixed use project provides additional multi-family residential units to residents of the City, and the creation of a pedestrian oriented urban environment in the North Industrial MXOD. The ground floor pedestrian uses included in the project shall enhance the redevelopment of the Industrial District.

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

Staff comments: The existing Village of Merrick Park is adjacent to this site to the west and south, and an existing mid-rise commercial office building is located to the east of the project. These developments include residential, retail and office uses, which are similar to the proposed mixed use project. The Applicant's proposal is consistent with the underlying CP designation. The proposed project does not comply with Zoning Code's required building setback/stepback for a mixed use development, which is intended to reduce the project's impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that require the provision of a construction staging and service plan during construction, address parking and parking circulation, and the provision of public realm/landscaping improvements, streetscape improvements.

- 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 a mixed-use project does not comply with the intent of the MXOD provisions, as it does not provide the building setback/stepback which is intended to reduce the project's impact on adjacent properties. The height of the project is 93'-8", which is similar in height to other developments located near this property.

- 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. The Planning and Zoning Division's DRC Zoning Review

indicates the project does not meet all Zoning Code requirements and design criteria (see Attachment B).

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

Staff comments: Commercial and industrial zoned properties surround the project site, and the height of the project is consistent with the property’s underlying “Commercial Mid-Rise Intensity” land use designation. The proposed project does not comply with Zoning Code’s required building setback/stepback for a mixed use development, which is intended to reduce the project’s impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners.

- 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 is accessed from a single curb cut located on San Lorenzo Avenue, away from the primary pedestrian street frontage along Ponce de Leon Boulevard. All service access is located along the rear of the building, and is physically separated from pedestrian circulation around the perimeter of the project. Conditions of approval are recommended to assure that adequate service access is provided during the construction of the project.

- 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 by the Zoning Division for concurrency, and the Concurrency Impact Statement (CIS) issued by the Zoning Division 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.

Traffic Study

The proposed project has been reviewed by the Public Works traffic consultant, who identified the following issues regarding the submitted Traffic Study that have not yet been resolved:

1. Page 1, Section 1.1: Discuss the existing structure that currently exist and how long it has been vacant.
2. Page 5: Please specify the type of parking for all streets. Parallel? Angle? Also, mention somewhere in this section about the driveway that is currently open on Ponce de Leon Blvd to access the site. Please state that it will be closed as shown on the site plan.
3. Page 6, Section 2.2: Specify the peak hour period that was used for the study. What hours?
 - a. Generally, when calculating a peak hour factor it is done in a peak hour not a peak period average. However, it is understood that this methodology is described in the City’s comprehensive plan and the consultant is following the City’s guideline. Please make sure

- that all legends and write up in the report discloses this information. You use the terminology “peak hour” but it should be “peak period average”. That should be clear in the report. Please modify.
4. Page 6: Traffic Counts were collected while school was out (August 12-13). The traffic data may not be demonstrating accurate peak conditions. It is up to the City to accept the counts as documented.
 5. Page 6, Section 2.2: The factor that was used for the TMC’s is the seasonal factor. Since these are turning movement counts, the PSCF should have been applied which is 1.02. Please modify and update all documents accordingly.
 6. Exhibit 2, page 7: The stop sign should be rotated to face the west leg and the thru movement at San Lorenzo is incorrect. You can only make a right or left at that leg of the intersection.
 7. Exhibit 3, page 8: The traffic counts are not matching the Appendix. The NBT in the PM should be 424, the SBT should be 487 and the NBR should be 57. Please modify exhibit.
 8. Exhibit 5, page 11: The LOS for the SB AM should be B not A.
 9. Page 13, Section 4.1: For the signal timings for future conditions were the timings optimized or left as existing?
 10. Exhibit 7, page 14: Please confirm that these counts are correct and that they used the correct existing TMC’s since the traffic counts in Exhibit 3 were incorrect.
 11. Page 16: Please talk about the internal capture, as shown in Exhibit 9.
 12. Exhibit 9, page 17:
 - a. Please state why there were no counts in the AM for specialty retail. I know the Trip generation does not have a model for the AM but you should mention that somewhere in the report.
 - b. For the land use 230, you are showing that a rate was used but the Appendix output is showing that an equation was used. Please make sure your AM and PM trips are correct and modify the table to show the equation not rate.
 13. Exhibit 13, page 21: The traffic counts in the synchro outputs (future) do not match what is shown in the exhibit. Please modify. Also, for future reports, please attach in the Appendix a table showing the future traffic counts with the factors that were applied.

Proposed Landscaping

The proposed project has been reviewed by the Public Service Director, who identified the following issues regarding the proposed landscaping that have not yet been resolved:

1. Since the existing driveway is being removed, the existing curb cut and driveway apron needs to be removed, replaced with a vertical curb, and landscaped with irrigation to match the existing streetscape.
2. Planting bulb outs may be required at the alleyway and parking garage entrance on San Lorenzo Ave.
3. Some form of landscape needs to be incorporated on the street level in the alleyway. i.e. Creeping Fig growing on the walls, trellis structures with vines, etc.
4. Are the overhead wires in the alley way being relocated underground?
5. The balconies on levels five and six, particularly the east facing ones, need to have planters and irrigation incorporated into them since they face the blank wall of the adjacent building.

6. Consider screening the exposed parking on level four from the view of level five above.
7. The Residential Outdoor Plaza on level seven is confusing as to its purpose and functionality. What is the intended program/use for this vast covered area? More landscape should be considered to help define the space and enhance the functionality for the residents.

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.

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 08.27.14 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. A copy of that letter is included in the submitted application package provided as Attachment A.

Art in Public Places Program

The plans submitted with the Application package indicate the proposed location for public art intended to satisfy the City's Art in Public Places program. The proposed art work is in the form of vertical topiary art walls depicted on the west elevation (Ponce de Leon Blvd), south elevation (San Lorenzo Ave), and east elevation (SW 39th Ave) of the architectural building elevations provided in the applicant's submittal package (Attachment A). 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 obtain Board of Architects approval before being submitted to the City Commission. This requirement has been included as a recommended condition of approval.

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.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. 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.	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-1.7.1. 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
5.	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: <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. 	Complies
6.	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
7.	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
8.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
9.	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
10.	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	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	undermine the City’s historic character.	
11.	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.	<u>Does not comply</u> (see following staff comments for issues)
12.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
13.	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
14.	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
15.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
16.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
17.	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
18.	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
19.	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
20.	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
21.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
22.	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	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	safety.	
23.	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
24.	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) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies

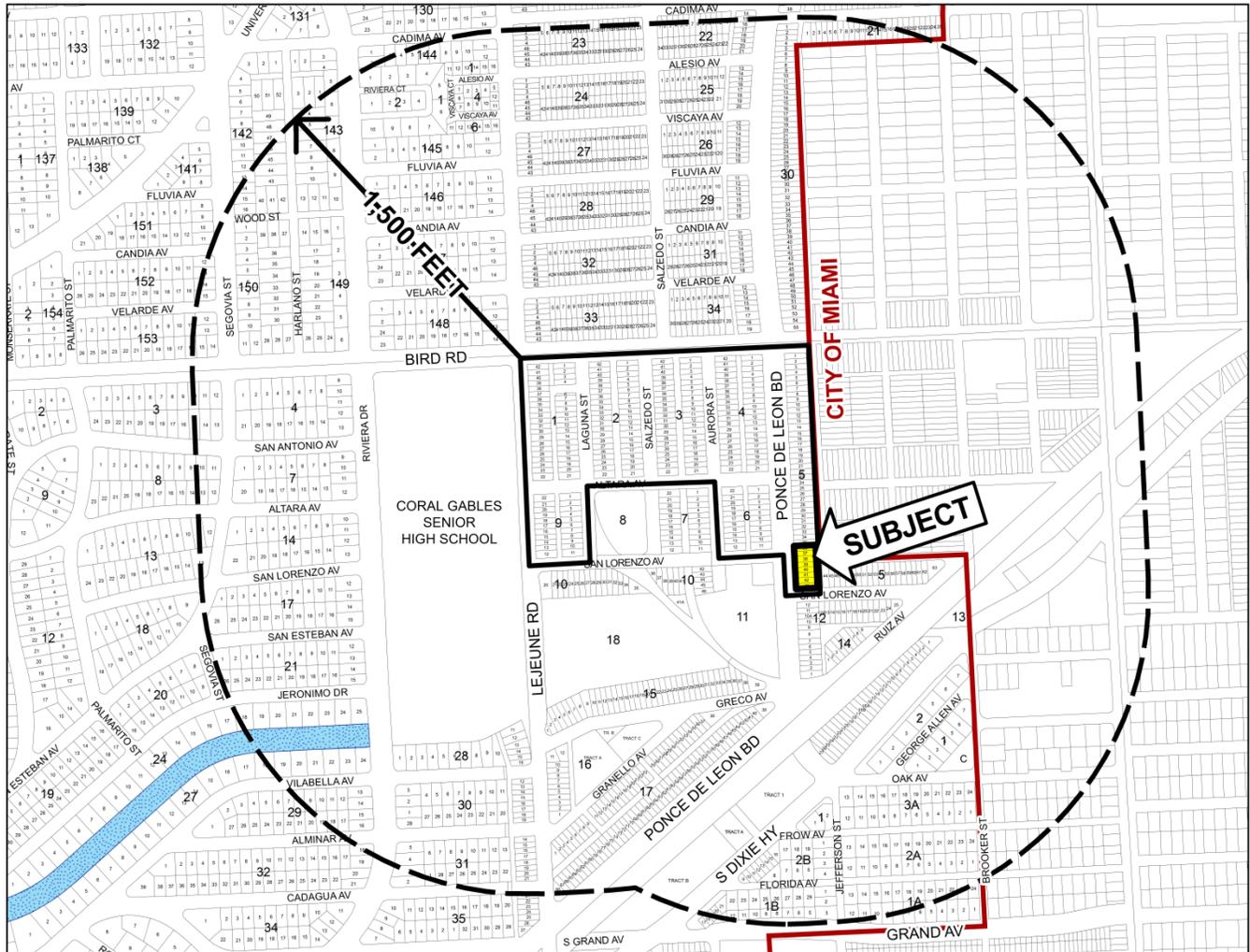
Staff Comments: Staff's determination that this application is "consistent" with the CP Goals, Objectives and Policies, **except for Policy DES-1.1.5** with regards to the proposals bulk and massing, access to light and air, area of yards, open space and vegetation. The proposal does not comply with Zoning Code's building setback/stepback requirements for a mixed use project, which are intended to reduce the project's impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners. The Applicant's plans do address the City objectives for encouraging mixed use development in the Industrial Section.

Public Notification and Comments

The Applicant has not submitted evidence that the mandatory neighborhood meeting required by Section 3-302(D) of the Zoning Code to be held a minimum of fourteen (14) days prior to public hearing before the Planning and Zoning Board has been conducted. The Applicant is required to notify all property owners within 1,500 feet of the property boundary as well as within the North Industrial MXOD and provide a copy of the meeting invitation and attendance list to the Planning Division, which has not been completed.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the boundary of the entire mixed use overlay district as well as within the boundaries. 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 939 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D. A map of the notice radius is as follows:

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Applicant's neighborhood meeting	Incomplete
Courtesy notification to properties within 1,500 ft. of the entire MXOD and within MXOD	09.26.14
Posting of property	09.26.14
Legal advertisement	09.26.14
Posted agenda on City web page/City Hall	10.03.14
Posted Staff report on City web page	10.03.14

Staff Recommendation

The Planning Division based upon the complete Findings of Fact contained within this Report recommends continuance of the following:

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 mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

Summary of Recommendation for Continuance

At the request of the Applicant and advice of the City Attorney, this item has been placed on the Planning and Zoning Board agenda. Staff cannot fully evaluate the application and provide a recommendation at this time due to unresolved issues regarding the submitted application. Therefore, a continuance of this item is recommended by Staff. Staff recommends continuance of this item to the Board's November 12, 2014 meeting.

The remaining unresolved issues are as follows:

1. Application does not comply with Zoning Code requirements for building setbacks/stepbacks. Application must comply with one (1) of the following in order to meet the requirements of the Zoning Code for setbacks/stepbacks for mixed use projects:
 - a. Provide the minimum ten (10) foot front setback for the entire building along the front property line (Ponce de Leon Blvd). A minimum front setback of ten (10) feet is required for buildings over forty-five (45) feet in height; or
 - b. Comply with Zoning Code Section 4-201.E.15 for setback reductions. Applicant may provide zero (0) foot setbacks on all sides if vertical building stepbacks of a minimum of ten (10) feet are provided at a maximum height of forty-five (45) feet on all building facades.

Currently, the project proposes a zero (0) foot front setback with a height of 93'-7".

2. Comments have been provided by the City's Public Works traffic consultant regarding the submitted Traffic Study that have not yet been resolved. Those issues are itemized in this Staff report.
3. Comments have been provided by the City's Public Service Director regarding proposed landscaping that have not yet been resolved. Those issues are itemized in this Staff report.
4. Zoning Code Section 3-302(D) requires all applicants filing applications requiring a public hearing before the Planning and Zoning Board shall conduct a minimum of one (1) public information meeting, a minimum of fourteen (14) days in advance of the Planning and Zoning Board public hearing. The Applicant was notified of that requirement in the 04.25.14 comment memo provided when the project was reviewed by the development Review Committee (DRC). The Applicant has not provided evidence that the resident's meeting has been conducted.

If revisions are incorporated by the Applicant to address the required building setbacks/stepbacks, the

plans should be reviewed and preliminary approved by the Board of Architects prior to consideration by the Board.

Alternative Conditions

If the Planning and Zoning Board determine on the basis of the facts of the application, testimony, and evidence received that the application is consistent and satisfies the criteria of the CLUP, Zoning Code and City Code, and recommends approval of the applicant's proposed mixed use project referred to as "4311 Ponce", Planning Staff recommends the following conditions of approval be included:

1. Prior to scheduling for consideration by the City Commission at public hearings, the applicant shall revise the application to meet all Zoning Code requirements, which shall include submittal for review and preliminary approval by the Board of Architects.
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 08.21.14, prepared by Mateu Architecture Incorporated.
 - b. Traffic Impact Study, dated August 2014, prepared by David Plummer & Associates.
 - c. 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.
4. 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. All outstanding Traffic Study issues as identified by the Public Works Department and City's traffic consultant shall be satisfactorily resolved, subject to review and approval by the Director of Public Works.
 - b. All outstanding landscaping issues as identified by the Public Service Department shall be satisfactorily resolved, subject to review and approval by the Director of Public Service.
 - c. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of one (1) on-street parking space as a result of the project.
 - d. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the "4311 Ponce" project (4311 Ponce de Leon Blvd), 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.
 - e. Comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept for the redesign of the existing plaza as a civic space with public art to be 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.

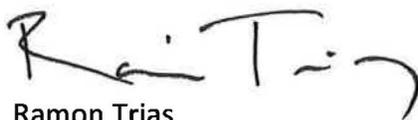
5. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the "4311 Ponce" (4311 Ponce de Leon Blvd) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
6. Prior to the issuance of a 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 Parking.
 - b. 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.

Attachments

- A. Applicant's Planning and Zoning Board submittal package dated 08.21.14, prepared by Mateu Architecture Incorporated.
- B. 04.21.14 DRC Zoning Review: 4311 Ponce.
- C. 09.26.14 Legal notice published.
- D. 09.26.14 Courtesy notice mailed to all property owners within 1,500 feet and inside the North Industrial MXOD.

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,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

DRC Zoning Review: 4311 Ponce

Prepared by Planning Division – 04.21.2014

Review based on plans dated 04.04.2014

Existing designations and site data:

Category	Site Info
Property address	4225 & 4311 Ponce de Leon Boulevard
Property legal description	Lots 36 – 43, Block 5, Industrial Section
Total site area (sq. ft.)	20,035 sq. ft.*
Existing property uses	Commercial uses.
Existing Comprehensive Plan Future Land Use Map designation(s)	Commercial Mid-Rise Intensity.
Proposed Comprehensive Plan Future Land Use Map designation(s)	No change.
Existing Zoning Map designation(s)	C; Commercial.
Proposed Zoning Map designation(s)	No change.
Eligible to utilize Mixed Use District (MXD) provisions	Located within North Industrial Mixed Use Zoning District; eligible to utilize MXD Overlay District provisions.
Within Mediterranean Architectural District (citywide)	Yes; Mediterranean Architecture required for projects utilizing MXD Overlay District provisions
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes.
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

*As per Miami-Dade County Property Appraiser website.

Category	Site Info
Total site area (sq. ft.)	20,035 sq. ft.*
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	Not applicable. Mediterranean bonus required for MXD projects located within MXD Overlay.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	70,123 sq. ft.
Floor area ratio (FAR) proposed	2.75 FAR; 55,138 sq. ft. (see Sheet 6.1)
Building height (feet) permitted	100' (habitable); 125' (with architectural elements)
Building height (feet) proposed	92'-4" (habitable); 93'-8" (with architectural elements)

*As per Miami-Dade County Property Appraiser website.

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

DRC Zoning Review: 4311 Ponce

Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Conditional uses require review and approval by the Planning and Zoning Board (PZB) and City Commission (CC).
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Requires review and approval from Public Works.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
Section 4-201. Mixed Use District (MXD)		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only	Complies.
Sec. 4-201.B	Permitted Uses	See list of permitted uses.
Sec. 4-201.C	Conditional Uses	Conditional uses require review and approval by the PZB and CC.
D. Performance Standards		
Sec. 4-201.D.3	Minimum site area for an MXD project/building within North and South Industrial MXDs as defined on the Official Zoning Map. Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.	Complies.
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages. Provide min. 8% total sq. ft., or entire ground floor, whichever is greater, as ground floor uses.	Complies.
Sec. 4-201.D.6	Mediterranean architecture. Mandatory for MXD overlay districts only.	To be determined. Requires review and approval by the Board of Architects. Provide statement pursuant to Zoning Code Section 5-603 defining the architectural style with text and photographs that states how the proposed building complies with the style.
E. Building regulations.		
Sec. 4-201.E.1	Encroachments of bridges over rights-of way. Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.	Not applicable.
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Subject to applicable regulations.
Sec. 4-201.E.3	Floor area ratio. Up to 3.5 with Mediterranean architecture.	Complies.
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.6	<p>Height. The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: Up to and including seventy-five (75) feet. • Commercial District: Up to and including one-hundred (100) feet. • Industrial District: Up to and including one-hundred (100) feet. • Manufacturing uses: Up to and including forty-five (45) feet. 	<p>Complies.</p> <p>Maximum allowable building height: 100 feet (Commercial District)</p> <p>Proposed building height: 92.33 feet</p>
Sec. 4-201.E.7	<p>Heights of architectural elements, etc. The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: Up to and including fifteen (15) feet. • Industrial and Commercial Districts: Up to and including twenty-five (25) feet. • Manufacturing uses: Up to and including ten (10) feet. 	Complies.
Sec. 4-201.E.8	Height adjoining residential uses. Properties which are adjacent to residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height.	Not applicable.
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies.
Sec. 4-201.E.10	Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	or is intended to serve as a major traffic artery connecting large areas of the community (City).	
Sec. 4-201.E.11	Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.	Complies.
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Complies.
Sec. 4-201.E.13	Up to a maximum of one hundred and twenty-five (125) units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.	Complies. No density limitation within North Industrial Mixed Use Districts.
Sec. 4-201.E.14	Setbacks (buildings). Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet. Side: Interior side: None. Side street: Fifteen (15) feet. Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.	Complies. 1,500 sq. ft. of publicly accessible street level open space and landscape area provided along San Lorenzo Ave to comply with front setback reduction on Ponce de Leon Blvd.
Sec. 4-201.E.15	Setback reductions and vertical building setbacks. Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and	Does not comply. Vertical building setback is required. A minimum ten (10) foot setback is required at a maximum height of forty-five (45) feet on all façades.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>landscape area on the private property. The open space is subject to the following:</p> <ul style="list-style-type: none"> • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of thirteen (13) feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations. <p>Vertical building setbacks. A vertical building setback of a minimum of ten (10) feet shall be provided at a maximum height of forty-five (45) feet on all façades. Additional vertical building setbacks may be required by the City Architect and the entire Board of Architects to further reduce the potential impacts of the building bulk and mass.</p>	
Sec. 4-201.E.16	Setbacks adjoining residential uses. Residential districts. All property lines abutting a residential land use or district shall be a minimum of fifteen (15) feet. No reductions in setbacks may be requested or granted.	Not applicable.
Sec. 4-201.E.17	Street/lot frontage. No minimum or maximum.	Complies.
F. Design regulations.		
Sec. 4-201.F.1	Arcades and/or loggias. Arcades, loggias or covered areas may accommodate up to eighty (80%) percent of the entire linear length of the building based upon the site plan review criteria listed herein. Encroachment of the entire length or one hundred (100%) percent may be	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.	
Sec. 4-201.F.2	Architectural relief and elements. Architectural relief and elements (i.e., windows, cornice lines, etc.) shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	Does not comply.
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	To be determined. Determination requires full-size set of plans for review.
Sec. 4-201.F.4	Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals. (b) Use of architectural relief and elements.	Does not comply.
Sec. 4-201.F.5	Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.	To be determined. Determination requires submittal of lighting plan.
Sec. 4-201.F.6	Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.	To be determined. Determination requires submittal of lighting plan.
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	To be determined. Determination requires submittal of lighting plan.
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.	To be regulated by Code Enforcement.
Sec. 4-201.F.9	Overhead doors. Overhead doors shall not face or be directed towards	Not applicable.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	
Sec. 4-201.F.10	Paver treatments. Paver treatments shall be included in the following locations: <ul style="list-style-type: none"> • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of twenty-five (25%) percent of paving surface. 	To be reviewed and approved by Public Service and Public Works.
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	Does not comply.
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies.
Sec. 4-201.F.13	Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.	To be determined. Provide Pedestrian Amenities Plan indicating compliance.
Sec. 4-201.F.14	Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included: <ul style="list-style-type: none"> • Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-201.F.15	<p>Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> • Minimum of ten (10) feet in width. • Include pedestrian amenities as defined herein. <p>In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.</p>	Not applicable.
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Complies.
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	Complies.
G. Landscaping.		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
H. Parking/vehicle storage.		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	<p>Does not comply.</p> <p>Required parking: 144 spaces (see Sheet 6.1).</p> <p>Provide a minimum of one (1) ten (10) foot bicycle rack to comply with bicycle storage requirement.</p>
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street	To be reviewed and approved by Public Works.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	intersections and points of pedestrian crossing.	
Sec. 4-201.H.4	<p>Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14.</p> <p>All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.</p>	Complies.
Sec. 4-201.H.5	<p>Nonresidential uses. Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p>	Complies.
Sec. 4-201.H.6	<p>On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	To be approved by Parking, Public Service and Public Works.
Sec. 4-201.H.7	<p>Parking garages. Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.</p>	Complies.
Sec. 4-201.H.8	Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	or users with the use of signage, pavement markings, etc., are permitted.	
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	Complies.
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
Sec. 4-201.H.11	Valet parking areas. If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	Valet parking, if utilized, must be located entirely on private property and is prohibited from parking in any proposed tandem parking spaces.
I. Sanitation and service areas.		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	
J. Signs.		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	To be determined. Provide Signage Plan indicating size and location of all proposed exterior signage.
K. Streets and alleys.		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Not applicable.
Sec. 4-201.K.2	Driveways. Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions. Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Complies.
Sec. 4-201.K.3	Sidewalks. Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p>	
L. Utilities.		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	<p style="text-align: right;">To be determined.</p> <p>Provide Underground Utilities Plan/Statement indicating that all utilities will be installed underground.</p>
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	<p style="text-align: right;">To be determined.</p> <p>Additional screening of any above ground utilities may be required by the Planning and Zoning Board and/or City Commission as conditions of approval of the Site Plan Review.</p>
M. Miscellaneous.		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and	To be determined by City Commission.

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Zoning Code Section	Reference/Provision	Required/Provided
	purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	
Sec. 4-201.M.3	<p>Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:</p> <ul style="list-style-type: none"> The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property. 	To be reviewed and approved by Public Works.
Sec. 4-201.M.4	<p>Live work units.</p> <ul style="list-style-type: none"> Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future. 	Not applicable.
Sec. 4-201.M.5	Public realm improvements (see Sec. 4-201.M.5 for provisions).	To be reviewed and approved by Public Works.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
Section 4-302. Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	Conditional uses require review and approval by the PZB and CC.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use developments in overlay district. See review provided under "Section 4-201. Mixed Use District (MXD)" above.

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-302.D.7. Additional standards for mixed-use development.		
Sec. 4-302.D.7.a	Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent of the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.	Complies.
Sec. 4-302.D.7.b	Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.	Complies.
Sec. 4-302.D.7.c	Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.	Complies.
Article 5 – Development Standards.		
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> 1. Required parking space dimensions: <ol style="list-style-type: none"> a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. 	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions.</p> <p>3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.</p>	
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1406.A	<p>General.</p> <p>1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p> <p>2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1409.B	<p>Calculation of parking requirements.</p> <p>(List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review. Applicant's parking calculations are provided on Sheet 6.1.</p>
Sec. 5-1410.A	Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.	<p>Complies.</p> <p>Each set of tandem parking spaces must be assigned to the same individual unit (commercial or residential) within the building.</p>
Sec. 5-1410.B.2	<p>Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:</p> <p>a. Twenty percent (20%) of the first fifty (50) parking spaces; and,</p> <p>b. Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and</p> <p>c. Five (5%) percent thereafter.</p> <p>Vertical parking lift systems shall be</p>	<p>Complies.</p> <p>Each lift must be controlled exclusively by one (1) tenant/unit.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit.	



MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES LOCAL PLANNING AGENCY
PUBLIC HEARING - OCTOBER 8, 2014

in the XXXX Court,
was published in said newspaper in the issues of

09/26/2014

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

26 day of SEPTEMBER, A.D. 2014

(SEAL)

MARIA MESA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING DATES/TIMES LOCAL PLANNING AGENCY (LPA) PLANNING AND ZONING BOARD
WEDNESDAY, OCTOBER 8, 2014, 6:00 - 9:00 P.M.

LOCATION CITY COMMISSION CHAMBERS,
CITY HALL, 405 BILTMORE WAY,
CORAL GABLES, FLORIDA, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 and 2 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the construction of a commercial office building referred to as "Ofizzina", including a drive-through bank facility, for the portion of the property legally described as Lots 6 and 7, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)", for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.

Items 3 through 5 are related.

3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)

4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.
5. 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 mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.
6. 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 mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43, Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City Of Coral Gables Official Zoning Code: Amending Article 8, "Definitions" by providing definitions related to medical marijuana uses; amending Article 4, "Zoning Districts", to restrict the location of medical marijuana uses; Amending Article 5 "Development Standards", by providing development standards for medical marijuana uses; affirming that the City will only approve uses that are legal under federal law; providing for severability, repealer, codification, and an effective date.

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

Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.



**City of Coral Gables
Courtesy Public
Hearing Notice**

September 26, 2014



Applicant:	4225 Properties, LLC & 4311 Ponce de Leon, LLC
Application:	Mixed Use Site Plan Review
Property:	4311 Ponce de Leon Boulevard, Coral Gables, Florida
Public Hearing - Date/Time/ Location:	Local Planning Agency/Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on October 8, 2014 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 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 mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at 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 Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida