

City of Coral Gables  
Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department

Date: February 13, 2008

Subject: **Application No. 12-07-042-P. Mixed-Use (MXD) Site Plan and Alley Abandonment and Vacation Review.** Proposed amendments to previously approved mixed-use project referred to as “Gables Gateway”, located on Lots 1-23 and Lots 76-88, Block 17, Industrial Section (intersection of LeJeune Road, Granello Avenue and Ponce de Leon Boulevard), Coral Gables, Florida.

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**Recommendation**

The Planning Department based upon the findings of fact contained herein recommends approval subject to all conditions of approval listed herein for the project referred to as “Gables Gateway” on property legally described as Lots 1-23 and Lots 76-88, Block 17, Industrial Section (intersection of LeJeune Road, Granello Avenue and Ponce de Leon Boulevard), Coral Gables, Florida, which includes the following:

1. Mixed-use site plan review to amend previously approved Resolution 2006-146.
2. Abandonment and vacation review to repeal previously approved Ordinance No. 1515 (Attachment A) and provide updated conditions as a part of this approval for alley relocation.

**Conditions of Approval**

In furtherance of the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the commercial mixed-use project referred to as “Gables Gateway” is subject to the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
  - a. Site plan, landscape plan, building elevations and building program prepared by Behar Font and Partners, P.A., dated 12.22.07.
  - b. Traffic impact study prepared by David Plummer & Associates, Inc., dated December 2005 and updated on November 2007.
  - c. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package, and 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 of the adoption of the ordinance and resolution, the property owner, its successors or assigns shall submit a Restrictive Covenant

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for City Attorney review and approval outlining all conditions of approval required 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 Ordinance is extended in writing by the City Attorney after good cause as to why the time frame should be extended has been demonstrated by the applicant.

3. Prior to the issuance of a building permit for the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
  - a. Parking garage gates. No vehicular gates or similar devices shall be installed that prohibit public access and use of required commercial parking spaces during all hours that any commercial businesses are open.
  - b. Parking spaces. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of this project shall be prohibited.
  - c. Retail parking spaces. Reservation of parking spaces for retail or commercial uses is prohibited.
  - d. 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 of 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.
  - e. Underground facilities master plan. Prepare and submit an Underground facilities master plan for water, sewer, gas, electrical and other infrastructure facilities upon request by the Director of the Public Works Department for review and approval.
4. Prior to the issuance of the final Certificate of Occupancy (CO), the property owner, its successors or assigns shall complete the following:
  - a. Traffic improvements. Provide the following traffic improvements, subject to the Public Works Director's review and approval:
    - 1) Install northeast bound left turn lane on Ponce de Leon Boulevard at project alleyway.
    - 2) Extend southwest right turn lane on Ponce de Leon Boulevard at LeJeune Road.
    - 3) Install westbound left turn lane on Granello Avenue at LeJeune Road.
    - 4) Reconfigure intersection at Granello and Greco Avenues.
    - 5) Reconfigure intersection at Biltmore and Riviera Drives.
    - 6) Install roundabout at Blue Road and Riviera Drive.
  - b. Traffic calming and roadway improvements. In addition to the above traffic improvements the property owner, its successors or assigns shall 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.
  - c. Attainable (affordable) housing. The project shall provide adequate attainable (affordable) housing opportunities on-site; subject to the following:
    - 1) Priority shall be given to the City of Coral Gables' senior citizens, residents, and workforce.
    - 2) The applicant, its successors, or assigns shall provide a minimum of 15% of the residential units to be set aside exclusively to households whose income does not exceed 100% of the City's median income, based on the data and methodology established and adjusted annually (January of each calendar year) by the U.S. Department of Housing and Urban Development (HUD).
    - 3) The maximum rental rates for these attainable (affordable) units shall follow the maximum rental rates for attainable (affordable) housing established and adjusted

- annually by HUD, to be based on 30% of 100% of the City's median income. This provision shall remain in effect for fifteen (15) years from the date of issuance of a Certificate of Occupancy for all units.
- 4) The management and all corresponding costs associated with this program, including, but not limited to administration, monitoring, enforcement, etc., shall be the sole responsibility of the applicant, its successors, or assigns. The property owner shall submit an annual report to the City's Planning Department by January 1st of each year advising as to compliance with these provisions. All provisions contained herein shall be controlled via a restrictive covenant that is effective for fifteen (15) years from the date of issuance of a Certificate of Occupancy for all units.
  - 5) Should the project convert from rental to owner-occupied units within the fifteen (15) year timeframe, the maximum sales price of the attainable (affordable) units shall follow the maximum sales price for attainable (affordable) housing established and adjusted annually by HUD, to be based on 30% of 100% of the City's median income, and all other provisions herein shall continue to apply.
  - 6) Failure to satisfy any or all of these requirements shall result in enforcement measures and/or penalties as prescribed in Article 7 of the City's Zoning Code.
- d. Public access via Lot 9, Block 17, Industrial Section. Applicant shall provide perpetual public access via an easement from Granello Avenue through to Ponce de Leon Boulevard. Access shall be provided via Lot 9, Block 17, Industrial Section, in lieu of agreed upon dedication of Lot 10, Block 17, Industrial Section, as provided for in Ordinance No. 1515. All costs, including maintenance, of relocating the dedicated easement shall be at the expense of the applicant. Enforcement shall be via Restrictive Covenant and shall be subject to City Attorney review and approval. If the applicant does not exercise his right to construct the proposed project, Ordinance No. 1515 shall remain valid and enforceable.

**Request**

The "Gables Gateway" site-plan that was approved in 2006 has been revised due to new ownership. The previous approval granted mixed use approval with retail, office and 230 residential units. The new site plan still provides ground floor commercial and office uses and 230 residential "rental" units, which includes a change in unit mix with additional 1-bedroom units and fewer 2-bedroom units.

<i><b>Application</b></i>	<i><b>Request</b></i>
Change of land use	No
Comprehensive Land Use Plan text amendment	No
Zoning Code amendment	No
Change of zoning	No
Mixed use site plan review	Yes
Site plan review (other)	No
Planned Area Development	No
Subdivision Review or Tentative Plat	No
Conditional uses	No

The applicant has submitted a statement of use, contextual plan and massing study, site plan, landscaping plan, building elevations, building program/site data and other miscellaneous support documents (Attachment B).

## **Discussion**

### *Mixed Use Site Plan Review:*

The City adopted MXD zoning provisions in 2004 and 2006 and readopted the provisions with the new Zoning Code on January 9, 2007. Those MXD provisions are provided in Section 4-201, Mixed Use District (MXD). The recommendation and approval of all MXD site plans by the Planning and Zoning Board and City Commission are discretionary and subject to satisfying the site plan criterion provided in Section 3-408, "Standards for review". Staff's comments and findings of fact regarding each of the criteria and performance standards are provided in the "Compliance with the Zoning Code" section of this report. Adoption of a proposed MXD site plan is by Resolution (Attachment C).

### *Abandonment and Vacation Review:*

As a part of the site plan review, the applicant is requesting to repeal Ordinance No. 1515 (Attachment D), which was approved by the City Commission on December 7, 1965. This ordinance vacated a portion of the alley running through the property. The then owner of the property entered into an agreement with the City that the alley shall be kept open for public access but could be closed on the condition that Lot 10 of Block 17 in the Industrial Section shall be dedicated to the City for public use. The lots are owned by the applicant, not the City.

The applicant proposes to provide Lot 9 as a perpetual public access easement to the City in exchange for the previously granted Lot 10. This will allow for the realignment of the alley connecting Granello Avenue to Ponce de Leon Boulevard. Staff is in support of the applicant's proposal; however, if the applicant does not exercise his right to construct the proposed project, Ordinance No. 1515 shall remain valid and enforceable.

### *Previous City Approvals:*

On February 8, 2006 Gables Gateway received unanimous Planning and Zoning Board approval (vote: 4-0-2) subject to Staff conditions of approval with modifications. City Commission reviewed the mixed-use site plan on July 11, 2006 where it was unanimously approved (vote: 4-0) via Resolution No. 2006-146.

## **Facts – Background and Proposed Project**

The following are facts regarding the proposed site plan for the project referred to as "Gables Gateway" located in the South Industrial MXD District and were taken from the Building and Zoning Department's Preliminary Zoning Analysis, which is provided as Attachment E. That analysis indicates that the proposed project meets all applicable Zoning Code requirements for the proposed project:

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*City reviews and approvals:*

<b>City Reviews/Timeline</b>	<b>Date Scheduled/ Reviewed/Approved*</b>
Development Review Committee	12.18.07
Board of Architects	01.24.08
Board of Adjustment	N/A
Historic Preservation Board	N/A
Landscape Advisory Board	N/A
Local Planning Agency	N/A
Planning and Zoning Board	02.13.08
Street and Alley Vacation Committee	02.13.08
Public rights-of-way encroachment (City Commission)	N/A
City Commission, 1 <sup>st</sup> reading (Mixed-use site plan amendment)	02.26.08
City Commission, 2 <sup>nd</sup> reading (Vacation and abandonment review)	03.11.08

\*All scheduled dates and times are subject to change without notice.

*Existing property designations:*

<b>Applicable Designations</b>	
CLUP Map Designation	"Industrial Use" and "Commercial Use, Low-Rise Intensity"
Zoning Map Designation	"I", Industrial and "C", Commercial
Within Central Business District	No
Mixed-Use District (voluntary overlay)	Yes
Mediterranean Architectural District (citywide)	Mandatory (required for MXD projects)
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes

*Surrounding Uses:*

<b>Location</b>	<b>Existing Land Uses</b>	<b>CLUP Designations</b>	<b>Zoning Designations</b>
North	One and two story commercial buildings	"Industrial Use" and "Commercial Use, Low-Rise Intensity"	"I", Industrial and "C", Commercial
South	City surface parking lot and Metrorail	"Industrial Use" and "Commercial Use, Low-Rise Intensity"	"I", Industrial and "C", Commercial
East	One story commercial buildings	"Industrial Use"	"I", Industrial
West	One and two story commercial buildings	"Commercial Use, Low-Rise Intensity"	"C", Commercial

The following tables provide a comparison of the 2006 approval versus this proposal.

*Site plan information:*

<b>Type</b>	<b>Permitted</b>	<b>2006 Approval</b>	<b>2008 Proposal</b>
Total site area	100,829 sq.ft. (2.3 ac.)	100,829 sq.ft. (2.3 ac.)	100,829 sq.ft. (2.3 ac.)
Floor area ratio (FAR)	3.5 FAR	3.42 FAR	3.26 FAR
FAR x total site area =	352,901 sq.ft.	---	---
Total square footage of building	---	344,962 sq.ft.	328,924 sq.ft.

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<b>Type</b>	<b>Permitted</b>	<b>2006 Approval</b>	<b>2008 Proposal</b>
Residential units	289 units	230 units (290,477 sq.ft.)	230 units (281,176 sq.ft.)
Office	---	0 sq.ft.	794 sq.ft.
Restaurant	---	12,633 sq.ft.	8,000 sq.ft.
Retail	---	23,514 sq.ft.	26,050 sq.ft.

*Bulk and mass:*

<b>Type</b>	<b>Permitted</b>	<b>2006 Approval</b>	<b>2008 Proposal</b>
Building height	100 ft.	10 floors/ 100 ft.	10 floors/ 99 ft.
Ground area coverage	100 %	100 %	95 %

*Setbacks:*

<b>Type</b>	<b>Required*</b>	<b>2006 Approval</b>	<b>2008 Proposal</b>
Front	0 feet	0 feet	0 feet
Side (interior)	0 feet	0 feet	2 feet
Side (side street)	0 feet	0 feet	15 feet, 1 inch
Rear	0 feet	0 feet	0 feet
Rear (abutting alley)	0 feet	0 feet	0 feet

\*permitted for buildings approved by Board of Architects for Mediterranean architectural style.

*Parking:*

<b>Uses</b>	<b>Required*</b>	<b>2006 Approval</b>	<b>Required</b>	<b>2008 Proposal</b>
Retail / restaurant	221 commercial spaces	240 commercial spaces	243 commercial spaces	243 commercial spaces
Office	N/A	---	3 spaces	3 spaces
Residential	379 spaces	435 spaces	403 spaces	403 spaces
Total on-site parking	600 spaces	675 spaces	649 spaces	653 spaces
Additional parking	---	75 spaces	---	4 spaces
On-street metered parking space(s)	27 spaces	13 spaces	27 spaces	6 spaces

\*Requirements based on 2006 approval.

*Landscaping /open space*

<b>Location</b>	<b>Required</b>	<b>2006 Approval</b>	<b>2008 Proposal</b>
Landscaping / open space (on-site)	10,084 sq.ft. (min. 50% of setback encroachment)	15,325 sq.ft. (70% of setback encroachment)	10,105 sq.ft. (50.1% of setback encroachment)
Landscaping (rights-of-way)	---	6,421 sq. ft.	---
Total landscaping / open space	10,084 sq. ft.	21,746 sq. ft.	10,105 sq. ft.

*Architectural bonuses:*

<b>Bonus</b>	<b>Permitted</b>	<b>2006 Approval</b>	<b>2008 Proposal</b>
FAR (sq. ft.)	0.5 FAR	0.42 FAR	0.26 FAR
Height of building	20 ft.	2 floors/ 20 ft.	2 floors/ 20 ft.
Multi-family residential units	289 units	230 units	230 units

*Mixed-use:*

<b>Uses</b>	<b>Required CLUP Thresholds</b>	<b>2006 Approval*</b>	<b>2008 Proposal*</b>
Commercial (retail/restaurant)	Min. 8% (26,314 sq.ft.)	10.5% (36,147 sq.ft.)	11.3 % (37,055 sq.ft.)
Residential	Max. 85% (279,585 sq.ft.)	84.2% (290,477 sq.ft.)	84.9% (279,338 sq.ft.)
Total	---	100% (344,962 sq.ft.)	100% (328,924 sq.ft.)

*\*Calculations do not include back-of-house figures.*

### **Planning Staff’s Findings of Fact**

This section evaluates the application for consistency with the Zoning Code and Comprehensive Land Use Plan (CLUP). This evaluation provides findings of fact and recommendations for compliance with the above.

#### *Compliance with the Zoning Code*

Section 3-406 of the Zoning Code requires that the Planning and Zoning Board “shall review the application for conditional use approval (site plan review), consider the recommendation of staff and the Board of Architects, conduct a quasi-judicial public hearing on the application and recommend to the City Commission whether they should grant the approval, grant the approval subject to specific conditions or deny the application. The Planning and Zoning Board may recommend such conditions to the approval that are necessary to ensure compliance with the standards set out in Section 3-408.” Section 4-201 (D) through (M) of the Zoning Code provides the requirements and performance standards that proposed MXD projects must comply with, a summary of compliance has been provided as Attachment F.

#### *Site Plan Review Criteria*

The applicant’s plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 and staff’s findings are 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:* The purpose of the MXD is to provide for the planned development of the Industrial Section with the inclusion of multi-family residential units in exchange for public realm improvements and an emphasis on aesthetics and architectural design. This project satisfies those objectives and furthers the unified design of the landscaping/streetscape improvements and encourages further mixed-use redevelopment in the entire area south of the Village of Merrick Park.

- 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 MXD South Industrial District which allows and is intended to encourage the development of this property as a mixed-use project.

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

*Staff Comments:* The proposed project is bordered by commercial and industrial uses with the Metrorail running directly to the south. The redevelopment of this property will provide a mixed-use building with commercial uses and residential units.

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

*Staff Comments:* The project will transform the area for future mixed-use development and provide necessary landscaping and streetscape improvements along the public rights-of-way surrounding the property, as well as provide intersection improvements for the residential neighborhood nearby.

- 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 an MXD project is compatible and complies with the MXD Overlay District provisions and design criteria, and is consistent with the existing uses, scale and massing of the surrounding commercial buildings.

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

*Staff Comments:* The proposed development is sculpted with a mid-rise portion along LeJeune Road and increases in scale as it advances into the center of the MXD South Industrial District. A plaza is provided on the corner of LeJeune Road and Ponce de Leon Boulevard which provides openness adjacent to a major intersection.

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

*Staff Comments:* This proposal is designed utilizing mixed-use development standards and promotes pedestrian activity in a multi-modal transportation area which is beneficial to the health of the community. Additionally, this project will provide 15% of its rental units at below market rate prices, assisting City of Coral Gables seniors, residents and workforce, which will support the general welfare of the community.

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

*Staff Comments:* Proposed arcade will greatly improve pedestrian circulation and safety along LeJeune Road. Project will connect Granello Avenue to Ponce de Leon Boulevard for both pedestrian and vehicular circulation via a public alleyway with a paved sidewalk running parallel. All service access is provided from the alley, which also serves as a connection to the internal residential drop-off area.

- 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 Building and Zoning Department reviewed the project for concurrency and determined that there is adequate infrastructure available to support the project.

*Compliance with Comprehensive Land Use Plan Goals, Objectives and Policies*

Planning Department has reviewed the CLUP and finds the following CLUP Goals, Objectives and Policies are applicable and the following table provides determination/findings of fact to the consistency and inconsistency thereof.

Consistent CLUP Goals & Objectives and Policies are as follows:

<b>Ref. No.</b>	<b>CLUP Goal, Policy and Objective</b>	<b>Basis for consistency</b>
1.	<i>OBJECTIVE 1-1.2: CONTROL BLIGHT AND PROMOTE REDEVELOPMENT. Efforts shall be made to control blighting influences, and redevelopment shall be encouraged in areas experiencing deterioration. This Objective shall be achieved through the implementation of the following policies.</i>	This redevelopment project will transform an underutilized property and remove an existing used car sales parking lot from the area. This transformation will assist in further redevelopment and promote the area as a viable mixed use district with residential components.
2.	<i>OBJECTIVE 1-1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN. By the year 2010 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 70 to 35.</i>	The property is currently used for auto sales, repair and a used car parking lot. The redevelopment of this site as a mixed use project is consistent with the City's objective to promote residential components.
3.	<i>POLICY 1-1.3.2: APPLICATION OF BUFFERING TECHNIQUES. Uses designated in the plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering when located adjacent to or across the street from incompatible uses such as residential uses.</i>	The proposed project sculpts the development from ten (10) stories on the portions of the building located within the Industrial Section to six (6) and ten (10) stories for the portion of the building adjacent to LeJeune Road and across the street from existing low-rise commercial buildings. The applicant is also required to install the six (6) traffic improvements identified in the traffic study to improve traffic circulation around the project, and resurface and provide improvements along Granello Avenue and the Granello and Greco Avenue intersection. Landscaping and street trees are required around the entire perimeter of the site.
4.	<i>POLICY 1-1.3.3: LIMITATIONS OF POTENTIALLY DISRUPTIVE USES. Normally disruptive uses may be permitted on sites within related districts only where proper design solutions are demonstrated and committed to in advance which will be used to integrate the uses so as to buffer any potentially incompatible elements.</i>	This proposal internalizes all building service facilities and the pick-up/drop-off location with the use of private drives and the alleyway.

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Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
5.	<p><i>OBJECTIVE 1-1.7: DISCOURAGE URBAN SPRAWL. Discourage the proliferation of urban sprawl by amending the land development regulations to include a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas</i></p>	<p>This development encourages infill development and redevelopment while providing needed public realm improvements for the South Industrial MXD.</p>
6.	<p><i>POLICY 1.1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS. Encourage effective and proper development of employment centers of high quality which offer potential for local employment in reasonably close proximity to protected residential neighborhoods.</i></p>	<p>This mixed use development will further assist in developing this area as an employment center as it will provide for additional employment opportunities for residents of the building and surrounding neighborhood.</p>
7.	<p><i>POLICY 1-1.7.2: DEVELOPMENT OF UNDEVELOPED LAND. Encourage development of remaining undeveloped and vacant isolated parcels of developable property through identification and staff assistance in providing information as to appropriate uses permitted by Code and proper procedures to be undertaken to obtain the proper development orders.</i></p>	<p>A majority of this site is currently used as a surface parking lot for the storage of used cars for sale. The proposed mixed use project would result in the planned redevelopment of the site to the property's development potential.</p>
8.	<p><i>POLICY 1-1.7.5: REDEVELOPMENT OF THE INDUSTRIAL DESIGN CENTER. By January 2000, the City shall adopt land development regulations which encourage the development of the Industrial Design Center as a mixed use village (3243).</i></p>	<p>This project was designed in accordance with the MXD provisions and proposes a mixed use project including a residential component, which was an objective of the "village" concept.</p>
9.	<p><i>OBJECTIVE 1-1.8: ADEQUATE INFRASTRUCTURE FOR NEW DEVELOPMENT. Ensure land and resources area made available which are suitable for utility facilities and other infrastructure required to support proposed development.</i></p>	<p>The Concurrency Impact Statement (CIS) issued by the Building and Zoning Department indicates that the necessary levels of public service are currently available.</p>
10.	<p><i>OBJECTIVE 1-1.9: INNOVATIVE DEVELOPMENT REGULATIONS. Encourage sound innovation in development regulations which provide a continuing process to respond to community needs</i></p>	<p>This project utilizes the Code's MXD provisions available for the development of a commercial mixed use project containing multi-family residential units that would otherwise not be permitted by the underlying land use and zoning designations.</p>
11.	<p><i>POLICY 1-1.9.1: MIXED USE DOWNTOWN DEVELOPMENT. Encourage balanced mixed use developments in the downtown, which promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.</i></p>	<p>This project proposes a commercial mixed use project including both retail and residential components, and pedestrian amenities such as arcades, plazas, paseos and water features.</p>
12.	<p><i>POLICY 1-2.17 MIXED USE OVERLAY DISTRICT 3 (MXD3): The general intent of the MXD3 is to include a number of places to go and things to do within walking distance, including an assortment of uses including the following:</i></p> <ul style="list-style-type: none"> <li>• Residential;</li> <li>• Retail/Commercial;</li> <li>• Office;</li> <li>• Industrial; and</li> <li>• Public Open Spaces.</li> </ul> <p><i>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 environment.</i></p>	<p>This project was designed in accordance with this policy.</p>

Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency															
	<p><i>Utilization of a variety of architectural attributes and street level pedestrian amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional pedestrian areas.</i></p> <p><i>Properties assigned the MXD3 overlay, have the option of developing their property in accordance with the underlying land use.</i></p> <p><i>No single use may comprise of more than 85% of the MXD3 floor area ratio.</i></p> <p><i>Land development regulations shall determine the MXD3 location and area; residential densities up to 125 units per acre; height up to a maximum of 125 feet, which includes up to a maximum of 100 feet of habitable space and up to 25 feet for rooftop architectural elements; floor area ratio up to 3.5 maximum; providing specific design criteria; and public realm improvements to promote street level pedestrian activity including, but not limited to public open space, landscaping, street lighting, right-of-way and streetscape improvements; pedestrian, transit, and bicycle access; and other regulations deemed necessary.</i></p> <p><i>Mix of Uses</i></p> <p><i>The proportionate mix of uses of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.</i></p> <table border="1" data-bbox="284 1218 787 1444"> <thead> <tr> <th>Type of Use</th> <th>Minimum % of FAR</th> <th>Maximum % of FAR</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Retail/ Commercial</td> <td>8%</td> <td>40%</td> </tr> <tr> <td>Office</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Industrial</td> <td>0%</td> <td>5%</td> </tr> </tbody> </table> <p><i>A MXD may be permitted in Commercial Low Intensity (CL), Commercial Medium Intensity (CM), Commercial High Intensity (CH) and Industrial (I) land use categories.”</i></p>	Type of Use	Minimum % of FAR	Maximum % of FAR	Residential	0%	85%	Retail/ Commercial	8%	40%	Office	0%	85%	Industrial	0%	5%	
Type of Use	Minimum % of FAR	Maximum % of FAR															
Residential	0%	85%															
Retail/ Commercial	8%	40%															
Office	0%	85%															
Industrial	0%	5%															
13.	<p><b>POLICY 2-1.7.3: CONTROLLING THROUGH TRAFFIC MOVEMENTS.</b> <i>The City shall discourage through traffic in neighborhoods by use of traffic management techniques, including signage, landscape design and roadway design.</i></p>	<p>The applicant is required to install the six (6) traffic improvements identified in the traffic study to improve traffic circulation around the project, resurface and provide improvements along Granello Avenue and improve the Granello and Greco Avenue intersection.</p>															
14.	<p><b>POLICY 2-1.8.1: PROVIDE ROADWAY LANDSCAPING.</b> <i>The City shall provide landscaping along roadways to serve as visual and sound buffers and to maintain the quality of the environment within the City.</i></p>	<p>The proposed development provides streetscape improvements and landscaping, including street trees, around entire perimeter of the project and along both sides of Granello Avenue in accordance with the City's Master Streetscape Plan.</p>															
15.	<p><b>POLICY 3-1.2.6: COMPATIBILITY OF NEW DEVELOPMENT.</b> <i>New development shall be compatible with adjacent established residential areas.</i></p>	<p>The proposed project is not adjacent to any existing development that contains a residential component.</p>															

Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
16.	<i>OBJECTIVE 3-1.1: PROVIDE ADEQUATE AND AFFORDABLE HOUSING. Provisions for adequate and affordable housing for existing and future residents shall be made.</i>	The applicant has requested modification to the original affordable housing condition which staff has provided as a condition of approval.

*Staff Comments:* Staff's determination that this application is "consistent" with the CLUP Comprehensive Plan's goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff and site plan provisions incorporated by the applicant which address the City objectives for encouraging mixed use development in the Industrial Section, and the creation of an Industrial Design Center Village.

*Traffic Study*

The applicant's updated traffic study has been submitted to and reviewed by the Public Works Department. The Public Works Department, in conjunction with the applicant's traffic consultant, have agreed that the applicant shall provide the following traffic improvements:

- 1) Install northeast bound left turn lane on Ponce de Leon Boulevard at project alleyway.
- 2) Extend southwest right turn lane on Ponce de Leon Boulevard at LeJeune Road.
- 3) Install westbound left turn lane on Granello Avenue at LeJeune Road.
- 4) Reconfigure intersection at Granello and Greco Avenues.
- 5) Reconfigure intersection at Biltmore and Riviera Drives.
- 6) Install roundabout at Blue Road and Riviera Drive.

Improvements located on Riviera Drive are located in the residential neighborhood to the west and are not directly accessible from the project. These improvements have been proposed to provide a benefit to the neighbors whose commute times could see an impact from the proposed development.

The traffic improvements listed above are conditions of approval. A copy of the traffic study including the study's findings and conclusions is on file and available for review.

*Attainable (affordable) housing*

Pursuant to State statues, regional priorities, and the City's Comprehensive Land Use Plan (CLUP), the City is mandated to address its attainable (affordable) housing needs. The City of Coral Gables completed an Affordable Housing Study as analysis and background (staff has renamed the program "attainable housing" in order to better encompass the moderate income thresholds not typically associated with "affordable" housing). Accordingly, City staff has previously proposed and continues to strive for various attainable (affordable) housing strategies, including inclusionary zoning, linkage fees, and other programs, to meet the City's attainable (affordable) housing needs. In advance of a formal citywide program, the City is requiring that major residential developments dedicate a portion of their units to attainable (affordable) housing as part of the conditional site plan and review approval process.

The applicant has requested modification of the original affordable housing condition contained in Resolution No. 2006-146 in order to better define their obligations vis-à-vis attainable (affordable) housing. The original language, provided below, represents a standard condition tying applicable developments to future attainable (affordable) housing regulations.

*Section 1(e)(5). Affordable housing. The applicant agrees to comply with all legislation adopted by the City Commission, prior to or within one (1) year after the issuance of a building permit, to promote the provision and/or retention of affordable housing, as defined by the City Commission, related to the findings of the City’s Affordable Housing Study (April 2006).*

Staff has provided for the replacement of the condition above by recommending the following, more specific language:

- c. *Attainable (affordable) housing. The project shall provide adequate attainable (affordable) housing opportunities on-site; subject to the following:*
  - 1) *Priority shall be given to the City of Coral Gables’ senior citizens, residents, and workforce.*
  - 2) *The applicant, its successors, or assigns shall provide a minimum of 15% of the residential units to be set aside exclusively to households whose income does not exceed 100% of the City's median income, based on the data and methodology established and adjusted annually (January of each calendar year) by the U.S. Department of Housing and Urban Development (HUD).*
  - 3) *The maximum rental rates for these attainable (affordable) units shall follow the maximum rental rates for attainable (affordable) housing established and adjusted annually by HUD, to be based on 30% of 100% of the City's median income. This provision shall remain in effect for fifteen (15) years from the date of issuance of a Certificate of Occupancy for all units.*
  - 4) *The management and all corresponding costs associated with this program, including, but not limited to administration, monitoring, enforcement, etc., shall be the sole responsibility of the applicant, its successors, or assigns. The property owner shall submit an annual report to the City's Planning Department by January 1st of each year advising as to compliance with these provisions. All provisions contained herein shall be controlled via a restrictive covenant that is effective for fifteen (15) years from the date of issuance of a Certificate of Occupancy for all units.*
  - 5) *Should the project convert from rental to owner-occupied units within the fifteen (15) year timeframe, the maximum sales price of the attainable (affordable) units shall follow the maximum sales price for attainable (affordable) housing established and adjusted annually by HUD, to be based on 30% of 100% of the City's median income, and all other provisions herein shall continue to apply.*
  - 6) *Failure to satisfy any or all of these requirements shall result in enforcement measures and/or penalties as prescribed in Article 7 of the City’s Zoning Code.*

Application of the modified attainable (affordable) housing condition to the Gables Gateway project as recommended by Staff would result in the following:

<b>Gables Gateway Attainable (Affordable) Housing Program</b>			
	<b>Result</b>	<b>Methodology</b>	<b>Source</b>
<b>City of Coral Gables Median Household Income, 2006</b>	\$79,033	N/A	City of Coral Gables Development Department
<b>Total number of units</b>	230 units	N/A	Gables Gateway Site Plan
<b>Estimated rental rates for market units</b>	1br: \$1,940/month 2br: \$2,520/month	Local Market Comps range from \$1.9/ft to \$2.25/ft	Applicant analysis based on rental rates at other local rental developments of similar quality

<b>Gables Gateway Attainable (Affordable) Housing Program</b>			
<b>Number of attainable units</b>	<b>35 units</b>	15% of 230 total units	Gables Gateway Site Plan
<b>Maximum rental rates for attainable units</b>	<b>1br: \$1,482/month 2br: \$1,778/month</b>	30% of 100% median household income for 1 and 2 bedroom units	Applicant analysis based on 100% of City's median income
<b>Difference between market and attainable rates</b>	1br: \$458 2br: \$742	Market rate minus attainable rate	See above sources
<b>Maximum sales price for attainable units</b>	N/A	Gables Residential only owns rentals developments and does not sell individual units or convert rental units into the condominium form of ownership. Any sale of the project to a condominium converter would be subject to the restriction that the sales price for the attainable housing units be based on 30% of 100% of the City's median income at the time of sale, and any such conversion would require City staff and City Commission review and approval.	

Staff finds that the modified attainable (affordable) housing condition would help the City in meeting its affordable housing needs, and therefore recommends approval of Staff's proposed modification.

*Concurrency Management*

This project has been reviewed for compliance with the City's concurrency program. The Concurrency Impact Statement (CIS) issued by the Building and Zoning Department for the proposed development indicated that there is adequate infrastructure available to service the proposed project.

*DRC Comments*

This project was presented and reviewed by the Development Review Committee (DRC), at which time the applicant was provided the City's comments. Comments which were provided by those Departments have subsequently been satisfactorily addressed by the applicant.

**Summary of Findings of Fact**

The findings of fact that support the approval of the application include the following:

1. This proposal satisfies the Zoning Code's review criterion for an MXD project.
2. The proposed MXD project is "consistent" with the CLUP Goals, Policies and Objectives, as identified and presented in this report.
3. A commercial or industrial building of approximately the same size and massing could be constructed on this property as-of-right with Mediterranean design bonuses.
4. This proposal adds a residential component to support the adjoining commercial uses, and provides and promotes a "walkable" pedestrian environment.
5. The applicant has proffered off-site public ROW improvements including roadway resurfacing, reconstruction of sidewalks and landscaping along both sides of Granello Avenue and traffic calming improvements for the following intersections: Granello and Greco Avenues, Biltmore and Riviera Drives, and Blue Road and Riviera Drive.

**Gables Gateway – Mixed-Use Site Plan and Alley Abandonment and Vacation Review**

**February 13, 2008**

**Page 15 of 15**

6. Public ROW/public realm improvements shall be provided on all streets surrounding the property in compliance with the City Master Streetscape Plan.
7. The attainable (affordable) housing condition would help the City meet its affordable housing needs.
8. The applicant has satisfactorily addressed all comments provided by City Departments via the DRC process.

**Public Notification/Comments**

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

<b>Type</b>	<b>Explanation</b>
Neighborhood meeting	Completed 01.03.08
Courtesy notification of all property owners within 1,500 feet of the South Industrial MXD boundary	Completed 01.31.08
Newspaper ad published	Completed 01.28.08
Posted property	Completed 01.31.08
Posted agenda on City web page/City Hall	Completed 01.25.08
Posted staff report on City web page	Completed 02.08.08

697 public notices were mailed, including notices to all property owners inside the South Industrial Mixed Use District and within 1,500 feet of the South Industrial Mixed Use District. Notice was also provided advising of Planning and Zoning Board and City Commission hearing dates to those that attended and signed-in for the applicant's neighborhood meeting (Attachment G). The listing of property owners who returned the notification/comment form, including the date received, property owner's name, address, object/no objection/no comment and verbatim comments is provided as Attachment H.

Respectfully submitted,

Eric Riel, Jr.  
Planning Director

**Attachments:**

- A. Ordinance No. 1515.
- B. Applicant's submittal package.
- C. Draft Resolution – MXD Site Plan Review.
- D. Draft Ordinance – Alley and Abandonment and Vacation Review.
- E. Building and Zoning Department's Preliminary Zoning Analysis.
- F. Planning Department's MXD Compliance Table.
- G. Gables Gateway 01.03.08 Neighborhood Meeting sign-in sheet and minutes.
- H. Synopsis of comments received from property owners within 1,500 feet.

## ORDINANCE NO. 1515

AN ORDINANCE VACATING A CERTAIN PORTION OF THE ALLEY IN BLOCK 17, "INDUSTRIAL SECTION"; SETTING FORTH THE TERMS AND CONDITIONS UPON WHICH THE PORTION OF SAID ALLEY SHALL BECOME EFFECTIVE; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That that portion of a so-called "Alley" lying in Block 17, "Industrial Section", Coral Gables, Florida, according to the map or Plat thereof, recorded in Plat Book 28 at Page 22 of the Public Records of Dade County, Florida, which lies West of the East boundary line of Lot 76 in said Block 17, extended and projected to the South boundary line of Lot 9 of said Block 17, be and the same hereby is vacated, abandoned and discontinued for public use, effective, however, as set forth hereinafter.

SECTION 2. That the vacation of the portion of the "Alley" in Section 1 hereof shall become effective, when, as, and if the following things have been done and conditions have been met, namely:

- (a) The owners of Lots 1 to 18, inclusive, and Lots 76 to 88, inclusive, Block 17, "Industrial Section", Coral Gables, Florida, according to the map or Plat thereof recorded in Plat Book 28 at Page 22 of the Public Records of Dade County, Florida, shall enter into an agreement with the City of Coral Gables, Florida, which agreement in substance and form shall be approved by the City Attorney, and agreeing that said "Alley" shall be kept open, paved and maintained in first class condition with the public permitted to use the same to the same extent as the public may use any legally dedicated street, alley or highway.
- (b) That the owners of said property may, at their desire, close the vacated portion of said "Alley" as described in Section 1 hereof, provided they have made available for public use by a deed of dedication, Lot 10 in said Block 17, "Industrial Section", and have paved and otherwise in all respects made it available for public use as a method of ingress and egress, to the same extent as are all public streets and highways.
- (c) That said agreement shall provide that the relocation or removal of any utilities, lines or pipes and any and all other expenses necessitated in connection with the vacation of the area hereinbefore mentioned, as well as readying and maintaining the substitute therefore as a means of ingress and egress, shall be at the expense of the owners of the properties hereinbefore set forth and described.
- (d) That a strip, twelve feet in width, within the property vacated herein and described in Section 1 hereinabove, shall be reserved to the City of Coral Gables for utilities purposes, including, but not limited to, storm and sanitary sewers.

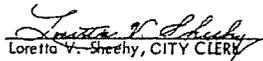
SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith hereby are repealed, but only insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS SEVENTH DAY OF DECEMBER, A.D. 1965.

APPROVED:

  
C. L. Dresser, MAYOR

ATTEST:

  
Loretta V. Sheehy, CITY CLERK

**CITY OF CORAL GABLES, FLORIDA****RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING AN AMENDMENT TO A MIXED USE SITE PLAN, FOR THE PROPOSED MIXED-USE PROJECT REFERRED TO AS “GABLES GATEWAY”, LOCATED ON PROPERTY LEGALLY DESCRIBED AS LOTS 1-23 AND LOTS 76-88, BLOCK 17, INDUSTRIAL SECTION (INTERSECTION OF LEJEUNE ROAD, GRANELLO AVENUE AND PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Application No. 12-07-042-P was submitted requesting a mixed-use (MXD) site plan and alley abandonment and vacation review for proposed amendments to a previously approved mixed-use project referred to as “Gables Gateway”, located on Lots 1-23 and Lots 76-88, Block 17, Industrial Section (intersection of LeJeune Road, Granello Avenue and Ponce de Leon Boulevard), Coral Gables, Florida; and,

**WHEREAS**, Application No. 05-05-346-P was granted approval for MXD3 site plan review on July 11, 2006 (Resolution No. 2006-146); and,

**WHEREAS**, the property known as “Gables Gateway” has, since approval, changed ownership and due to market conditions the current owner is proposing to provide rental residences; and,

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand five hundred (1,500) foot radius from the boundary of the Southern Industrial Mixed-Use District (MXD), a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 13, 2008, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at the February 13, 2008 Planning and Zoning Board meeting, the Board recommended approval of the proposed site plan and alley abandonment and vacation review subject to Staff conditions of approval (vote: \_-); and,

**WHEREAS**, As a part of the site plan review, the applicant is requesting to repeal Ordinance No. 1515, which was approved by the City Commission on December 7, 1965; and,

**WHEREAS**, the conditions of approval required for the previously approved “Gables Gateway” project remain in effect, with minor revisions, and with revised plan references; and,

**WHEREAS**, after notice of public hearing was duly published, a public hearing was held before the City Commission on February 26, 2008, at which hearing this item was presented, and all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, after notice of public hearing was duly published, a public hearing was held before the City Commission on \_\_\_\_\_, this item was presented and heard as a public hearing item and was approved by the City Commission (vote: \_-\_) subject to conditions;

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

In furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies, Zoning Code and other applicable City provisions the Gables Gateway Mixed Use Development shall be approved subject to all of the following conditions:

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

**SECTION 2.** That a request for review for an approval to permit the construction of a mixed-use project consisting of ground floor retail and multi-family residential units on Lots 1-23 and Lots 76-88, Block 17, Industrial Section (intersection of LeJeune Road, Granello Avenue and Ponce de Leon Boulevard), Coral Gables, Florida. The application shall be and it is hereby granted subject to the following conditions:

- a. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents:
  - 1) Site plan, landscape plan, building elevations and building program prepared by Behar Font and Partners, P.A., dated 12.22.07.
  - 2) Traffic impact study prepared by David Plummer & Associates, Inc., dated December 2005 and updated on November 2007.
  - 3) All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package, and proffered by the applicant’s representatives as a part of the review of the application at public hearings.
- b. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinance and resolution, the property owner, its successors or assigns shall submit a Restrictive Covenant for City Attorney review and approval outlining all conditions of approval required 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 in writing by the City Attorney after good cause as to why the time frame should be extended has been demonstrated by the applicant.
- c. Prior to the issuance of a building permit for the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
  - 1) Parking garage gates. No vehicular gates or similar devices shall be installed that prohibit public access and use of required commercial parking spaces during all hours that any commercial businesses are open.
  - 2) Parking spaces. The sale or leasing of parking spaces to any person, business or entity

- that is not a tenant or resident of this project shall be prohibited.
- 3) Retail parking spaces. Reservation of parking spaces for retail or commercial uses is prohibited.
  - 4) 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 of 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.
  - 5) Underground facilities master plan. Prepare and submit an Underground facilities master Plan for water, sewer, gas, electrical and other infrastructure facilities upon request by the Director of the Public Works Department for review and approval.
- d. Prior to the issuance of the final Certificate of Occupancy (CO), the property owner, its successors or assigns shall complete the following:
- 1) Traffic improvements. Provide the following traffic improvements, subject to the Public Works Director's review and approval:
    - i. Install northeast bound left turn lane on Ponce de Leon Boulevard at project alleyway.
    - ii. Extend southwest right turn lane on Ponce de Leon Boulevard at LeJeune Road.
    - iii. Install westbound left turn lane on Granello Avenue at LeJeune Road.
    - iv. Reconfigure intersection at Granello and Greco Avenues.
    - v. Reconfigure intersection at Biltmore and Riviera Drives.
    - vi. Install roundabout at Blue Road and Riviera Drive.
  - 2) Traffic calming and roadway improvements. In addition to the above traffic improvements the property owner, its successors or assigns shall 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.
  - 3) Attainable (affordable) housing. The project shall provide adequate attainable (affordable) housing opportunities on-site; subject to the following:
    - i. Priority shall be given to the City of Coral Gables' senior citizens, residents, and workforce.
    - ii. The applicant, its successors, or assigns shall provide a minimum of 15% of the residential units to be set aside exclusively to households whose income does not exceed 100% of the City's median income, based on the data and methodology established and adjusted annually (January of each calendar year) by the U.S. Department of Housing and Urban Development (HUD).
    - iii. The maximum rental rates for these attainable (affordable) units shall follow the maximum rental rates for attainable (affordable) housing established and adjusted annually by HUD, to be based on 30% of 100% of the City's median income. This provision shall remain in effect for fifteen (15) years from the date of issuance of a Certificate of Occupancy for all units.
    - iv. The management and all corresponding costs associated with this program, including, but not limited to administration, monitoring, enforcement, etc., shall be the sole responsibility of the applicant, its successors, or assigns. The property owner shall submit an annual report to the City's Planning Department by January 1st of each year advising as to compliance with these provisions. All provisions contained herein

- shall be controlled via a restrictive covenant that is effective for fifteen (15) years from the date of issuance of a Certificate of Occupancy for all units.
- v. Should the project convert from rental to owner-occupied units within the fifteen (15) year timeframe, the maximum sales price of the attainable (affordable) units shall follow the maximum sales price for attainable (affordable) housing established and adjusted annually by HUD, to be based on 30% of 100% of the City's median income, and all other provisions herein shall continue to apply.
  - vi. Failure to satisfy any or all of these requirements shall result in enforcement measures and/or penalties as prescribed in Article 7 of the City's Zoning Code.
- 4) Public access via Lot 9, Block 17, Industrial Section. Applicant shall provide perpetual public access via an easement from Granello Avenue through to Ponce de Leon Boulevard. Access shall be provided via Lot 9, Block 17, Industrial Section, in lieu of agreed upon dedication of Lot 10, Block 17, Industrial Section, as provided for in Ordinance No. 1515. All costs, including maintenance, of relocating the dedicated easement shall be at the expense of the applicant. Enforcement shall be via Restrictive Covenant and shall be subject to City Attorney review and approval. If the applicant does not exercise his right to construct the proposed project, Ordinance No. 1515 shall remain valid and enforceable.

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

**SECTION 2.** That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008.

APPROVED:

DONALD D. SLESNICK II  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

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**CITY OF CORAL GABLES, FLORIDA****ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA REPEALING ORDINANCE NO. 1515, VACATING A CERTAIN PORTION OF THE ALLEY IN BLOCK 17, INDUSTRIAL SECTION; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Ordinance No. 1515 was passed and adopted on December 7, 1965, providing for the owners of Lots 1-18, inclusive, and Lots 76 to 88, inclusive, Block 17, Industrial Section, Coral Gables, Florida, in agreement with the City of Coral Gables, to vacate a portion of the alley located within Block 17, provided the owner makes available for public use by a deed of dedication, Lot 10 of Block 17, Industrial Section; and,

**WHEREAS**, the applicant of the project referred to as “Gables Gateway” proposes to provide Lot 9 of Block 17, Industrial Section, as an easement in exchange for Lot 10 of same; and,

**WHEREAS**, at the February 13, 2008 Planning and Zoning Board meeting, the Planning and Zoning Board recommended approval of “Gables Gateway” site plan, with conditions, which includes the condition that the owner shall provide Lot 9, Block 17, Industrial Section, for public access (vote: \_-); and,

**WHEREAS**, after notice of a public hearing being duly published, the City Commission on February 26, 2008 approved on First Reading the proposed “Gables Gateway” site plan, with conditions, which includes the condition that the owner shall provide Lot 9, Block 17, Industrial Section, for public access (vote: \_-); and,

**WHEREAS**, after notice of a public hearing being duly published, the City Commission on \_\_\_\_\_ approved on Second Reading the proposed “Gables Gateway” site plan, with conditions, which includes the condition that the owner shall provide Lot 9, Block 17, Industrial Section, for public access (vote: \_-); and,

**WHEREAS**, it is the City’s desire that if the owners of Lots 1-18, inclusive, and Lots 76 to 88, inclusive, Block 17, Industrial Section, Coral Gables, Florida, do not develop the property in accordance with the site plans dated 12.22.07, and approved at the public hearings referenced above, that Ordinance No. 1515 shall remain valid and enforceable.

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

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

**SECTION 2.** Ordinance No. 1515, an ordinance vacating a certain portion of the alley in Block 17, Industrial Section, is hereby repealed and all City Staff conditions included with the site plan are granted via Resolution.

**SECTION 3.** If the owners of Lots 1-18, inclusive, and Lots 76 to 88, inclusive, Block 17, Industrial Section, Coral Gables, Florida, do not develop the property in accordance with the site plans dated 12.22.07, and approved at the public hearings referenced above, that Ordinance No. 1515 shall remain valid and enforceable.

**SECTION 4.** It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, the Coral Gables Zoning Code, or the Coral Gables City Code.

**SECTION 5.** All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

**SECTION 6.** All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 7.** If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 8.** This ordinance shall become effective \_\_\_\_\_, 2008.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008.

DONALD D. SLESNICK II  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

**ELIZABETH M. HERNANDEZ  
CITY ATTORNEY**

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***Building and Zoning Department - Preliminary Zoning Analysis  
MXD use Review Sheet – all mix use project require commission approval***

Project Name: Gables Gateway

Project address: 4585 Ponce de Leon Blvd  
(Le Juene and Granello)

Project Architect: Behar/Font Architects

Phone: 305-740-5442 phone

Fax: 305- 740-5443

BOA preliminary approval:

BOA Final approval:

MED bonus approval: Table 1:

Table 2:

Table 3:

DRC level 1:

DRC level 2:

Date of review: January 24, 2008

<b><i>CODE SECTION</i></b>	<b><i>REQUIRED</i></b>	<b><i>PROVIDED</i></b>
	Legal Description	Lots 84-88, Blk. 17, Coral Gables Industrial Section Lots 76-83, Blk. 17, Coral Gables Industrial Section Lots 1-23, Blk. 17, Coral Gables Industrial Section
	Zoning	“C” - Lots 84-88 – Blk 17 “I” – 76-83 and 1-23 – Blk 17
	Comprehensive Land Use Plan	Commercial - Low Rise Intensity 4 stories / 3.0 FAR – Lot 84-88 – Blk 17 Industrial – lots 76-83 and 1-23 – Blk 17
	Total Site area	100,845 sq. ft. need sq. ft verified and written on survey
Section 4-63 and Section 4-201 A-7-	Site specific standard do not apply if MXD is approved Section 4-201 A-7-e-3	Commercial – 6 stories / 72’-0” all Blk 17 Manufacturing – 3 stories / 45’-0” – lots 1-83 Blk 17

e-3		
	Off Site Parking	Yes (within the MXD district) N/A
	Distance from Principle Site	N/A
	Off Site Area	N/A
	Off Site Zoning	N/A
	Off Site Land Use	N/A
	Total of Site Areas	N/A
	Overlay Districts	Mediterranean , MXD
4-201-D-1 4-201-D-2 4-201-D-3	Minimum MXD site area 20,000 sq. ft. MXD district or MXD buildings. Minimum site area for an MXD project/building with North and South Industrial MXD as defined in the zoning map 10,000 sq. ft. and 100' frontage	100,845 sq. ft. put sq. ft. on survey
4-201-D-4	Lot Coverage	No minimum / No maximum
4-201-D-5	Minimum mixed use 8% of building or entire ground floor which ever is greater.	8% of building (FAR only) = 26,313 sq. ft. Ground floor = 100,845 sq. ft. Area of permitted ground floor uses = 37,849 sq. ft.
4-201-D-6	Mediterranean Architecture <b><u>(Overlay district only)</u></b>	<b><u>Mandatory for overlay districts only to be determined by city architect and BOA</u></b>
4-201-E-1	Bridges over right of way <b><u>(Overlay district only)</u></b>	Permitted if both side have same ownership. Only in an overlay district / N/A
4-201-E-2	Balcony and awning encroachment	Subject to applicable regulations
4-201-E-3	Permitted FAR	100,845 x 3.0 = 302,535 sq. ft.
	Med. Bonus FAR Max .05 / <b><u>Must comply with table 1 – table 2 and table 3 of MED bonus –</u></b>	100,845 x .05 = 50,422 sq. ft. Must be granted by BOA and city architect – show approval on preliminary and permit

	<u><i>this must be approved by BOA and city architect</i></u>	plans for table 1, 2 table 3 for setback relief
	Total Permitted FAR	352,957 sq. ft.
	Proposed FAR	328,924 sq. ft.
	Proposed area of ground floor uses.	Building 37,849 sq. ft. Retail
4-201-E-4	Permitted No. of Floors	No minimum or maximum for MXD – <u><i>CLUP governs stories / floors</i></u>
4-201-E-5	Floor to floor height	As per the FBC
4-201-E-6	Permitted Height	Industrial up to 100’-0” CLD up to 75’-0” Manufacturing 45’-0” Commercial up to 100’-0”
CLUP	Land Use Height	Commercial - Low Rise Intensity - 50’-0” / 77’-0” with MED . Industrial – 72’-0” / 99’-0” with MED
CLUP	Land Use No. of Stories	Commercial - Low Rise Intensity - 4 stories or 6 stories with MED Industrial – no stories stated
	Proposed Height	Building - 99’-0” “I” use / 72’-2” “C” use
	Proposed No. of Stories	Building - 10 stories “I” use / 6 stories “C” use
4-201-E-7	Height of Arch Element Permitted CLD up to 15’0”- N/A Commercial and Industrial up to 25’-0” Manufacturing up to 10’-0” - N/A	Below allowable height 77 + 25 = 102 / proposed 99’-0” 99 + 25 = 124 / proposed 116’-0”
4-201-E-8	Height adjoining residential <u><i>(Overlay district only)</i></u>	45’-0” for 100’-0” feet of the adjacent right of way line + 10’-0” for arch elements / N/A
4-201-E-9	Number of building per site	No minimum or maximum required
4-201-E-10	Retail street frontage Minimum 50% of frontage on front street	(Ponce.) Proposed = 145 ln. ft. (Granello) Proposed = 356 ln. ft.

	Required $949 \times .50 = 474$ ln. ft.	Total = 501 ln. ft.
4-201-E-11	Retail or public street frontage Minimum 40% of frontage on side street Required $221 \times .40 = 88'-4''$ ln. ft	Required $221 \times .40 = 88'-4''$ ln. ft. (Salzedo) Proposed = 230 ln. ft.
4-201-E-12	Retail frontage on alleys	None required
4-201-E-13	Density Permitted 125 units per acre $100,845/43560 = 2.31$ acres $\times 125 = 289$ units	Units – 230
4-201-E-14	<b>Setbacks</b>	
	Required	Proposed
	Front (Ponce and Granello)	
	0'-0" up to 45'-0" above 45'-0" high 10'-0"	0'-0" up to 43'-0" / 10'-0" after 43'-0"
	Side Street (Le Juene)	
	15'-0"	15'-1"
	Interior side 0'-0"	2'-0"
	Rear Alley 0'-0"	0'-0"
4-201-E-15	Setback relief requested	No
4-201-E-15	Amount of building in required setback area	N/A
4-201-E-15	Required open space (50%) (setback encroachment $\times$ 50%) Minimum required area (500 sq. ft)	N/A
4-201-E-15	Setback relief / Vertical Building Stepback Required <b><u>10'-0" after 3 stories or 45'-0" whichever is less on all facades</u></b>	N/A

4-201-E-16	Setback adjoining residential uses All property abutting a residential land use or district shall be 15'-0". No reductions may be requested	N/A
4-201-E-17	Street frontage - No minimum or maximum in the overlay district / 100' for industrial north-south overlay with 10,000 sq. ft lot	N/A – 609 provided
4-201-F-1	Maximum linear length of arcade or loggia <b><u>(required for overlay district only)</u></b> 80% of the length of the building or as per approved site plan (1,193 lf x 80% = 954 ln. ft.)	Proposed length of arcade or loggia 967 lf – <b><u>(required for overlay district only) / over by 13 sq. ft. requires site plan approval</u></b>
4-201-F-2	Architectural Relief Elements on all sides of the Building	<b><u>To be determined by BOA and city architect</u></b>
4-201-F-3	All support services located within the building	Yes
4-201-F-4	Facade breaks at 100 foot intervals	<b><u>To be determined by BOA and city architect</u></b>
4-201-F-5	Decorative street lighting provided ( max 35'-0" in height)	Show on plans <b><u>(to be approved by public works)</u></b>
4-201-F-6	Building lighting	<b><u>Requires Planning, Planning and zoning board and Commission approval – indicate if this is being used</u></b>
4-201-F-7	Landscape lighting	Is encouraged
4-201-F-8	Storage - Prohibited outside the building	Not outside storage provided
4-201-F-9	Overhead doors - Shall not face residential	N/A
4-201-F-10	Paver treatment included at driveway entrances, crosswalks and (sidewalks a minimum of 25 % of the paved surface)	<b><u>To be determined and approved by public works and public services</u></b>
4-201-F-11	Parking Garage - Shall include exterior	<b><u>To be determined by BOA and city architect</u></b>

	architectural treatment compatible with building	
4-201-F-12	Pedestrian access orientation - Main entrance oriented towards front property line	Pedestrian access on Granello and Ponce
4-201-F-13	Required pedestrian amenities (All elements must be provided)	
	Benches	10 shown
	Information Kiosks	1 shown
	Lighting	Shown
	Bike racks	3 shown
	Refuse Containers	0 shown
	Sidewalk pavement treatment	Shown
	Statuary	1 shown
	Street crosswalk paver treatment	<b><u>To be coordinated with public works</u></b>
	Wall mounted fountains	6 shown
	Water fountains / water features	2 shown
4-201-F-14	Pedestrian design features at street level only Display windows Landscaping Architectural building design features	<b><u>To be determined by BOA and city architect</u></b>
4-201-F-15	Pedestrian pass through for each 250 feet of building frontage. 10'0" minimum 20'0" combined $681 / 250 = 2.7$ 3 required	1 provided – 10'-0" 1 provided – 20'-0"
4-201-F-16	Porte cochere on front property line (prohibited)	
4-201-F-17	Roof top screening	Yes
4-201-G-1	Landscape improvements in right of way as per Article 5 Division 11 , sec 5-1104 and sec 5-1105 A and C C districts – 10% min 10'-0" wide 75% may be paved with pervious material 28 large shade trees per acre and 224 shrubs per acre 1 palm or medium shade tree in the alley for every 35'-0" (25% may be palms) and 1 shrub per every 3 linear	<b><u>Must be approved by Public Works and Public services</u></b>

	feet of alley	
	Right of way planting requirements if no City Streetscape Master Plan One tree per 35 feet of right of way frontage. $(1,193)/35 = 34$ 1 shrub per 1 lf of right of way frontage = 1,193 25% may be palm trees.	<b><u>Must be approved by Public Works</u></b>  27 shade (Oaks) - <b><u>5 short</u></b> 2 palms <b><u>Shrubs not shown</u></b>
	Median planting must comply with 5-1105-A-4 - Is a median possible?	Is a median possible? <b><u>Must be determined and approved by Public Works and public services</u></b>
	General Landscaping requirements to comply with Section 5-1104 A 1 thru 11	To comply at permit
MED BONUS Table 1	MXD landscape requirement – 10% of site = $100,845 \times 10\% = 10,084$ sq. ft.	<b><u>Provide landscape plan to be able to calculate – must comply or be mitigated</u></b>
4-201-H-1	Bicycle storage 1 ten foot rack per 250 parking spaces Required: 3	3 provided
4-201-H-2	Boats and trailer shall be parked with an enclosed garage	N/A
4-201-H-3	A 6” curbing required on all streets abutting the project?	indicated
4-201-H-4 5-1409-D 5-1402-B	Loading spaces / non residential floor area Less than 100,000 sq ft – 0 100,000 – 199,999 – 1 200,000 – 299,999 – 2 300,000 – 399,999 – 3 Each additional 100,000 – add 1 10 x 25 x 14 high 0 required	3 provided
4-201-H-5 5-1409-B-1	Parking	
	1/250sq. ft. Office / 794	3.1 spaces

	1/250 sq. ft. retail 29,055 retail + 11,707 BOH = 40,762 / 250 = 163.0 spaces	163.0
	1/100 sq. ft. restaurant - 8,000 / 100 sq. ft	80.0
4-201-H-9 5-1409-B-1	Residential units Eff, 1 bed, 2 bed x 1.75(230) = 402.5	402.5
	Total Required Parking 402.5 + 80 + 163 + 3 = 649	653 <b><u>(30 spaces in alley must be approved by public works)</u></b>
	<b><u>Surplus</u></b> / Deficit	4 spaces
4-201-H-6	On street parking	<b><u>Must be determined and approved by Public Works</u></b>
4-201-H-7	Parking garages No ground floor parking is allowed fronting a primary street	Complies
4-201-H-8	Parking space may be assigned	N/A
4-201-H-10	Surface parking Prohibited on front primary streets	N/A
4-201-H-11	Valet parking <b>(required for overlay district only)</b> Valet drop off must be on site. In overlay districts tandem and stacking prohibited	No tandem or lifts provided for valet
4-201-I-1	Trash room location A/C Fully enclosed and lockable	In the building - <b><u>Must be approved by waste management</u></b>
4-201-J-1	Signs As per Article 5 Division 19	Under separate permit
4-201-K-1	Alley and street vacation	<b><u>Must be determined and approved by Public Works</u></b>
4-201-K-2	Driveways – Access must be from a side street or	<b><u>Access from front street – does not comply 4 curb cuts provided</u></b>

	alley	
4-201-K-3	Sidewalks Min. 4'-0" Connect to one another/ separated from vehicular traffic	<b><u>Must be determined and approved by Public Works</u></b>
4-201-L-1	Underground utilities All utilities must be installed underground as per Article 5, Division 22	<b><u>Must be determined and approved by Public Works</u></b>
4-201-L-2	Above ground utilities Must be screened and comply with Division 5, Article 11 and 18	<b><u>Must be determined and approved by Public Works</u></b>
4-201-M-1	Configuration of land Parcel shall be contiguous	<b><u>Alley – To be determined by planning</u></b>
4-201-M-2	Easement – City may request them as a condition for approval	N/A
4-201-M-3	Encroachment into public right of way	<b><u>Light on arcade- Must be determined and approved by Public Works</u></b>
4-201-M-4	Live work units	N/A
4-201-M-5	Public Realm improvements <b>(required for overlay district only)</b>	N/A – <b><u>To be determined by planning</u></b>
	Notes	
		<p>1. Commercial requirements 4-302 – FOR REFERENCE ONLY</p> <ul style="list-style-type: none"> <li>• FAR 3.0</li> <li>• Minimum parcel less than 45'-0" high 2500 sq. ft</li> <li>• Minimum parcel over 45'-0" high 200 street frontage and 20,000 sq. ft.</li> <li>• Minimum parcel dimension 25w x 100d</li> <li>• Setback</li> <li>• Front 15'-0" or less 0'-0" above 15'-0" 10'-0" at cornice line/parking pedestal or 40'-0"</li> <li>• Interior Side 45'-0" or less 0'-0" above 45'-0" – 15'-0" + 1' for each 3' above 45'-0"</li> </ul>

		<ul style="list-style-type: none"> <li>• Side street -15'-0"</li> <li>• Rear – alley 0'-0" no alley 10'-0"</li> <li>• Canal 35'-0"</li> <li>• Height – as per comp land use plan or site specific</li> <li>• Height within 100'-0" of SFR or MF1 3 stories 45'-0"</li> <li>• Mix use – 8% commercial</li> <li>• Parking - office 1/ 300 – retail 1/250 /</li> </ul>
		1. Further review required
		2. MED bonus to determined by City Architect and Board of Architects - MXD must satisfy all of table 1 and 8 out of 12 on table 2/ C must satisfy all of table 1 and 8 out of 12 on table 2.
		<ol style="list-style-type: none"> <li>3. Provide legal description and survey</li> <li>4. Have block put on survey</li> <li>5. Coordinate total land and provide on survey</li> <li>6. Have lots put on survey</li> <li>7. Provide a large size original survey</li> <li>8. Survey shows university concourse instead of Ponce de Leon</li> <li>9. Provide restrictive covenant in lieu of unity of title</li> <li>10. Provide documentation of alley vacation</li> <li>11. Parking of alley requires approval from public works</li> <li>12. Indicate all mechanical rooms and stairs in roof this counts in FAR</li> <li>13. Indicate height to the highest part of the roof</li> </ol>
		14. Refer to highlighted area in review for additional information required

**Planning Department MXD Compliance Table  
Zoning Code Section 4-201 D Thru M  
Application No. 12-07-042-P, “Gables Gateway”**

Table 1.

<i>Reference</i>	<i>Individual building(s)</i>	<i>Overlay District</i>	<i>Type</i>	<i>Requirements</i>	<i>Compliance Determination</i>	<i>Comments</i>
<b>D. Performance standards.</b>						
1.		✓	Minimum site area for an MXD District.	Twenty-thousand (20,000) square feet.	N/A	Designation of an MXD District is not proposed.
2.	✓		Minimum site area for an MXD project/building.	Twenty-thousand (20,000) square feet.	Complies	Project is located in South Industrial MXD, and has street frontage of 950 feet and a site area over 100,000 square feet.
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.	N/A	Provision is only necessary for projects with less than 20,000 square feet.
4.	✓	✓	Lot coverage.	No minimum or maximum.	Complies	
5.	✓	✓	Mixed use percentages.	Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.	Complies	Entire ground floor, representing 11.3% of entire project is provided.
6.		✓	Mediterranean architecture.	Mandatory for MXD overlay districts only.	Complies	Approved by Board of Architects on 01.24.08.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
E. Building regulations.						
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.	N/A	No bridges proposed.
2.	✓	✓	Encroachments for balconies, awnings, etc.	Subject to applicable regulations.	Complies	Shall be subject to all required regulations.
3.		✓	Floor area ratio.	Up to 3.5 with Mediterranean architecture.	Complies	3.26 FAR proposed.
4.	✓	✓	Floors.	No minimum or maximum required.	Complies	
5.	✓	✓	Floor-to-floor height.	The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Complies	Required to comply with the Florida Building Code (see zoning analysis).
6.		✓	Height.	<p>The permitted heights for habitable space for the following underlying zoning designations shall be as follows:</p> <ul style="list-style-type: none"> <li>• Up to a maximum of one hundred (100) feet in an Industrial District.</li> <li>• Underlying Commercial Limited District. Up to a maximum of seventy five (75) feet.</li> <li>• Manufacturing uses shall be limited to forty-five (45) feet.</li> </ul> <p>Commercial District up to a maximum of one hundred (100) feet.</p>	Complies	<p>Proposed heights:</p> <p>Underlying Industrial District – 99'-0"</p> <p>Underlying Commercial District – 72'-2"</p>
7.	✓	✓	Heights of architectural elements, etc.	<p>The permitted height of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations shall be as follows:</p> <ul style="list-style-type: none"> <li>• Commercial Limited District: up to a maximum of fifteen (15) feet.</li> <li>• Industrial and Commercial Districts: up to a maximum of twenty-five (25) feet.</li> </ul> <p>Manufacturing uses shall be limited to ten (10) feet.</p>	Complies	<p>Proposed heights with architectural elements:</p> <p>Underlying Industrial District – 116'-0"</p> <p>Underlying Commercial District – 99'-0"</p>

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
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.	N/A	Property is not adjacent to residential zoning district.
9.	✓	✓	Number of buildings per site.	No minimum or maximum required.	Complies	
10.	✓	✓	Retail frontage on streets.	Minimum of fifty (50%) percent of the linear street frontage shall include retail use frontage.	Complies	
11	✓	✓	Retail frontage on side streets.	Minimum of forty (40%) percent of the linear street frontage shall include retail use frontage or public realm land area (i.e. plazas, courtyards open space, etc.).	Complies	
12	✓	✓	Retail frontage on alleys.	No minimum or maximum required.	Complies	
13.		✓	Residential density.	Up to a maximum of one hundred and twenty-five (125) units per acre.	Complies	230 units proposed, which is 100 units per acre.
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	See Zoning Analysis.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
15.	✓	✓	Setback reductions.	<p>Reduction in setbacks. Setbacks may be reduced subject to the following standards:</p> <p>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 landscape area on the private property. The open space is subject to the following:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet.</li> <li>• Include both hard and softscape landscape improvements and pedestrian amenities.</li> <li>• 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.</li> <li>• Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.</li> </ul> <p>Vertical building setbacks. A vertical setback of a minimum of ten (10) feet shall be provided above the height of three (3) floors or forty-five (45) feet (whichever is less) on all façades. Additional setbacks may be requested to further reduce the potential impacts of the building bulk and mass.</p>	N/A	Reductions not being requested.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
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.	N/A	Property does not abut a residential zoning district.
17.		✓	Street/lot frontage.	No minimum or maximum.	N/A	
F. Design regulations.						
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 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.	Complies	
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.	Complies	Proposal was reviewed by the City Architect and preliminarily approved by the Board of Architects on 01.24.08.
3.	✓	✓	Building support services.	All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	Complies	
4.	✓	✓	Facades.	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.	Complies	Proposal was reviewed by the City Architect and preliminarily approved by the Board of Architects on 01.24.08.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
5.	✓	✓	Lighting (street).	Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: <ul style="list-style-type: none"> <li>• Light fixtures/poles up to thirty-five (35) feet in height.</li> <li>• Subject to all other applicable City code provisions.</li> </ul>	Complies	Shown on proposed site plans (See Zoning Analysis).
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.	Complies	
7.	✓	✓	Lighting (landscaping).	Lighting in the form of uplighting of landscaping is encouraged.	Complies	Provision is not a requirement.
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.	Complies	Shall be required to comply with this provision through Code Enforcement.
9.	✓	✓	Overhead doors.	Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	N/A	Property is not abutting any residential zoning district.
10.	✓	✓	Paver treatments.	Paver treatments shall be included in the following locations: <ul style="list-style-type: none"> <li>• Driveway entrances.</li> <li>• Crosswalks.</li> <li>• Sidewalks. Minimum of twenty-five (25%) percent of paving surface.</li> </ul>	Complies	To be determined and approved by public works and Public Services (See Zoning Analysis).
11.	✓	✓	Parking garages.	Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	Complies	Proposal was reviewed by the City Architect and preliminarily approved by the Board of Architects on 01.24.08.
12.	✓	✓	Pedestrian access orientation.	All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies	Shown on proposed site plans.
13.	✓	✓	Pedestrian amenities.	Pedestrian amenities shall be provided on both private property and/or public open spaces including	Complies	Shown on proposed site plans (See also Zoning Analysis).

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				<p>but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Benches.</li> <li>• Information kiosks.</li> <li>• Lighting.</li> <li>• Bike racks.</li> <li>• Refuse containers.</li> <li>• Sidewalk pavement treatments.</li> <li>• Statuary.</li> <li>• Street crosswalk paver treatments.</li> <li>• Wall mounted fountains.</li> <li>• Water fountains and other similar water features.</li> </ul> <p>All pedestrian amenities shall be permanently secured to the ground surface.</p> <p>Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p>		
14.	✓	✓	Pedestrian design features for building frontages (street level only).	<p>On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</p> <ul style="list-style-type: none"> <li>• Display windows or retail display area;</li> <li>• Landscaping; and/or,</li> <li>• Architectural building design features.</li> </ul> <p>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.</p>	Complies	Shown on proposed site plans.
15.	✓	✓	Pedestrian pass-throughs/ paseo.	<p>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>	Complies	2 pedestrian pass-throughs are proposed; 1 – 20' in width and 1 – 10' in width (See also Zoning Analysis).

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				<ul style="list-style-type: none"> <li>• Minimum of ten (10) feet in width.</li> <li>• Include pedestrian amenities as defined herein.</li> </ul> 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.		
16.	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited on front property line or primary street.	Complies	None proposed.
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 applicable requirements of these regulations.	Complies	Shown on proposed site plans.
G. Landscaping.						
1.	✓	✓	Landscape open space.	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	Complies	Must be approved by Public Works and Public Services (See Zoning Analysis).
H. Parking/vehicle storage.						
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.	Complies	3 bike racks provided (See Zoning Analysis).
2.	✓	✓	Boats, trailers, etc.	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	N/A	None proposed.
3.	✓	✓	Curbing.	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and	Complies	Shown on proposed site plans.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.		
4.	✓	✓	Loading/unloading areas.	<p>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	Shown on proposed site plans.
5.		✓	Nonresidential uses.	<p>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	See Zoning Analysis.
6.	✓	✓	On-street parking.	<p>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>	Complies	Must be determined and approved by Public Works (See Zoning Analysis).
7.	✓	✓	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	Complies	

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.  Parking facilities shall accommodate pedestrian access to all adjacent street(s) and alleys.		
8.	✓	✓	Parking space limitations.	Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.	Complies	
9.	✓	✓	Residential uses.	Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	Complies	
10.	✓	✓	Surface parking areas.	Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies	
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.	Complies	Residential drop-off area provided in the interior of the building.
I. Sanitation and service areas.						
1.	✓	✓	General.	In accordance with Article 5, Division 17	Complies	Shall be required to comply.
J. Signs.						
1.	✓	✓	General.	In accordance with Article 5, Division 19.	Complies	Shall be required to comply.
K. Streets and alleys.						
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.	Complies	Applicant has requested alley abandonment and vacation review.
2.	✓	✓	Driveways.	Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including	Complies	Garage entrances are accessed via Granello Avenue and all other vehicular

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				<p>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.</p> <p>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.</p>		access is provided via public alleyway.
3.	✓	✓	Sidewalks.	<p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking 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>	Complies	Shown on proposed site plans.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
L. Utilities.						
1.	✓	✓	Underground utilities.	All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	Complies	Shall be required to comply.
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.	Complies	Shown on proposed site plans.
M. Miscellaneous						
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	Entire property is contiguous.
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 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.	Complies	Applicant is relocating easement via alley abandonment and vacation review and MXD provisions require undergrounding of all utilities.
3.	✓	✓	Encroachments into public rights-of-way.	Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: <ul style="list-style-type: none"> <li>The property owners shall be responsible for all</li> </ul>	N/A	None proposed.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				<p>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.</p> <ul style="list-style-type: none"> <li>• The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.</li> </ul>		
4.	✓	✓	Live work units.	<ul style="list-style-type: none"> <li>• Live work units shall satisfy all applicable building code and fire and life safety code requirements at time of completion.</li> <li>• 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.</li> <li>• The nonresidential space of a live work unit may be expanded to include the nonresidential space of an abutting live work unit if the applicant meets all applicable building codes.</li> <li>• Changes in use to allow for nonresidential uses shall be required to pay impact and water fees, meet the applicable building codes, and the parking requirements.</li> <li>• Operation of live work unit.               <ul style="list-style-type: none"> <li>○ Prior to the issuance of an Occupational License for a nonresidential use, the applicant shall apply for a change in use permit if the unit was previously designated as a live work unit as part of</li> </ul> </li> </ul>	N/A	

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				<p>a development approval.</p> <ul style="list-style-type: none"> <li>o Deliveries for nonresidential uses in the live work unit shall be limited to the hours of 8:00 AM to 8:00 PM.</li> <li>o Live work units shall not be used for storage of flammable liquids, or toxic hazardous materials which means any and all materials, substances, waste or chemicals classified under applicable governmental laws, rules or regulations as hazardous or toxic substances, materials, waste or chemicals.</li> </ul>		
5.		✓	Public realm improvements.	<p>Responsibility. All property owner(s) that desire to develop pursuant to these regulations shall be required to fund, install, and maintain all public realm improvements required herein on private property as well as those required from the property boundary to the centerline of all contiguous public rights-of-way. A property owner may also provide public realm improvements up to the property line on the far side of rights-of-way abutting his/her property. These improvements as identified in the "Master Streetscape Plan" and "Underground Facilities Master Plan" include, but are not limited, to the following: landscaping; paving; signage; street furniture; public right-of-way improvements; and undergrounding of all utilities.</p> <p>Any other abutting property owner who subsequently develops property abutting an improved public realm area pursuant to these provisions shall reimburse the property owner who funded the improvements the pro rata share attributable to his property based on street or alley frontage along with the amount of interest</p>	Complies	Applicant is providing various public realm improvements, required in the conditions of approval, which are shown on proposed site plans.

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				<p>permitted by this provision. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements.</p> <p>Property owners who develop property abutting already improved public realm areas shall restore the public realm areas to their condition prior to the commencement of construction. The costs of such restoration shall not affect the total amount of reimbursement which another abutting property owner may be entitled to under this section.</p> <p>Administration of improvements. Prior to issuance of a building permit for construction, the property owner(s) shall provide surety equating to one hundred (100%) percent of the costs for completion of all improvements. The monies shall be deposited into a "Mixed Use District Public Realm Improvements Fund" (hereinafter referred to as the "Fund") and disbursed by the City according to this section. The pro rata share of each property owner's contribution to the fund shall be based on its street frontage measured in linear feet or other means of equitable distribution. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements. The City shall also collect an administrative fee as authorized by Florida Statutes for the administration and implementation of the Fund. Invoices submitted by the developer to the City in connection with the public realm improvements shall be paid by the City from the Fund. The City's Public Works Department shall monitor construction and disperse the monies from the Fund based upon completion of work and</p>		

Table 1.

Reference	Individual building(s)	Overlay District	Type	Requirements	Compliance Determination	Comments
				<p>in compliance with the Master Streetscape Plan and Underground Facilities Master Plan.</p> <p>Underground utility provisions. Underground utilities shall be installed pursuant to an Underground Facilities Master Plan which will be prepared by the Public Works Department in cooperation with the Planning Department. The necessary support facilities for the installation of all underground utility facilities, including but not limited to utility vaults and transformers shall be located on private property. Property owners will receive an FAR credit equivalent to the amount of space occupied by the necessary utility facility.</p> <p>Easements. The property owners shall provide easements to all applicable utility companies for the installation and maintenance of underground utilities.</p> <p>Alternative funding mechanism. A Special Taxing District or Special Assessment District may be created pursuant to Florida Statutes to fund the installation and maintenance of underground utilities and all public realm improvements.</p>		
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	

Gables Gateway  
Neighborhood Meeting  
Sign In

<u>Name</u>	<u>Address</u>
Lucille McKey	4615 PONCE DE LEON
Victor Rossinsky	ORR 4573 Ponce
Alfonso Jimenez	461 Loretto AVE CORRAL GABLES FL 33146
John Forbes	4565 Ponce de Leon #100 CG 33146
Ann Duncan	4750 Jefferson
Elizabeth Stone	425 Cadagua Ave
Bob Dwan	604 Cadagua Ave
<del>John</del> John Morison	4720 Jefferson
Ike Fisher	4601 Ponce #300

# Greenberg Traurig

## Memorandum

**TO:** Mr. Eric Riel  
Coral Gables Planning Director

**FROM:** Mario J. Garcia-Serra, Esq.

**DATE:** January 22, 2008

**RE:** Gables Gateway / January 3rd Neighborhood Meeting

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The Neighborhood Meeting to discuss the new proposed Gables Gateway project was convened at approximately 6:10 p.m. on January 3, 2008, at the office of the project architects, Behar Font and Partners, located at 4533 Ponce de Leon Boulevard. Approximately 12 neighboring property owners were in attendance and the following individuals were in attendance on behalf of the applicant: Omar del Rio (Gables Residential), Robert Behar and Patrick Valent (project architects), Mario Garcia-Serra (land use / zoning counsel), Sonia Schreffler Bogart (traffic engineer). Scot Bolyard, of the City of Coral Gables Planning Department, was also in attendance on behalf of the City.

After a short introduction of the project team by Mr. Garcia-Serra and an explanation as to why the meeting was being held, Mr. Behar gave a presentation of the proposed project. In response to questions and comments by the neighboring property owners, Mr. Behar emphasized the reduced height of the project on the Le Jeune Road side of the property as well as the various pedestrian amenities being proposed. Mr. del Rio responded to questions regarding the ownership of the project and potential retail tenants while Mr. Garcia-Serra responded to questions regarding the necessary zoning approvals as well as the “attainable housing” component of the project.

To: Mr. Eric Riel  
Coral Gables Planning Director  
From: Mario J. Garcia-Serra, Esq.  
Date: January 22, 2008  
Re: Gables Gateway / January 3rd Neighborhood Meeting

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The majority of the comments and questions by the neighboring property owners regarded traffic impacts so Ms. Schreffler Bogart made a presentation regarding the various traffic improvements proposed as part of the project. The meeting attendees expressed support in particular for the traffic calming circles proposed for the single family neighborhood to the west of the project site and one of the commercial property owners requested that the median extension along Le Jeune Road not block the ability of northbound motorists to make a left hand turn into this property.

All of the neighboring property owners in attendance expressed their support for the project with the exception of one gentleman who refused to provide his name or sign the sign in sheet. The meeting concluded at approximately 7:30pm.

February 8, 2008

City of Coral Gables - Planning Department

Letters Received from Property Owners

Application No. 12-07-042-P- Mixed-Use (MXD) Site Plan and Alley Abandonment and Vacation Review  
Gables Gateway

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	02/07/08	John C. Nordt 4720 Le Jeune Road Coral Gables, FL 33146		X	X	
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						