

# City of Coral Gables Planning Department Staff Report

**To:** Honorable Planning and Zoning Board Members

**From:** Planning Department

**Date:** April 9, 2008

**Subject:** **Application No. 03-08-058-P. Amendments to Conditions of Approval.** Reconsideration of previously approved Ordinance No. 3608 of the City Commission of Coral Gables which approved a mixed-use project (Gables Rental Apartment Hotel/St. George) on Lots 13-34 and east 7 feet of Lot 35, Block 18, Section "K", Coral Gables, Florida [bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east)], Coral Gables, Florida; whereas, the applicant desires to amend two conditions which include the removal of a self-imposed provision restricting the maximum length of stay for hotel occupants and a modification to provide commercial use in place of a restaurant on the ground floor, the approval and all other conditions of approval contained in Ordinance No. 3608 and the Restrictive Covenant shall remain in effect; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.

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## **Recommendation**

The Planning Department recommends approval of the proposed amendments to Ordinance No. 3608 and the Declaration of Restrictive Covenant.

## **Background**

The applicant is requesting removal of a provision restricting the maximum length of stay for hotel occupants and modification to provide commercial use in place of a restaurant on the ground floor. See Attachment A for the applicant's letter of intent.

A copy of the draft Ordinance with proposed amendments in ~~strike through~~/underline format is provided as Attachment B. The adopted Ordinance No. 3608 is provided as Attachment C.

On December 17, 2002 the City Commission approved (vote: 3-2) a change of land use and zoning for a mixed-use project consisting of a 3,481 square foot restaurant, 123 unit extended stay hotel and 99 residential units with a maximum permitted building height of 97 feet. The December 17, 2002 City Commission Cover Memos are provided as Attachments D & E.

Since that time the applicant submitted building plans to the Building and Zoning Department where the applicant has applied for and received building permits. The City Attorney has advised that because permits have been submitted that the project is still regulated by the previous Zoning Code.

**Proposed Amendments**

The applicant is requesting to amend Ordinance No. 3608 and the Declaration of Restrictive Covenants tied to the development approval of this project. The applicant is requesting the removal of a self-imposed restriction limiting the length of stay for an extended stay hotel occupant. The length of stay for extended stay hotel occupants will be regulated by established Zoning Code provisions. The applicant is also requesting a modification to provide commercial use in place of a restaurant on the ground floor. This change has no effect on the project other than reducing the required amount of parking due to the fact that restaurants require more parking than general commercial use.

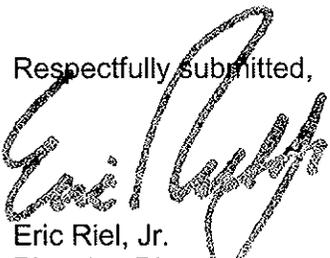
The Planning Department recommends approval of the amendments as they are minor in nature and do not affect the project's height or massing.

**Public Notification/Comments**

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

<b>Type</b>	<b>Explanation</b>
Courtesy notification of all property owners within 1,000 feet of subject property	Completed 03.27.08
Certified notification letter mailed to adjoining property owners	Completed 03.27.08
Newspaper ad published	Completed 03.27.08
Posted property	Completed 03.27.08
Posted agenda on City web page/City Hall	Completed 04.04.08
Posted Staff report on City web page	Completed 04.04.08

Staff notified all property owners within 1,000 feet of the subject property to advise them of the request and provide an opportunity to comment on the application. The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment F. The property has also been posted to advise of the Planning and Zoning Board meeting date.

Respectfully submitted,  
  
Eric Riel, Jr.  
Planning Director  
City of Coral Gables

**St. George – Amendments to Conditions of Approval**

**April 9, 2008**

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Attachments:

- A. Applicant's Letter of Intent.
- B. Draft Ordinance amending Ordinance No. 3608.
- C. Ordinance No. 3608.
- D. December 17, 2002 City Commission Cover Memo (Change of Land Use).
- E. December 17, 2002 City Commission Cover Memo (Change of Zoning and Site Plan).
- F. Synopsis of comments received from property owners within 1,000 feet.

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*Guilford & Associates, P.A.*  
*Attorneys at Law*

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CORAL GABLES, FLORIDA 33134  
TEL (305) 446-8411  
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March 27, 2008

Mr. Scot Bolyard  
Planning  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

Re: St. George / 2020 Salzedo St. / Ordinance 3608

Dear Mr. Bolyard,

We represent Gables Centre, LLC, relative to the above-referenced property. We are proposing make two modifications to Ordinance 3608 passed and adopted by the City of Coral Gables on December 17, 2002 and the Declaration of Restrictive Covenant.

First, we would like to delete the provision regarding the maximum length of stay by an individual or entity. Paragraph "4g" of the Ordinance provides that the developer/owner must adhere to section 3-6 (ff) of the Coral Gables zoning code and the Declaration of Restrictive Covenant provides exact time limitations. It is my understanding, that the developer placed this restriction upon itself in order to know how many times a year a room would turn over. Under the new zoning code all references have been removed regarding the maximum and minimum lengths of stay. In addition, the proposed modification will promote a more stable occupancy for this portion of the project and will better satisfy market demand based upon historical length of stay. The 2007 Corporate Housing Industry Report provides that the average stay at an extended stay hotel is in excess of sixty (60) days. As such, we are requesting that this provision be deleted from the Ordinance and the Declaration of Restrictive Covenant.

Further, we are requesting a clarification and or a slight modification to the "Whereas" clauses in both Ordinance 3608 and the Declaration of Restrictive Covenant, related to the building program for the development. Currently, the Ordinance and the Declaration of Restrictive Covenant provides that there will be a 3481 square foot restaurant. We are requesting a modification to change the word restaurant to commercial use. The elimination of a restaurant will provide additional parking in the building.

Scott Bolyard, Planning  
March 27, 2008  
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Once you have had a chance to review the above, please call me in order that we can discuss the same. Thanking you for your courtesy and cooperation in this regard.

Very Sincerely,  
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.

**AMENDED**

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 3608**

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", BY PROVIDING FOR A CHANGE OF ZONING FROM "XA-15", APARTMENT TO "CB", COMMERCIAL ON LOTS 13-24, AND MIXED-USE SITE PLAN REVIEW ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K", (NO ADDRESS – BOUNDED BY SALZEDO STREET AND NAVARRE AVENUE AND MINORCA AVENUE), CORAL GABLES FLORIDA; SUBJECT TO CERTAIN CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot ~~restaurant~~ feet of commercial space, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the construction of the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002 recommended approval of the change in zoning and site plan on first reading.

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

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street

and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
  - a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
  - b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
  - c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
  - d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.
2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.
3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
  - a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.
  - b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
  - c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
  - d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
  - e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
  - f) Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
  - g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
  - h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.

- i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.
  - j) Both hotel guests and apartment residents shall have access to the 4<sup>th</sup> floor recreation deck.
  - k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
  - l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.
4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
  5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS                      DAY OF                      A.D., 2002.

APPROVED:

DONALD D. SLESNICK, II  
MAYOR

ATTEST:

YOLANDA AGUILAR  
CITY CLERK

**CITY OF CORAL GABLES, FLORIDA****ORDINANCE NO. 3608**

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", BY PROVIDING FOR A CHANGE OF ZONING FROM "XA-15", APARTMENT TO "CB", COMMERCIAL ON LOTS 13-24, AND MIXED-USE SITE PLAN REVIEW ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K", (NO ADDRESS – BOUNDED BY SALZEDO STREET AND NAVARRE AVENUE AND MINORCA AVENUE), CORAL GABLES FLORIDA; SUBJECT TO CERTAIN CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot. restaurant, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the construction of the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002 recommended approval of the change in zoning and site plan on first reading.

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

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby

approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
  - a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
  - b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
  - c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
  - d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.
2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.
3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
  - a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.
  - b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
  - c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
  - d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
  - e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
  - f) Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
  - g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
  - h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
  - i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.

- j) Both hotel guests and apartment residents shall have access to the 4<sup>th</sup> floor recreation deck.
  - k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
  - l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.
4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
  5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF DECEMBER, A.D., 2002.

(Motion moved by Vice Mayor Withers/Seconded by Commissioner Kerdyk)  
 (Commissioner Anderson/Commissioner Cabrera voting no)  
 (3/2 Vote)

APPROVED:

DONALD D. SLESNICK, II  
 MAYOR

ATTEST:

YOLANDA AGUILAR  
 CITY CLERK

APPROVED AS TO FORM AND  
 LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ  
 CITY ATTORNEY



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**December 17, 2002**

**ITEM TITLE:**

**Application No. 08-01-020-P, Second Reading.** Request to consider a change of land use from “Residential Use (Multi-Family) Medium Density” and “Commercial Use, Mid-Rise Intensity”, to “Commercial Use, High-Rise Intensity”, on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section “K”, Coral Gables, Florida [bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east)]. The change of land use is a pre-requisite for a zoning change to permit the construction of a proposed mixed-use project consisting of 3,481 square foot restaurant, 123 unit extended stay hotel and 99 residential units.

**RECOMMENDATION OF THE CITY MANAGER:**

Recommendation for approval of the applicant’s request for a change of land use from “Residential Use (Multi-Family) Medium Density” and “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity” on the property legally described as Lots 13-34 and East 7 feet of Lot 35, Block 18, Section “K”, Coral Gables, Florida. This proposed change of land use is a pre-requisite for a change of zoning and site plan review for the proposed mixed-use project to be known as the “Gables Rental Apartment-Hotel” consisting of restaurant, hotel and residential uses.

**BRIEF HISTORY:**

Please find listed below a summary of the progress of the project:

- The proposed commercial mixed-use project was originally presented to the Local Planning Agency (Board on March 13, 2002), at which time the Board forwarded the proposal to the Commission with “no recommendation”, (Vote: Ayes:1/Nays: 3).
- The Commission was presented the proposal on May 14, 2002, at that time the proposal was referred back to the Board for further consideration.
- The applicant presented a revised plan to the Board on July 24, 2002 for discussion purposes only. The Board identified issues at that meeting that they requested be addressed prior to re-submittal.

The issues and comments the Board brought forward at that time were:

- More height needed to be moved away from the Navarre Avenue side of the project to the Minorca Avenue side.
- Removal of the roof-top tennis court and continue to wrap the building around onto the Minorca Avenue side.
- The vertical wall along Navarre Avenue needed to be stepped back.
- Street section drawings comparing building height along Navarre and Minorca Avenues needed to be provided. The street section should include existing buildings and the proposed project, and should show the distance between buildings and comparison of the cornice heights.
- A study showing the massing of the surrounding buildings also needed to be provided.
- An on-street parking plan which indicates the number of parking spaces gained/lost due to the

proposed project needed to be provided.

- Provide a comparable massing study – depicting the existing properties, versus, the proposed project.
- Address the relocation of an existing pedestrian crosswalk on Salzedo Street including the cost, the pedestrian circulation plan supporting the location that it is to be moved to.

On October 9, 2002, the Planning and Zoning Board recommended approval, (Vote: Ayes: 6 / Nays: 0).

This project is consistent with the Comprehensive Plans Goals, Objectives and Policies, specifically those addressing the need to discourage urban sprawl and encourage infill and mixed-use downtown development. Although the proposed building is ten stories and requires a change of land use, the proposed maximum height of the building is only 97', which meets Code requirements for an eight story building. Also, the location of uses within the proposed building conforms to the commercial and multi-family residential land use designations that currently existing on the property.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
May 14, 2002		City Commission referred proposal back to the Planning and Zoning Board for further consideration.

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
March 13, 2002	Local Planning Agency/Planning and Zoning Board	Forwarded to the Commission with “no recommendation” (Vote: Ayes: 1/Nays: 3).
July 24, 2002	Planning and Zoning Board	Presented as a discussion item. Board identified issues and requested resolution prior to re-submittal.
October 9, 2002	Local Planning Agency/Planning and Zoning Board	Approved Change in Land Use and Site Plan with Staff Conditions and the Parking Covenant be limited to 10 years or when the construction of Lot No. 6 occurs, whichever occurs first. (Vote: Ayes: 6 / Nays: 0 )

**FINANCIAL INFORMATION: (If Applicable) N/A**

<b>No.</b>	<b>Amount</b>	<b>Account No.</b>	<b>Source of Funds</b>
1.			
<b>Total:</b>		<b>APPROVED BY:</b>	

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
February 7, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
February 28, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
May 4, 2002	Ad giving Notice of Comprehensive Plan Amendments Public Hearing.
September 26 & October 2, 2002	Ad Notice of Public Hearing.
November 1, 2002	Ad giving Notice of Public Hearing.
December 5, 2002	Ad giving Notice of Public Hearing.

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

**ATTACHMENT(S):**

- Exhibit A. Draft Ordinance.
- Exhibit B. October 9, 2002, Staff Report (to Local Planning Agency) regarding Change in Land Use, (with Attachments B – I).
- Exhibit C. October 9, 2002, Staff Report (to Planning and Zoning Board) regarding Change in Zoning and Site Plan (with Attachments A & B).
- Exhibit D. Applicant Binder.
- Exhibit E. October 9, 2002, LPA and Planning and Zoning Board meeting minutes (with Attachments A-E).
- Exhibit F. Updated Public Comments Summary.
- Exhibit G. Advertisements/Public Notices.



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**December 17, 2002**

**ITEM TITLE:**

**Application No(s). 080-01-020-P and 12-01-030-P, Second Reading.** Request to consider change in zoning from "XA-15", Apartment to CB", Commercial on Lots 13-24 and mixed-used site plan review on Lots 13-34 and east 7 feet of Lot 35, Block 18, Section "K", Coral Gables, Florida [bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east)]. The change of zoning and site plan are required to permit the construction of a proposed mixed-use project to be known as the "Gables Rental Apartment- Hotel".

**RECOMMENDATION OF THE CITY MANAGER:**

Recommendation for approval of the change of zoning with conditions of the proposed project for Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", Coral Gables, Florida for the following:

- Change of zoning from "XA-15", Apartment to "CB", Commercial (Lots 13-24); and
- To permit the construction of a ten (10) story mixed-use project for a 1.42 acre parcel consisting of a 3,481 sq. ft. restaurant, 123 extended stay hotel rooms and 99 residential units with a 381 space parking garage, (Lots 13-34 and East 7 feet of Lot 35).

In furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies and the provisions for site plan review when considering a change of zoning, the recommendation is subject to the following conditions of approval:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
  - a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
  - b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
  - c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
  - d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.
2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.
3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
  - a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.

- b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
  - c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
  - d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
  - e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
  - f) Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
  - g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
  - h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
  - i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.
  - j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.
  - k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
  - l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.
4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

**BRIEF HISTORY:**

See "Brief History" section of accompanying Agenda Item.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
May 14, 2002		City Commission referred proposal back to the Planning and Zoning Board for further consideration.

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
March 13, 2002	Local Planning Agency/Planning and Zoning Board	Forwarded to the Commission with "no recommendation" (Vote: Ayes:1/Nays: 3).
July 24, 2002	Planning and Zoning Board	Presented as a discussion item. Board identified issues and requested resolution prior to re-submittal.
October 9, 2002	Planning and Zoning Board	Approved Change in Zoning and Site Plan with Staff Conditions as modified. (Vote: Ayes: 6 / Nays: 0)

**FINANCIAL INFORMATION: (If Applicable) N/A**

No.	Amount	Account No.	Source of Funds
1.			
<b>Total:</b>		<b>APPROVED BY:</b>	

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
February 7, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1,000 feet.
February 28, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1,000 feet.
July 11, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1,000 feet.
July 11 & 17, 2002	Ad giving Notice of Public Hearing.
September 26, 2002	Property Owner Public Hearing Courtesy Notification to all properties within 1,000 feet.
September 26 & October 2, 2002	Ad giving Notice of Public Hearing.
November 27, 2002	Request to Publish Ad giving Notice of Public Hearing.

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

**ATTACHMENT(S):**

- Exhibit A. Draft Ordinance.
- Exhibit B. October 9, 2002, Staff Report (to Planning and Zoning Board) regarding Change in Zoning, (with Attachments A & B).
- Exhibit C. October 9, 2002, Staff Report (to Local Planning Agency) regarding Change in Land Use, (with Attachments B – I).
- Exhibit D. Applicant Binder (refer to Applicant Binder in Change in Land Use package).
- Exhibit E. October 9, 2002, LPA and Planning and Zoning Board meeting minutes (with Attachments A-E).
- Exhibit F. Updated Public Comments Summary
- Exhibit G. Advertisements/Public Notices.

**April 3, 2008**  
**City of Coral Gables - Planning Department**  
**Letters Received from Property Owners**  
**Application No. 03-08-058-P Amendments to Conditions of Approval**  
**St. George**

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	4/01/08	H&M Investment Realty LLC 318 Majorca Ave # 304 Coral Gables, FL 33134		X	X	
2.	3/30/08	Vilma Banks 410 Zamora Ave Coral Gables, FL 33134		X	X	