



**City of Coral Gables
CITY COMMISSION MEETING
July 25, 2022**

ITEM TITLE:

Ordinances on Second Reading. Comprehensive Plan Map Amendment, Zoning Map Amendment, and Planned Area Development (PAD).

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map and Mixed-Use Overlay District Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 3 through 5 and Lots 18 through 20, and from "Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for Lot 6, Block 36, Douglas Section, and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" to include Lots 6 and 17 of said Block 36 (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," for Lots 3 through 5 and Lots 18 through 20, from Mixed-Use 2 (MX2) District to Mixed-Use 3 (MX3) District, and for Lot 6, Block 36, Douglas Section, from Multi-Family 2 (MF2) District to Mixed-Use 2 (MX2) District; and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" to include Lots 6 and 17 of said Block 36 (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue); providing for a repealer provision, severability clause, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "1505 Ponce" on the property legally described as Lots 1 through 6 and Lots 17 through 22, Block 36, "Douglas Section" (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Resolution. Conditional Use Review for Mixed-Use.

4. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "1505 Ponce" on the property legally described as Lots 1 through 6 and Lots 17 through 22, Block 36, "Douglas Section" (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their June 21, 2022, meeting recommended approval with Staff's conditions of the proposed Comprehensive Plan Map Amendments, Zoning Map Amendments, Planned Area Development (PAD), and Conditional Use Review for Mixed-Use Site Plan (5-0). The Board also recommended continuance of the Receipt of Transfer of Development Rights (TDRs) request.

BRIEF HISTORY:

At the June 28, 2022, meeting, the Commission requested the following changes to be incorporated into the conditions of approval or submittal plans:

1. Landscape: The expected high quality of landscape was clarified in the conditions of approval. The Applicant has also updated the plans to use Liriope, Juniper, and Purple Queen instead of green island ficus.
2. Transfer of Development Rights (TDRs): The Applicant intends to purchase unused development rights from City historic buildings to fund capital projects of high public benefit. After negotiations, the request will be reviewed by the Historic Preservation Board, Planning & Zoning Board, and the City Commission as a receiver site.
3. Off-street remote parking: The street design for all streets has been updated to only include bump-outs at the intersections and allow tree plantings within curbside planting strips. The total anticipated loss of on-street parking has been included in the Applicant's updated plans and provided as Exhibit A. Any remote residential parking accommodated on-site as recommended by the North Ponce Community Master Plan will be determined by the City Commission.
4. Additional Traffic Calming: A raised intersection at the main entrance of Phillips Park at Menores and Galiano and the clarification that all traffic calming will be by City standards has been added to the Conditions of Approval for the PAD and Mixed-Use Site Plan draft ordinances.

A covered trolley stop is also proposed at the corner of Ponce de Leon Boulevard and Menores Avenue.

No other changes have been made since First Reading.

The proposed project referred to as "1505 Ponce" is a mixed-use project with ground floor live/work units and is located in the North Ponce area on Ponce de Leon Boulevard, between Mendoza and Menores Avenues. The property is currently occupied by one 1920's apartment building – which was recently designated as a local historic landmark – and vacant land. It consists of twelve platted lots, totaling approximately 67,892 square feet (1.55 acres). The proposed building consists of 10,500 square feet of retail space, 7 live-work units on the ground level, 80 residential units on upper levels, 318 parking spaces, with 20,144 sq. ft. of public landscaped area including a garden/dog park and linear plaza on Ponce de Leon Boulevard. The proposed building height is 16-stories at 190 feet.

The Applicant is proposing Comprehensive Plan Map amendments, Zoning Code map amendments, Planned Area Development (PAD), Receipt of Transfer of Development Rights (TDRs), and Conditional Use Site Plan review.

Site Date

| Type | Current Zoning (MX3, MX2, MF2) | Required/Permitted | Proposed |
|---|---|--|---|
| Building Site | | 20,000 sq. ft. | 67,892 sq. ft. |
| | | 1 acre for PAD | 1.558 acres |
| Landscaped Open Space (ground-level outdoor area, which is open to the sky) | MF2: 25% MX2/3: 10% | Landscaped open space required for a PAD shall be not less than (20%) of the PAD site. | 29.6% (all on-site and open to the sky) |
| Density (MX2/3: 1.432 ac; MF2: .126 ac) | Currently: 8 units (unoccupied) MF2: 6 units (50 u/a w Med Bonus) MX2/3: 179 units | 125 units per acre (195 units) | 80 units (not incl. 7 townhouse / live/work units) |
| FAR (MX2/3: 62,392 sq. ft.; MF2: 5,500 sq. ft.) | MF2: 2.0 = 11,000 sf MX2/3: 3.0 = 124,784 sf | 3.0 = 203,676 sq. ft. | |
| FAR w/ Med Bonus I | MF2: 2.2 = 12,100 MX2/3: 3.2 = 137,262 MF2: 2.5 = 13,750 | 3.2 = 217,254 sq. ft. | |
| FAR w/ Med Bonus II | MX2/3: 3.5 = 218,372 | 3.5 = 237,622 sq. ft. | 4.375 = 297,027 sq. ft. (incl. 59,405 sf of TDRs) |
| Mix of Uses | | 8% ground floor commercial (23,762sf min) 85% max residential (252,473sf max) | 23,764sf retail (8%, incl. live/work / townhouses) 252,473sf Residential (85%) |
| Setback | Current Zoning (MX3, MX2, MF2) | Required/Permitted | Proposed |
| Principal front | MF2: 10' MX2/3: 0' | MX3: 0' | 30' (Ponce) |
| Side Streets | MF2: 10' MX2/3: 0' | MX3: 0' Next to NPCO: 10' | 10' (Menores and Mendoza) |
| Interior Rear | 10' | 20' abutting NPCO | 60' from NPCO to new building Existing 5'-11" from NPCO to historic building |
| Stepback | Current Zoning (MX3, MX2, MF2) | Required/Permitted | Proposed |
| Principal front | MF2: 10' above 45' 30' above 97' (Ponce) | MX3: 30' above 97' | +/- 96'-6" above 45' (Ponce) |
| Side Street | MF2: 10' above 45' MX2/3: 10' above 45' | 10' above 45' | 10' (Menores and Mendoza) |
| Rear | 10' above 45' (MX) Additional stepbacks above 70' as required by BOA (North Ponce MXD) | Additional stepbacks above 70' as required by BOA (North Ponce MXD) | +/- 5' above 45' |
| Building Height | | | |
| Principal Building | MF2: 70' MX2: 70' MX3: 150' | 150' | 16 stories / 190' |
| Med Bonus I | MF2: 87.5' / 7 stories | 163.5' / 14 stories | |

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|---|--|----------------------------|----------------------------|
| | MX2: 87.5' / 7 stories MX3: 163.5' / 14 stories | | |
| Med Bonus II | MF2: 97' / 8 stories MX2: 97' / 8 stories MX3: 190.5' / 16 stories | 190.5' / 16 stories | |
| Parking | | 269 spaces required | 318 spaces provided |
| Retail @1/300sf (23,920sf) | | 79 | |
| 2BR @1.75/unit (31 units) | | 54 | |
| 3BR @2.25/unit (49 units) | | 110 | |
| Townhouse @1/unit + 1/350sf (7 units) | | 26 | |
| Bicycle parking @ 1/ 4 units (87) + 1/20,000sf comm. (23,920sf) | | 23 | 27 |

Planning & Zoning Board Meeting

At the June 21, 2022, Planning & Zoning Board meeting, the Board members discussed the proposed mixed-use project and potential benefit to the vacant property in the North Ponce area. The Board recommended continuance of the proposed receipt of Transfer of Development Rights (TDRs) (5-0), as the Applicant agreed to complete the TDR process within 6 months of the site plan approval. Therefore, the Commission is not considering the Transfer of Development Rights at this time.

The Planning & Zoning Board also recommended approval (5-0) with the following changes to the conditions of approval:

- Refine the provided off-street remote residential parking available for nearby residents from 20 spaces to twice (2x) the net amount of lost on-street parking and further study of the street design with proposed bump-outs; and
- Update the requirement to underground overhead utilities to allow the City Manager or their designee to extend the completion of power and communication overhead utilities on Ponce de Leon Boulevard from the issuance of the Temporary Certificate of Occupancy to the final Certificate of Occupancy.

The applicant's submittal is provided as Exhibit A. The draft Ordinance for the Comprehensive Plan Map amendments is provided as Exhibit B. The draft Ordinance for the Zoning Code Map amendments is provided as Exhibit C. The draft Ordinance for the Planned Area Development (PAD) designation is provided as Exhibit D.

PUBLIC NOTIFICATIONS:

| Date | Form of Notification |
|-------------|---|
| 05.23.22 | Applicant Neighborhood Meeting. |
| 06.08.22 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting. |
| 06.10.22 | Planning and Zoning Board legal advertisement. |
| 06.15.22 | Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. |
| 06.15.22 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for First Reading. |

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| 06.21.22 | City Commission meeting agenda posted on City webpage. |
| 07.12.22 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property. |
| 07.15.22 | City Commission Legal Advertisement. |
| 07.19.22 | City Commission meeting agenda posted on City webpage. |

EXHIBITS:

- A. Applicant's updated plans.
- B. Draft Ordinance – Comprehensive Plan Map Amendments.
- C. Draft Ordinance – Zoning Code Map Amendments.
- D. Draft Ordinance – Planned Area Development (PAD).
- E. Draft Resolution – Mixed-Use Site Plan (Conditional Use).