



**City of Coral Gables
CITY COMMISSION MEETING
June 28, 2022**

ITEM TITLE:

Ordinance on Second Reading. Alley Vacation, Zoning Code Text Amendment, and PAD.

1. An Ordinance of the City Commission of Coral Gables approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the east-west public alleyway lying between lots 1-12 and lots 35-46, Block 10, Coral Gables Crafts Section, according to the plat thereof recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida; providing for substitute perpetual access and utility easement, setting forth terms and conditions; providing for an effective date. (LEGAL DESCRIPTION ON FILE)
2. An Ordinance of the City Commission of Coral Gables, Florida providing for a Text Amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing the number of stories and height limitations for the property legally described as Lots 1-12 and lots 35-46, Block 10, Coral Gables Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
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 mixed-use project referred to as "Regency Tower" on property legally described as Lots 1-12 and lots 35-46 including the public alleyway lying in between, Block 10, and lots 1-4, Block 15, Coral Gables Crafts Section (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue, and 2701 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

Resolution. TDR's Receiving Site, Conditional Use Review.

4. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for the Mixed-Use project referred to as "Regency Tower", on property legally described as Lots 1-12 and lots 35-46 including the public alleyway lying in between, Block 10, and lots 1-4, Block 15, Coral Gables Crafts Section (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue, and 2701 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
5. Resolution of the City Commission of Coral Gables, Florida granting approval for Conditional Use Mixed-Use Site Plan pursuant to Zoning Code Section 2-200 "Mixed Use Districts" for a mixed-use

project referred to as “Regency Towers” on property legally described as Lots 1-12 and lots 35-46 including the public alleyway lying in between, Block 10, and lots 1-4, Block 15, Coral Gables Crafts Section (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue, and 2701 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

DEPARTMENT HEAD RECOMMENDATION:

Approval, with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their March 9, 2022 meeting discussed and recommended approval with conditions of the proposed project.

1. Alley Vacation, vote: 5-0
2. Zoning Code Text Amendment, vote: 5-0
3. Planned Area Development (PAD), vote: 5-0 with condition that the Park would be donated to the City
4. Transfer of Development Rights (TDRs) as receiving site, vote: 5-0
5. Conditional Use for Mixed-Use Site Plan, vote: 5-0 with condition that additional screening would be provided for the garage, to be reviewed by staff.

BRIEF HISTORY:

On May 31, 2022, at first reading, the City Commission discussed the appropriateness of the Paseo located at the east end of the project. The project is seeking PAD approval, per the Zoning Code, Section 2-500.B.3.h(iv) “Design Requirements”, states that *“Where necessary and appropriate to enhance public pedestrian access, no block face shall have a length greater than two hundred and fifty (250) feet without a public pedestrian passageway or alley providing through access.”*

The Applicant amended the ground floor design and eliminated the paseo. Since the project was granted Mediterranean design bonus, it went to the Board of Architects (BOA) for review and approval of the proposed revision. On June 16, 2022, the BOA deferred the project with the following comments:

- Reincorporate the paseo
- Reincorporate direct access and view of courtyard from Almeria Avenue
- Alternatively, relocate paseo to the eastside of the courtyard

Staff has also reviewed the revised plan and added a condition, that structure in area of alley shall supported on piles. Pile caps, grade beams or piles shall not encroach into the alley. Utilities shall be located in the perpetual access easement.

The Applicant seeks to redevelop the existing Mercedes Benz auto dealership site located east of Salzedo Street between Valencia Avenue to the north and Sevilla Avenue to the south. The project is a mixed-use high-rise building referred to as “Regency Tower”. The project consists of 174 residential units on the upper levels, a 4,500 square foot restaurant on the ground level, and a parking structure with 389 parking spaces. The proposed building height is 18-stories at 204’-8” to the top of roof, 239’-8” to the top of ornamental tower. A 10,000 square foot public park will be provided on the corner parcel located immediately south (2701 Salzedo Street).

The project includes:

1. Project site is 1.74 acres (76,000 sq. ft. which includes the 6,000 sq. ft. alley)
2. 18-stories at 204'-8" to the top of roof, 239'-8" to the top of ornamental tower
3. FAR – 4.375
4. 174 residential units
5. 4,500 square feet restaurant
6. 389 parking spaces
7. 10,000 square foot public park

The Applicant is proposing a PAD designation to allow flexibility in the following requirements of the underlying zoning district.

- Transfer of Development Rights (TDRs) receiving site designation for the corner parcel 2701 Salzedo Street, located outside the boundaries of CBD but part of the overall PAD.
- Building height: Increase building height to 18 stories at 204'-8" to the top of the roof and 239'-8" to the top of architectural tower.
- Rear Setback: Reduce the rear setback from the required 10 feet to zero;
- Stepbacks: Reduce stepbacks (above 45 feet) on all sides from the required 10 feet to zero;
- Encroachments: Right-of-way encroachments on Valencia and Almeria Avenue for awnings, canopies, decorative moldings, which projections vary from 8 inches to maximum of 6 feet; and

The Applicant is also requesting Conditional Use Approval for Mixed Use site Plan.

Site Plan Information

Standard	Required/Permitted		Proposed/Provided
Building Site Note: This application also incl. alley vacation approx. 6,000 sq. ft.	20,000 sq. ft.		70,000 sq. ft. + 6,000 sq. ft. alley TOTAL = 76,000 sq. ft.
	1 acre for PAD which shall be contiguous and unified parcel		1.74 acres including alley
	Land Use	Zoning	
Parcel 1-4 (lots 1-9)	Commercial High-Rise	MX-3	
Parcel 9 (lots 37-46)	Commercial High-Rise	MX-3	
Parcel 5-8 (lots 10-12, lots 35-36)	Commercial Mid-Rise	MX-2	
Parcel 10 (2701 Salzedo)	Commercial Mid-Rise	MX-2	
Landscaped Open Space (ground-level outdoor area, which is open to the sky)	Required for a qualifying PAD shall be not less than (25%) of the PAD site. 76,000 sq. ft. x 25% = 19,000 sq. ft.		32,494 sq. ft. (43%) at ground level
Density	100 units per acre with height bonus for qualifying PAD within CBD		174 units (100 units per acre)
Site Area w/in CBD 66,000 sq. ft. including alley			
FAR 3.0	198,000 sq. ft.		
FAR with Med Bonus I & II 3.5	231,000 sq. ft.		
FAR with TDRs 4.375 Maximum TDRs 57,750 sq. ft. (25%)	288,750 sq. ft.		

Site Area outside CBD 10,000 sq. ft. (2701 Salzedo, future public park)			
FAR 3.0	30,000 sq. ft.		
FAR Med Bonus I & II 3.5	35,000 sq. ft.		
FAR with TDRs 4.375 Maximum TDRs 8,750 sq. ft. (25%)	43,750 sq. ft.		
TOTAL	4.375 (332,500 sq. ft.)		4.33 (328,681 sq. ft.)
Setback			
Principal front (Salzedo)	0		7'-6" up to 148'
Side street (north/Valencia)	0		0
Side street (south/Almeria)	0		0
Rear no alley	10		0
Stepback above 45 feet			
Principal front (Salzedo)	10		12'-9" above 148'
Side street (north/Valencia)	10		0
Side street (south/Almeria)	10		0
Rear no alley	10		0
Building Height	MX2	MX3	
Principal Building	70 ft.	150 ft.	
Med Bonus I	7 stories/83.5 ft.	14 stories/163.5 ft.	
Med Bonus II	8 stories/97 ft.	16 stories/190.5 ft.	18 stories/204'-8" top of roof 239'-8" top of tower
Parking			
Workforce @ 1/unit (6 units)	6		
One-Bedroom @1/unit (1 unit)	1		
Two-Bedroom @1.75/unit (80 units)	140		
Three-Bedroom @2.25/unit (72 units)	162		
Four-Bedroom @2.25/unit (14 units)	31		
Penthouse @2.25/unit (1 unit)	2		
Restaurant @1/300sq. ft. (4,077 sq. ft.)	14		
Office & private dining @1/300 (1,297 sq. ft.)	4		
TOTAL Parking spaces	360		389
Proportionate mix of uses	Min. % of FAR	Max. % of FAR	
Residential	0%	85%	81%
Retail/Commercial	8%	40%	8%

On May 10, 2022, the City Commission approved on First Reading a Zoning Code Text Amendment that would allow the City Commission to designate a Transfer of Development Rights (TDRs) receiving site when located in a PAD and zoned MX2 and MX3. The project intends to utilize TDRs as a receiver site in order to secure additional 25% of Floor Area Ratio (FAR).

The subject site consists multiple lots most of it located within the CBD, except a corner parcel of approximately 10,000 square feet which is proposed to be a public park. The applicant is requesting that the City Commission designate this 10,000 sq. ft. parcel as receiving site in order to secure additional 25% FAR.

Staff recommends approval of these requests with conditions. The full set of all recommended Conditions of Approval are included within the draft PAD Ordinance and draft Conditional Use Resolution provided as Exhibit C and D.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
02.17.22	Applicant Neighborhood Meeting.
02.24.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
02.25.22	Sign posting on the property
02.25.22	Planning and Zoning Board legal advertisement.
03.04.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
05.18.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
03.22.22	City Commission meeting agenda posted on City webpage.
06.15.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Second Reading.
06.22.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Director of Development Services

Douglas Ramirez

ON BEHALF OF DIRECTOR CABRERA

EXHIBITS:

- A. Draft Ordinance - Alley Vacation Ordinance
- B. Draft Ordinance – Zoning Code Text Amendment
- C. Draft Ordinance - Planned Area Development (PAD)
- D. Draft Resolution – Transfer of Development Rights (TDRs) as receiving site
- E. Draft Resolution – Mixed Use Site Plan (Conditional Use Review)
- F. Applicant's submittal - revised without paseo