



## City of Coral Gables Planning and Zoning Staff Report

<b>Property:</b>	<b><u>1505 Ponce de Leon Boulevard</u></b>
<b>Applicant:</b>	Locations Acquisitions, LLC
<b>Application:</b>	Comprehensive Plan Map amendment; Zoning Code Map amendment; Planned Area Development (PAD); Receipt of Transfer of Development Rights (TDRs); and Conditional Use Site Plan Review
<b>Public Hearing:</b>	Planning and Zoning Board / Local Planning Agency
<b>Date &amp; Time:</b>	<b>June 21, 2022, 6:00 – 9:00 p.m.</b>
<b>Location:</b>	City Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, Florida, 33134

### 1. APPLICATION REQUEST

Application request for a Comprehensive Plan Map amendment, Zoning Code map amendment, Planned Area Development (PAD), Receipt of Transfer of Development Rights (TDRs), and Conditional Use Site Plan review for a mixed-use project referred to as “1505 Ponce” located in the North Ponce area, generally bounded by Ponce de Leon Boulevard to the west, Menores Avenue to the north, and Mendoza Avenue to the south.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission. The Ordinances and Resolutions under consideration include the following:

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.*
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.*
5. *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 a 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.*

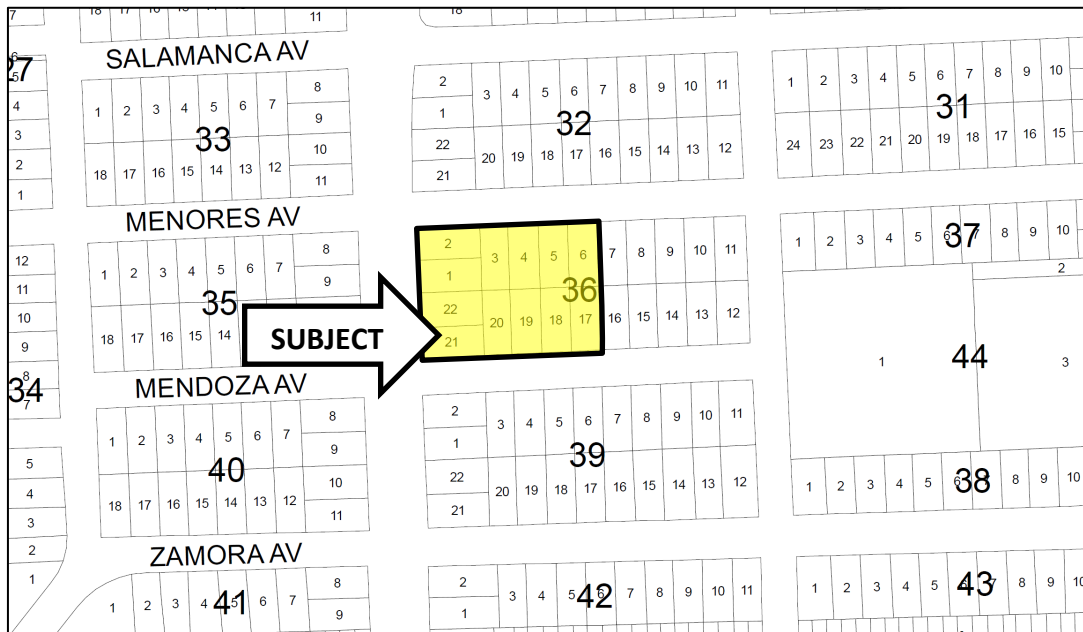
## 2. APPLICATION SUMMARY

### Project Information

The applicant seeks to redevelop part of this block in the North Ponce area, proposing a mixed-use project containing 80 residential units, 7 live work units, and 10,500 square feet of retail, with 319 parking spaces. The proposed building height is 190 feet at 16-stories. The application package submitted by the Applicant is provided as Attachment A.

Site Area	1.55 acres (67,892 square feet)
FAR	4.30 FAR (291,635 square feet)
Height	16-stories at 190 feet
Program	<ul style="list-style-type: none"><li>● 7 live-work units and 80 residential units</li><li>● 10,500 square feet of retail space</li><li>● 30-foot deep linear green on Ponce de Leon Blvd.</li><li>● Public garden / dog park</li><li>● 20,144 square feet of landscaped open space (29.6%)</li></ul>
Parking	318 parking spaces

The project site comprised of lots 1 through 6 and 17 through 22, Block 36 of the Coral Gables Douglas Section, totaling approximately 67,892 square feet or 1.55 acres. Most of the property is vacant, except for a 2-story unoccupied multi-family building on lot 6 at 122 Menores, which was recently designated as a local historic landmark. Location map and aerial shown below:



The following tables provide the subject property’s designations and surrounding land uses:

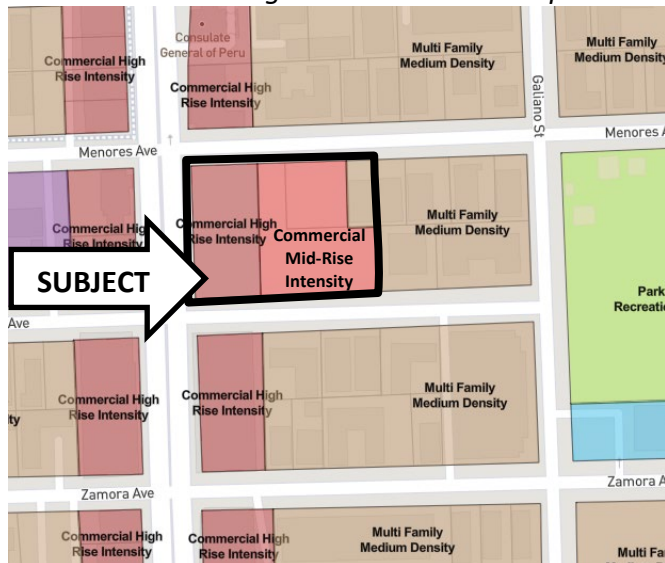
**Existing Property Designations**

Comprehensive Plan Map designation	Lots 1, 2, 21, 22: Commercial High-Rise Intensity Lots 3-5, 17-20: Commercial Mid-Rise Intensity Lot 6: Multi-Family Medium Density
Zoning Map designation	Lots 1, 2, 21, 22: Mixed-Use 3 (MX3) Lots 3-5, 17-20: Mixed-Use 2 (MX2) Lot 6: Multi-Family 2 (MF2)
Within a designated Mixed-Use Overlay District (MXOD)	North Ponce Mixed-Use District Overlay (Lots, 1-5, 18-22)
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

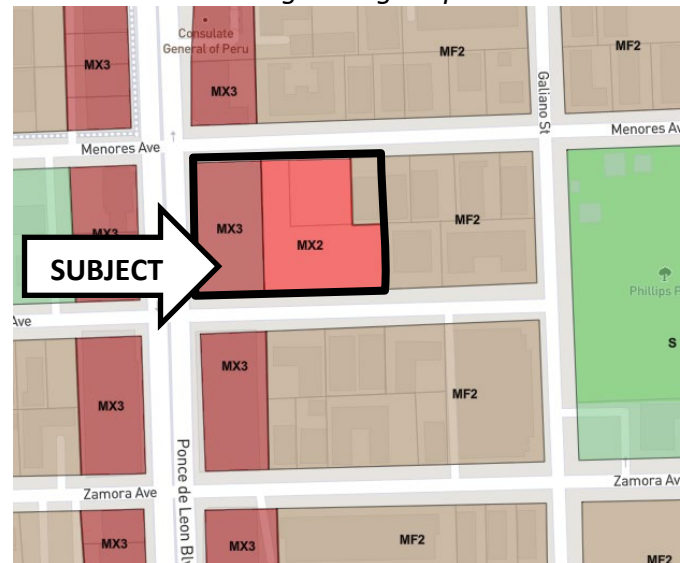
**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Multi-family and commercial	Multi-Family Medium Density and Commercial High-Rise Intensity	MF2 and MX3
South	Multi-family and mixed-use	Multi-Family Medium Density and Commercial High-Rise Intensity	MF2 and MX3
East	Multi-family	Multi-Family Medium Density	MF2
West	Commercial	Commercial High-Rise Intensity	MX3

*Existing Future Land Use Map*



*Existing Zoning Map*



### 3. REVIEW TIMELINE / PUBLIC NOTICE

#### City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	03.25.22
Board of Architects (Preliminary Design and Mediterranean Bonus)	04.07.22; 05.05.22
Planning and Zoning Board	06.21.22
City Commission – First Reading	TBD

STAFF REVIEW			
Department	DRC 03.25.22	Board of Architects 04.07.22; 05.05.22	Comments Provided?
Historical Resources and Cultural Arts			No
Art in Public Places	X		Yes
Parking			No
Public Service	X		Yes
Police			No
Fire	X		Yes
Public Works	X		Yes
Zoning	X		Yes
Board of Architects	X	X	Yes
Planning	X	X	Yes
Building	X		Yes

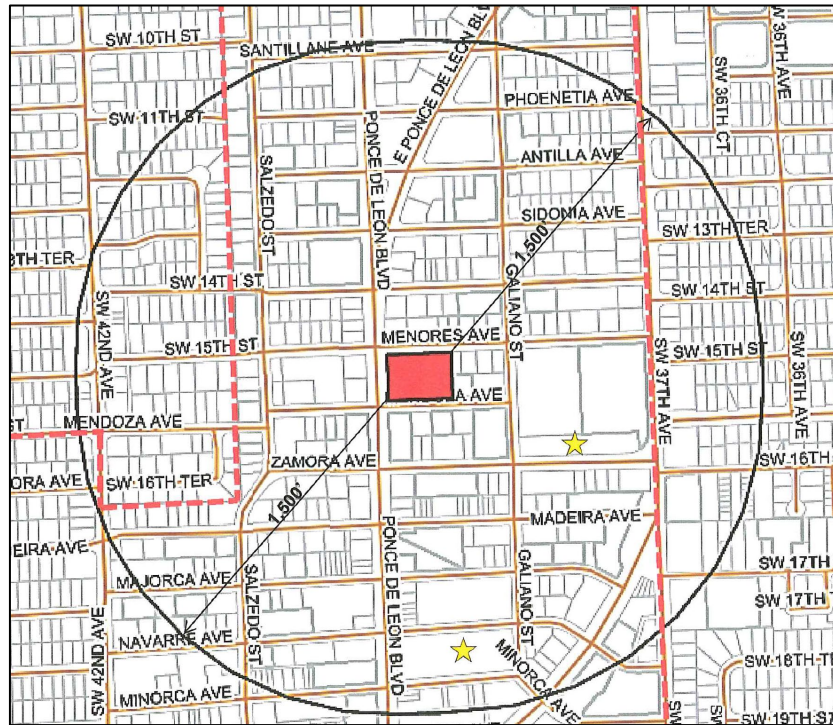
#### Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on May 23, 2022 with notification to all property owners within 1,500 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division. A summary of the meeting is provided as Attachment B.

The Zoning Code requires notification be provided to all property owners within 1,500 feet of the property. The notification was sent on June 8, 2022. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. There were 1,478 notices mailed. A copy of the legal advertisement and notice are provided as Attachment C. A map of the notice radius is provided below.



Notification Radius Map



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

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	May 23, 2022
Notification	June 8, 2022
Sign posting of property	June 10, 2022
Legal advertisement	June 10, 2022
Posted agenda on City web page/City Hall	June 10, 2022
Posted Staff report on City web page	June 17, 2022

This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. A Traffic Impact Study was prepared by Kimley-Horn; it was reviewed and accepted by Public Works Department.

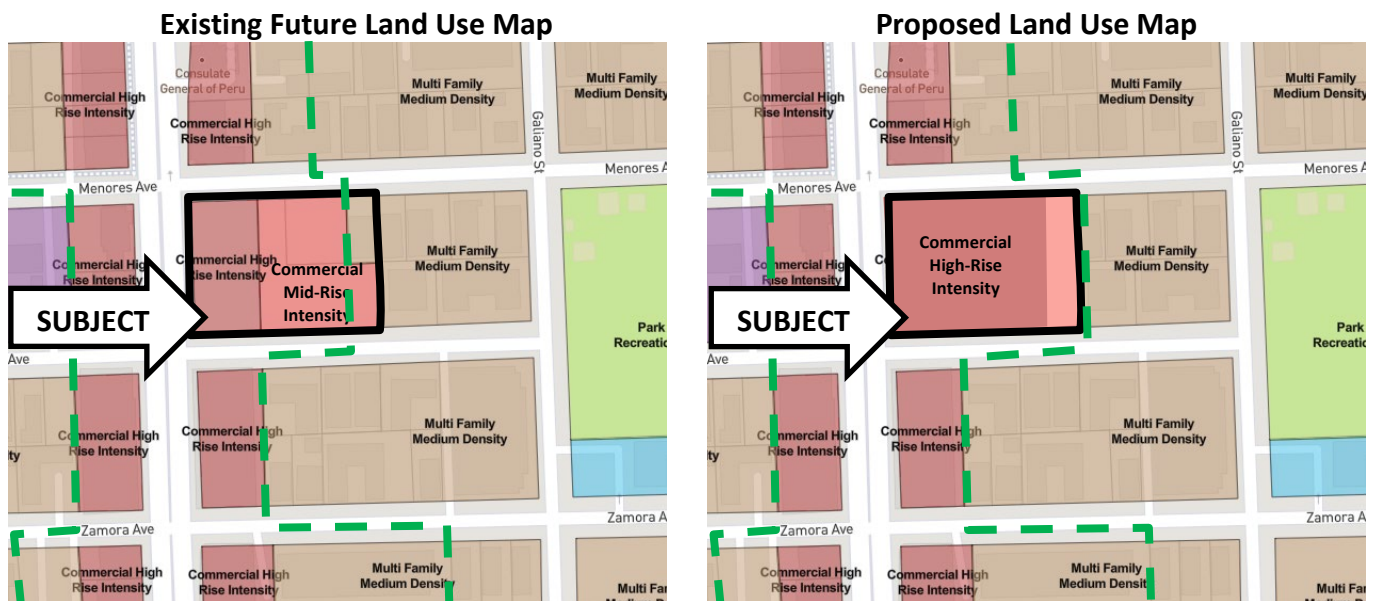
#### 4. APPLICANT’S PROPOSAL

##### COMPREHENSIVE PLAN MAP AMENDMENTS

The subject site is currently designated as Commercial High-Rise Intensity for Lots 1, 2, 21, 22, Commercial Mid-Rise Intensity for Lots 3-5, 17-20; and Multi-Family Medium Density for Lot 6 on the Comprehensive Plan Future Land Use Map. The Applicants are proposing the following for Block 36, Douglas Section:

- Change the land use to **Commercial High-Rise Intensity** for lots 3 through 5 and 18 through 20;
- Change the land use to **Commercial Mid-Rise Intensity** for Lot 6; and
- Extend the boundary of the “North Ponce Mixed-Use Overlay District” to include lots 6 and 17 (the remainder of the property).

A comparison of the property’s existing Future Land Use Map designations and the Applicants’ requested designation and district boundary change are shown on the following maps:



#### Findings of Fact- Land Use Map Amendment

Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The Comprehensive Plan map amendment from Commercial Mid-Rise Intensity and Multi-Family Medium Density to Commercial High- and Mid-Rise Intensity facilitates a taller building to advance the objectives and policies in multiple Comprehensive Plan elements that encourage mixed use development and urban housing options near transit

	thoroughfares that reduce the need to drive.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed mixed-use redevelopment is consistent with the Commercial High- and Mid-Rise land uses, as it allows for mixed-use development.
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity along Ponce de Leon Boulevard as the proposed mixed-use building would reduce traffic in the area by encouraging residents to work where they live, and walk, bike, or use transit.
4. Its effect on environmental resources.	The proposed amendment promotes urban infill redevelopment on currently vacant land with a deteriorating historic local landmark. No significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendment will provide additional multi-family housing opportunities near transit that connects to downtown, biking distance to multiple destinations, and pedestrian access to dining, shopping, and employment opportunities. The project contributes to the provision of additional housing options for people who live, work, and study in the City.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	Related to this application, the Applicants are also requesting to receive Transfer of Development Rights (TDRs). If this proposed map amendment to extend the North Ponce Mixed-Use District is approved, the square feet of TDRs received would increase as the TDR receiving site increases.

*Staff comments:*

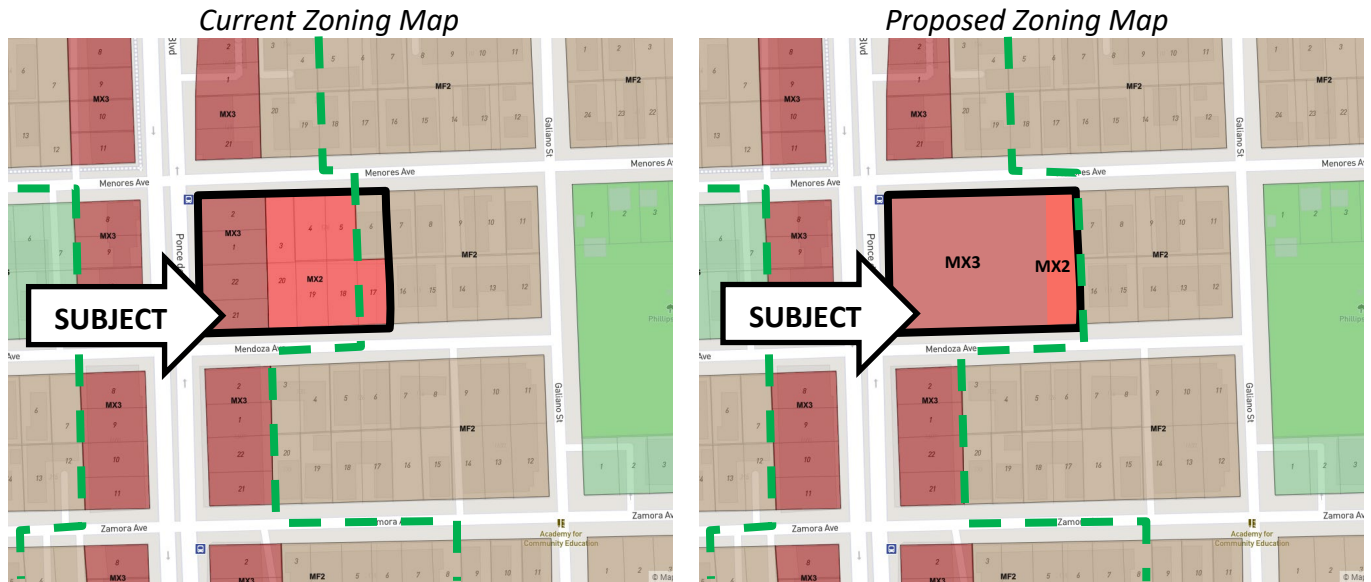
The request to change the land use from Commercial Mid-Rise to High-Rise allows the residential tower at 190’ to be located on the east (back) of the building parking pedestal. Many residents and Development Review Committee (DRC) members expressed concerns for locating the tower in the rear of the building near the low- and mid-rise multi-family buildings. However, the proposed garden/dog park and adaptive reuse of the historic building provide a buffer of over 60 feet from the proposed residential. The requested change from Multi-Family Medium Density to Commercial Mid-Rise Intensity allows the additional floor area ratio (FAR) of 3.5, as well as allows the property to be a transfer of development rights (TDRs) receiving site to obtain the maximum 4.375 FAR. The proposed site plan offers a mixed-use building with a height of 190 feet with a linear park on Ponce de Leon Boulevard and a garden/dog park. The units added to the vacant land would allow new residents to live close to downtown. This proximity to work, restaurants, shopping, and entertainment would reduce traffic, as people will have the option to walk, bike, or use transit.

**ZONING MAP AMENDMENTS**

The request includes the following for Block 36 of Coral Gables Douglas Section:

- Change the zoning from Mixed-Use 2 (MX2) to Mixed Use 3 (MX3) for Lots 2 - 5 and Lots 18 - 20;
- Change the zoning from Multi-Family 2 (MF2) to Mixed-Use 2 (MX2) for Lot 6; and
- Extend the boundary of the “North Ponce Mixed-Use District Overlay” to include Lots 6 and 17.





Zoning Code Section 14-212.4 provides review standards for district boundary changes:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that it:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	The Applicant is also proposing to change the land use of the historic building from multi-family to Commercial Mid-Rise Intensity which will permit the same mix of uses that are currently allowed in the other Future Land Use designations of Commercial High- and Mid-Rise Intensity on the remaining portions of the subject site.
b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	The requested change of land use for the historic building from multi-family to commercial high-rise intensity will allow an increase of density and intensity per the Comprehensive Plan. The proposed Mixed-Use districts will not allow density or intensities beyond what is currently allowed in the commercial land use designations, after the land use for the historic building is changed.
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed Zoning Map amendment allows for increased intensity and building height for a limited number of mixed-use and residential properties in close proximity to transit. Urban infill along transit corridors is a stated goal of the Comprehensive Plan. Concurrency for schools, traffic, and public utilities and other public services is a requirement of the City review process and any potential decrease in level of service shall be mitigated.

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d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed Zoning Code map amendment specifically advances multiple objectives and policies of the Comprehensive Plan, in particular the Housing and Mobility Elements. Furthermore, the proposed map amendments transition from High-rise on the Ponce de Leon Boulevard thoroughfare to Mid-rise abutting residential zoning to limit impacts, which is a goal of the Comprehensive Plan.
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2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:

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a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:	
i. Balancing land uses in a manner that reduces vehicle miles traveled.	The proposed rezoning to the Mixed-Use districts will allow residential uses to share the same property as commercial uses, thereby promoting increase in commercial and retail activity, increased use of transit, and reduction of auto dependency.
ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.	The proposed rezoning to the Mixed-Use districts will allow an internal capture between the complementary uses of commercial and residential within the project. The Traffic Impact Analysis provides an expected internal capture rate of 23.2% for the proposed development for the P.M. peak hour trip generation.
iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	The proposed rezoning to Mixed-Use districts will further allow residential units on Ponce de Leon Boulevard, a local transit corridor and walkable thoroughfare. The site is also a block away from Galiano, a designated bike route.
b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	The proposed rezoning to Mixed-Use districts is accompanied with a site plan for a high-quality mixed-use development on a large vacant piece of land with a historic building. The proposed building will promote high-quality development in the North Ponce area which has been the Commission's focus of redevelopment in recent years.
c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	The proposed rezoning to Mixed-Use districts is accompanied with a site plan for large residential units. Large units are typically priced high and not considered affordable housing.
d. Implement specific objectives and policies of the Comprehensive Plan.	The proposed rezoning implements Mobility and Housing policies that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use. The preservation and reuse of the historic building also implements Future Land Use and Historical Resources policies.

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| 3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use. | The proposed rezoning will not cause any diminution of value for the adjacent mixed-use, commercial, and multi-family uses. |
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*Staff comments:*

The proposed rezoning to Mixed-Use 3 (MX3) from Mixed-Use 2 (MX2) District is extending the current 4 platted lots with MX3 zoning on Ponce de Leon Boulevard to include additional 6 platted lots to the east. The proposed rezoning to Mixed-Use 2 (MX2) from Multi-family 2 (MF2) on the historic parcel allows additional floor area ratio (FAR) for the project with incorporation of the historic building to be reused as a commercial amenity. The proposed extension of the “North Ponce de Leon Mixed-Use District Overlay” to include the remaining 2 platted lots allows additional land area to receive the transfer of development rights (TDRs). The requests expand on the current zoning district and boundaries on the property to allow the proposed mixed-use building. The standards identified in Section 14-212.4 for the proposed Zoning map amendment are **satisfied**.

**PLANNED AREA DEVELOPMENT (PAD)**

Planned Area Development (PAD) is a development option in the City of Coral Gables for the purpose of allowing creative and imaginative development while providing substantial additional public benefit. In addition, PAD provides some flexibility in terms of massing, design, location of paseos and open spaces, etc. PAD sites are contiguous unified parcel with a minimum lot width of two hundred (200) feet and minimum lot depth of one hundred (100) feet and a minimum site area of no less than an acre.

**Purpose and Objectives**

Section 2-500 of the Zoning Code states the purpose of the PAD is as follows:

- a. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
- b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
- c. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*
- d. Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
- e. Require the application of professional planning and design techniques to achieve overall coordinated*

*development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

### **Findings of Fact – Planned Area Development (PAD)**

Section 14-206 of the Zoning Code states the required findings for a proposed PAD project is as follows:

A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

**Staff comments:** The proposed project is consistent with the stated purpose and intent of the PAD regulations to provide high quality development and mix of uses while providing substantial additional public benefit of the linear plaza on Ponce de Leon Boulevard and the garden/dog park on Mendoza. The project also preserves and adaptatively reuses the historic Menores building.

B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*

**Staff comments:** The Applicant is proposing a PAD designation to allow flexibility in the requirements of the underlying zoning district of Mixed Use 3 (MX-3), specifically the rear building setback. While the new building is not providing an upper story setback in the rear, the building itself is setback on the ground floor from the rear property line. The project is also proposing to access the loading areas from an additional curb cut on Mendoza, when the MX-3 zoning requires the off-street loading entry to be part of the driveway and curb cut for parking and other vehicular use areas. Such departures from the zoning code regulations allow the project to offer high-end, luxury residences and to place the residential tower in the middle of the property and provide an upper story setback in the front facing Ponce de Leon Boulevard.

C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

**Staff comments:** The proposed plan meets the requirements and standards of the PAD regulations such as contiguous unified parcel with a minimum lot width of two hundred (200) ft. and minimum lot depth of one hundred (100) ft. and a minimum site area of no less than an acre. It meets the underlying zoning regulations of MX-3 district, except the rear setback.

D. *The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

**Staff comments:** The physical design of the proposed PAD results in a publicly-accessible ground-floor open space, including a 30-foot wide linear plaza on Ponce de Leon Boulevard with arcades that are fronted by commercial uses. A public garden/dog park is provided on Mendoza with an arcade along the provided pedestrian via. The historic Menores building is preserved and adaptively reused as commercial space. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities.

E. *The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the*

*current neighborhood context including current uses.*

**Staff comments:** The project is located within the North Ponce area which was recently provided with an overlay district and density increases to create more redevelopment. The proposed mixed-use project is compatible and complies with the intent of the Zoning Code’s North Ponce Mixed Use Overlay District and PAD requirements and performance standards. It serves as an orderly transition and buffer from the commercial uses on Ponce de Leon Boulevard to the residential neighborhood of North Ponce.

F. *The desirability of the proposed PAD to physical development of the entire community.*

**Staff comments:** The redevelopment of this property fulfills the objective of the City to attract mix of uses with multiple public open spaces in an urban environment.

G. *The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

**Staff comments:** The proposed PAD is “consistent” with the CP’s Goals, Objectives and Policies that address the City’s objectives for encouraging high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces, and open spaces.

## **TRANSFER OF DEVELOPMENT RIGHTS (TDRS)**

The project intends to utilize Transfer of Development Rights (TDRs) as a receiver site in order to secure an additional twenty-five percent (25%) Floor Area Ratio (FAR). Property purchasing or transferring the TDRs (referred to as receiver sites) must be zoned Mixed-Use and within the Central Business District (CBD), North Ponce de Leon Boulevard Mixed-Use District, or the Design & Innovation District. The Zoning Code’s stated purpose for the transfer/sending of unused development rights is to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties within the CBD and the North Ponce neighborhood.

## **Findings of Fact – Transfer of Development Rights (TDRs)**

Sections 14-204.5 and 14-204.6 of the Zoning Code establish the requirements for the use of TDRs on receiver sites. Those provisions state that the Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code.

Although the subject site qualifies as a receiver site, since it is zoned Mixed-Use and is located within the North Ponce de Leon Boulevard Mixed-Use District, the Applicant has not provided any details of the sending sites and no Certificates of Transfer of Development Rights were provided. The Applicant intends to acquire the 59,405 square feet of TDRs with a separate conveyance of land for a future city park or private transactions.

In 2017, the City Commission adopted changes to the Zoning Code to establish the North Ponce Mixed-Use Overlay District and to include the district as a TDR receiver site. The requested transfer of development rights will not allow additional height or density to the proposed project, but will add to

the bulk of the building to accommodate the proposed large residential units. Existing conditions along Ponce de Leon Boulevard include large scale buildings; and Commission-adopted policies encourage this scale of development on the corridor. The current site plan that includes the requested TDRs is not proposing departures from the allowed density, bulk, size, area and use in the Zoning Code and will therefore be in conformance with the Zoning Code. A condition is proposed as part of the Planned Area Development (PAD) and Conditional Use to require the Applicant to obtain the TDRs and follow the TDR process within 6 months of the site plan approval, as this request will be reviewed at a later time.

Below is the review and approval process of use of TDR's on receiver sites as set out in Zoning Code Section 14-204.6, as follows:

- A. *"An application to transfer development rights to a receiver site shall be reviewed subject to all of the following":*
1. *"In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs."*
  2. *"Board of Architects review and approval subject to Section 5-100, Design Review Standards."*
  3. *"If the receiving site is within five hundred (500) feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property".*
  4. *"Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following":*
    - a. *"Applicable site plan review requirements per Section 14-202, General Development Review Procedures and conditional use review requirements per Section 14-203, Conditional Uses".*
    - b. *"The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest".*
    - c. *"The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment".*
    - d. *"The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan".*
  5. *Notice of hearings provided in accordance with the provisions of Article 15 of these regulations.*

## **CONDITIONAL USE FOR MIXED USE SITE PLAN**

The purpose of the Mixed-Use District is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables. The Applicant benefits from the ability to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

### *Mediterranean Architectural Style*

The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on May 5, 2022.



Site plan information:

Type	Current Zoning (MX3, MX2, MF2)	Required/Permitted	Proposed
<b>Building Site</b>		20,000 sq. ft.	67,892 sq. ft.
		1 acre for PAD	1.558 acres
<b>Landscaped Open Space</b> (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)
<b>Density</b> (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)
<b>FAR (MX2/3: 62,392 sq. ft.; MF2: 5,500 sq. ft.)</b>	MF2: 2.0 = 11,000 sf MX2/3: 3.0 = 124,784 sf	<b>3.0</b> = 203,676 sq. ft.	
<b>FAR w/ Med Bonus I</b>	MF2: 2.2 = 12,100 MX2/3: 3.2 = 137,262	<b>3.2</b> = 217,254 sq. ft.	
<b>FAR w/ Med Bonus II</b>	MF2: 2.5 = 13,750 MX2/3: 3.5 = 218,372	<b>3.5</b> = 237,622 sq. ft.	4.375 = 297,027 sq. ft. (incl. 59,405 sf of TDRs)
<b>Mix of Uses</b>		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%)
<b>Setback</b>	<b>Current Zoning (MX3, MX2, MF2)</b>	<b>Required/Permitted</b>	<b>Proposed</b>
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
<b>Stepback</b>	<b>Current Zoning (MX3, MX2, MF2)</b>	<b>Required/Permitted</b>	<b>Proposed</b>
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'
<b>Building Height</b>			
Principal Building	MF2: 70'	150'	<b>16 stories / 190'</b>

	MX2: 70' MX3: 150'		
Med Bonus I	MF2: 87.5' / 7 stories MX2: 87.5' / 7 stories MX3: 163.5' / 14 stories	163.5' / 14 stories	
Med Bonus II	MF2: 97' / 8 stories MX2: 97' / 8 stories MX3: 190.5' / 16 stories	190.5' / 16 stories	
<b>Parking</b>		<b>269 spaces required</b>	<b>318 spaces provided</b>
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	<b>27</b>

**Findings of Fact – Mixed-Use Site Plan**

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

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Section 14-203, “Purpose and Applicability” provides for the following:

*“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed mixed-use project containing 80 residential units and 7 live-work units, with a linear park, public garden/dog park, adaptive reuse of historic building, and 318 parking spaces. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

A Conditional Use site plan review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is	<b>Yes.</b> The proposed project meets the CP’s Goals, Objectives and

STANDARD	STAFF EVALUATION
<p>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.</p>	<p>Policies by encouraging mixed use development on a major corridor. The proposed mixed-use building fulfils the vision of the North Ponce Community Vision with mixed-use development on Ponce de Leon Boulevard and a landscaped pedestrian via to buffer the high-rise development from the mid-rise multi-family of the North Ponce neighborhood.</p>
<p>2. 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.</p>	<p><b>Yes.</b> The proposed mixed-use project is permitted in the zoning district of Mixed-Use and the North Ponce Mixed-Use Overlay District. It provides a landscaped and compatible transition between the high-rise buildings on Ponce de Leon Boulevard and the residential multi-family neighborhood towards the east.</p>
<p>3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.</p>	<p><b>Yes.</b> The site is currently vacant with an abandoned historic building. Redevelopment of this property to a mixed-use project adds density and fulfills the objectives of the City to provide greater housing opportunities in the area. The additions of the linear plaza and public garden/dog park provide open space opportunities in the North Ponce neighborhood.</p>
<p>4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.</p>	<p><b>Yes.</b> The Applicant’s proposal of a mixed-use building is consistent with the underlying zoning designation. It will not adversely or unreasonably affect the use of other mixed-use buildings on Ponce de Leon Boulevard. The proposed landscaped pedestrian via and garden/dog park between the new development and the abutting properties provide a buffer to lessen any impacts to the existing multi-family buildings.</p>
<p>5. 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</p>	<p><b>Yes.</b> The proposed mixed-use project is a compatible use with both the existing mixed-use and commercial buildings on Ponce de Leon Boulevard, as well as the multi-family buildings in the North Ponce neighborhood. The proposed project includes a buffer in the form of a renovated historic building and a garden/dog park between the mixed-use buildings of Ponce de Leon Boulevard and multi-family buildings.</p>
<p>6. The parcel proposed for development is adequate in size and shape to accommodate all development features.</p>	<p><b>Yes.</b> The project site comprises lots 1 through 6 and 17 through 22, Block 36 of the Coral Gables Douglas Section. It is approximately 67,892 square feet (1.56 acres) in size which accommodates all development features.</p>
<p>7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.</p>	<p><b>Yes.</b> The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the North Ponce area. The redevelopment of this property as a mixed-use project fulfills the objective of the City to attract retail, restaurants, and residential developments to the area and to create a pedestrian oriented urban environment.</p>
<p>8. The design of the proposed driveways, circulation patterns and parking is well</p>	<p><b>Yes.</b> All vehicular parking for the project is located within the confines of the building. An additional curb cut and driveway are provided for</p>

STANDARD	STAFF EVALUATION
defined to promote vehicular and pedestrian circulation.	the service areas, but are located far from the sidewalk and pedestrian areas. Pedestrian circulation is well defined, enhanced by a linear plaza, an interior drive / paseo, and public pedestrian via.
9. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	<b>Yes.</b> A Traffic Impact Study (TIS) was done by Kimley Horn and was reviewed and accepted by Public Works Department. Based on the TIS findings, the traffic impact associated to the proposed project concluded that the project is not expected to have a negative impact in the surrounding roadway network.

### Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	<b>Policy FLU-1.7.2.</b> The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> <li>• Surrounding land use compatibility.</li> <li>• Historic resources.</li> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	Complies
4	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
5	<b>Policy FLU-1.4.3.</b> Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
6	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
7	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
8	<b>Objective MOB-1.1.</b> Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
9	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
10	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
11	<b>Policy MOB-1.1.5.</b> Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
12	<b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies

*Staff Comments:* Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff. It provides mixed of uses and greater housing opportunities within close proximity to transit, employment centers, parks and schools. The Applicant’s plans address the City’s objectives for encouraging development near multi-modal transportation nodes. It also provides public amenity opportunities such as enhanced pedestrian environments and usable open spaces such as the 6,600 square feet of linear plaza and 6,240 square-foot public garden/dog park designed to the active enjoyment of the local North Ponce neighborhood.

**Staff Recommendation and Conditions of Approval.**

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following subject to all of the conditions of approval as specified herein:

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.

Staff recommends **Approval.**

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.*

Staff recommends **Approval.**

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.*

Staff recommends **Approval, with conditions.**

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.*

Staff recommends **Approval, with conditions.**

5. *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 a 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.*

Staff recommends **Continuance.**



*Staff comments: The Applicant has not provided any details of the sending sites and no Certificates of Transfer of Development Rights were provided. Applicant needs to provide details of this request and start the process with the Historic Preservation Board.*

## Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

- 1. Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
  - a. The Applicant's submittal package to PZB prepared by Gunster and Hamed Rodriguez Architects to include:
    - i. Maximum building height shall not to exceed 190'-6" feet and 16 stories.
    - ii. 4.375 FAR (297,027 sq. ft.)
    - iii. 80 multi-family units
    - iv. 318 parking spaces
    - v. 20,144 sq. ft. (29.6%) landscape open space
  - b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
  - c. Sidewalk extensions and crosswalk on west side of the Galiano and Sidonia intersection.
  
- 2. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  
- 3. Prior to Building Permit application,** Applicant shall:
  - a. **Transfer of Development Rights (TDRs).** Applicant is required to obtain all Transfer of Development Rights (TDRs) from a private source and follow the process set forth in Section 14-204 of the Zoning Code. Notwithstanding this provision, the Applicant shall complete the TDR process within 6 months of the date of the mixed-site plan approval.
  - b. **Mendoza / Menores Historic District Designation.** Applicant shall coordinate with Historical Resources and Planning staff to designate the Mendoza / Menores Historic District to connect

the cluster of 1920's buildings on Mendoza and Menores with the proposed pedestrian via and garden/dog park.

**4. Prior to issuance of the first Building Permit, Applicant shall:**

- a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
- b. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9-103(B).
- c. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
- d. **Signage.** Provide a Signage Plan indicating code compliant size and location of all proposed exterior signage.
- e. **Ground Floor Design.** The ground floor of all sides of all buildings, including the Pedestrian Via, shall continue to be designed to optimize pedestrian activity and access.
- f. **Development Phasing.** The stabilization of the local historic landmark at 122 Menores shall be Phase 1 and completed prior to the issuance of any building permit related to the high-rise development, Phase 2. Phase 3 shall include the public garden/dog park.
- g. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Phone de Leon Boulevard with sidewalks to remain open throughout construction.
- h. **Traffic Calming Improvements.** All proposed traffic flow modifications including street design, crosswalk across Ponce de Leon Boulevard at Menores Avenue, raised crosswalk at Mendoza and Galiano, and speed cushions or tables on the 0 and 200 blocks of Menores shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised.
- i. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- j. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

- k. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
  - l. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
5. **Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy,** Applicant shall:
- a. **Sustainability Certification.** The developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
  - b. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all new utilities along all public rights-of-way surrounding and adjacent project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
  - c. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required at the Applicant's expense.
  - d. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
  - e. **North Ponce Community Master Plan.** A maximum of 20 remote residential parking in the evening shall be available to nearby residents to be consistent with the City's North Ponce Community Master Plan, subject to review and approval by the Parking Department and Planning Division.
  - f. **Bicycle / Pedestrian Plan.** The pedestrian paths and crosswalks across Ponce de Leon Boulevard shall comply with the City's Bicycle Pedestrian Master Plan, to be reviewed and approved by the Public Works and Planning Directors. All driveways shall be designed with a flare-style curb cut with a continuous and level sidewalk through each driveway. Proposed crosswalk across Ponce de Leon Boulevard and signalization shall be studied and approved by Miami-Dade County to increase pedestrian safety with complete installation.
  - g. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, including the crosswalk across Ponce de Leon Boulevard at Menores Avenue, raised crosswalk/intersection at Mendoza and Galiano, and speed cushions or tables on the 0 and 200 blocks of Menores, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

**6. Following issuance of the first Certificate of Occupancy, Applicant shall:**

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
  - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
  - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.
- c. **Nighttime Uses.** Loading area and live/work units shall comply with Section 3-415 of the Zoning Code, including no patron or customer access between the hours of 8:00 PM and 6:00 AM; no deliveries between the hours of 8:00 PM and 6:00 AM; and signage shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
- d. **Linear Plaza, Pedestrian Via, and Garden/Dog Park.** Linear plaza on Ponce de Leon Boulevard and the Pedestrian Via shall be accessible at all times. Fencing or enclosures of any kind are prohibited on the linear plaza. The Garden/Dog Park shall be accessible to the public from dawn to dusk, daily. Any fencing or enclosures shall comply with Zoning Code requirements. All open spaces and any associated park furniture and amenities shall be maintained by the applicant or their successor in perpetuity, at a standard comparable to City parks such as Ingraham Park or Merrick Park.

**5 . ATTACHMENTS**

- A. Applicant's submittal package.
- B. Neighborhood Meeting summary.
- C. Notice mailed to all property owners within 1,000 feet of the property and legal ad.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jennifer Garcia". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

Jennifer Garcia, AICP, CNU-A

City Planner

City of Coral Gables, Florida

**Summary of 1505 Ponce de Leon Neighborhood Meeting**

On May 23, 2022, the informational neighborhood meeting for the 1505 Ponce de Leon project commenced at approximately 6pm in the Seville Conference Room of the Hyatt Regency Coral Gables located at 50 Alhambra Plaza.

Mario Garcia-Serra (project zoning attorney):

- The developer is most well known for the Villa Valencia project, a gamechanger and record-setter for Coral Gables as a high-end/luxury project. Similar to Villa Valencia, 1505 will be an ultra-luxury condominium project.
- Site was formerly an Oldsmobile Dealership and includes 122 Menores, a historical landmark that will be preserved and used as an amenity for the building
- The project will have public open spaces on both its western and eastern ends.

Hamed Rodriguez (architect):

- This is a mixed-use building designed in a Mediterranean-style.
- On the ground floor, there are two large commercial spaces fronting Ponce de Leon (likely restaurants). There are colonnades for outdoor seating.
- There are more commercial and live/work spaces fronting Mendoza Ave.
- There will be 87 units with less parking required compared to other projects because parking is partially below ground and it is a lower-density building.
- Parking does not require mechanical ventilation, because it will be naturally ventilated. There will be greenery to cover parking openings.
- Stone will be used on the frontage of the building. Materials are high-quality.
- The building is set back from the street to create a green space/park.
- There will be a park space in the front and a park in the rear of the building.
- There are plenty of shade trees.
- Services and deliveries will be internalized, so that there will be less noise and less visibility of trucks making deliveries.
- AC units will be located on top of the building.
- There are over 60 feet of setback between the neighboring building and proposed building.
- Materials will be stunning. The developers have spared no expense.

Matthew Lewis (landscape architect):

- Residents and neighbors will enjoy the landscaped public open spaces.
- The City required 42 shade trees, but we are incorporating about 48 trees.



- We will have oak trees, clusias, and another native trees along the buildings. About 85-90% of the trees will be native. Therefore, the trees will require less water and less maintenance.
- Within about 5 years, there should be full canopy coverage around the building.

Rishi Kapoor (developer):

- Villa Valencia was about \$700/sq. ft. when it was first being constructed and is now at \$1100/sq. ft.
- Buyers will be similar to those of Villa Valencia. They will be coming from Coral Gables, Coconut Grove, Miami Beach, etc. They are right-sizers looking for a condominium without compromise. There is also a meaningful migration of people from California, Illinois, etc. who are seeking an improved lifestyle, weather, and tax structure. There will likely be additional traffic from Latin America as the pandemic improves.
- There has not been a building by us that has not exceeded expectations.
- My headquarters is in Coral Gables and home is here too.

### **Questions from Neighbors**

Timeline – What is the timeline for the project? Response: Construction would commence next year and construction will take about 3 years.

Flooding – When will the flooding issue on Mendoza/Ponce be addressed? Response: The developer is aware and will be meeting with the City to address those issues. Parks are excellent places to install trench drains. The building has a basement. Therefore, it is an issue that will certainly be addressed. Flooding was addressed during the construction of the Villa Valencia project.

Traffic – How will 3 years of construction affect the traffic flow? Response: The City requires that construction staging be done on site and done pursuant to an approved plan. There is a lot of staging area for this project because there is a park that can be used during construction.

Layout – How many units will the building have? Response: The building will have 6 units per floor and then 4 units on the penthouse floor. The City requires about 180 parking spaces and the project will have about 230 parking spaces.

Street parking – Have you thought about how to mitigate parking issues? Response: There is an overage of parking in the building. Along Mendoza, we are keeping as much parking as the City allows. Retail parking will be inside the building and basement. The Uber drop-off will be on the inside of the building too.

Next steps – What are the next steps? Response: Zoning approval requests. There will be another mail notice for the Planning and Zoning Board meeting and the City Commission hearings.

Assuming the project is approved, next will be the permitting process. The project is already approved by the architectural board.


Mario suggested designating the parking spots as a residential parking zone.

Residential parking – The City will send someone to survey the area. If they see there is a commercial overflow, they will create a residential parking area.

Employee parking – Near the Sofia project, there were many construction workers parking in the area. How will that be addressed? Response: There needs to be and will be a plan for where construction workers will park. The developer is required to having a parking plan.

Madeira Project – Is that project happening at the same time? Response: The 301 Madeira project may be starting first because they are further along in their approval process.

The meeting concluded at approximately 6:45pm. On May 24<sup>th</sup>, a Zoom presentation was made for three neighboring residents who did not attend the in-person meeting due to health concerns.

	<b>City of Coral Gables Notice of Public Hearing</b>	
<b>Applicant:</b>	<b>Locations Acquisitions, LLC</b>	
<b>Application:</b>	<ol style="list-style-type: none"> <li>1. <b>Comprehensive Plan Map Amendment</b></li> <li>2. <b>Zoning Map Amendment</b></li> <li>3. <b>Planned Area Development (PAD)</b></li> <li>4. <b>Receipt of Transfer of Development Rights (TDRs)</b></li> <li>5. <b>Conditional Use Review for Mixed-Use Site Plan</b></li> </ol>	
<b>Property:</b>	<b>1505 Ponce de Leon Blvd, 126 and 122 Menores</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning &amp; Zoning Board</b> Tuesday, June 21, 2022, 6:00 p.m.  City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on **Tuesday, June 21, 2022**.

An application has been submitted by Locations Acquisitions, LLC requesting for the review of a proposed mixed-use building to be located fronting Ponce de Leon Boulevard, Menores, and Mendoza. The Project, referred to as "1505 Ponce," includes 80 residential units, 7 live/work units, ground floor commercial uses of approximately 10,500 square feet, approximately 20,144 square feet of open space including a linear green on Ponce de Leon Boulevard and a garden/dog park on Mendoza, preservation of local historic landmark at 122 Menores, and 318 parking spaces. The proposed building height is 16-stories at 190 feet.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.

1. **Comprehensive Plan Map Amendment.** 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. (LPA review)
2. **Zoning Map Amendment.** 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. **Planned Area Development (PAD).** 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.
4. **Receipt of Transfer of Development Rights (TDRs).** 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 a 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.
5. **Conditional Use for Mixed-Use.** 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.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers.

Additional information may be found at [www.coralgables.com/pzb](http://www.coralgables.com/pzb). Please forward to other interested parties.

The meeting will also be via Zoom at [www.zoom.us/j/83788709513](https://www.zoom.us/j/83788709513). A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also comment on an item on the agenda by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sincerely,

*City of Coral Gables, Florida*

**MIAMI-DADE**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:**

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

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - JUN . 21, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

06/10/2022


Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Guillermo Garcia*

Sworn to and subscribed before me this 10 day of JUNE, A.D. 2022

*C. Rami*

(SEAL)  
GUILLERMO GARCIA personally known to me

**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING  
HYBRID MEETING ON ZOOM PLATFORM**

<b>City Public Hearing Dates/Times</b>	<b>Local Planning Agency / Planning and Zoning Board Tuesday, June 21, 2022, 6:00 p.m.</b>
<b>Location</b>	<b>City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134</b>

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

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 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. (LEGAL DESCRIPTION ON FILE)

# City of Coral Gables (Jun 21, 2022)

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.
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.
5. 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 a 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.

The Planning and Zoning Board will be holding its regular board meeting on Tuesday, June 21, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at ([www.coralgables.com/pzb](http://www.coralgables.com/pzb)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
6/10

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