



**City of Coral Gables  
CITY COMMISSION MEETING  
June 10, 2015**

**ITEM TITLE:**

**Ordinances on Second Reading. Change of Land Use, Comprehensive Plan Text Change, Zoning Code Text Change, Planned Area Development Site Plan, Alley Vacation, Development Agreement, and Revocation of an Existing Planned Area Development**

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment procedures (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for a repealer provision, severability clause, and an effective date. (Legal description of property on file at the City)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Planned Area Development; and further amending the "Commercial High-Rise Intensity" and "Commercial Mid-Rise Intensity" Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for a repealer provision, severability clause, and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Planned Area Development," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for a repealer provision, severability clause, codification and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Mediterranean Village" pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the construction

of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, also generally known as 2801, 2901, And 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (Legal description of property on file at the City)

5. An Ordinance of the City Commission of Coral Gables, Florida requesting partial abandonment and vacation of a 20-foot wide public alleyway generally running east-west approximately 85 feet in length, dividing Blocks 3, 4 and Tract F from Block 5 and Tract G of Ponce Place Villas East pursuant to Zoning Code Article 3, Division 12, "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," and the dedication of a public access easement generally running over an internal driveway from Palermo Avenue to Coconut Grove Drive related to proposed development consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (Legal description of vacation on file at the City)
6. An Ordinance of the City Commission of Coral Gables, Florida approving a Development Agreement pursuant to Zoning Code Article 3, Division 20, entitled "Development Agreements," for a proposed Planned Area Development referred to as "Mediterranean Village" related to the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (Legal description of property on file at the City)
7. An Ordinance of the City Commission of Coral Gables, Florida regarding the Planned Area Development (PAD) Mixed-Use Site Plan for the proposed project referred to as "Old Spanish Village", generally described as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida, and approved by Ordinance No. 2006-23 and amended by Ordinance No. 2007-27.1; revoking the PAD approvals for failure to proceed in accordance with the approved development phasing pursuant to Zoning Code Section 3-509; providing findings; providing for a repealer provision, severability clause, and an effective date. (Legal description of property on file at the City)

#### **DEPARTMENT HEAD RECOMMENDATION:**

Approval with Conditions.

#### **PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 02.11.15 meeting recommended approval of the Comprehensive Plan map amendment (vote: 7-0), Comprehensive Plan text amendment (vote: 7-0), Zoning Code text amendment (vote: 7-0), Planned Area Development site plan (vote: 7-0), Alley Vacation (vote: 7-0), and Development Agreement (vote: 7-0), with conditions. The Planning and Zoning Board does not make a recommendation on the revocation of an existing Planned Area Development (Item 7).

## **BRIEF HISTORY:**

The subject property is located one block south of the City's Central Business District (CBD), and is generally bounded by Sevilla Avenue to the north, Malaga Avenue to the south, Galiano Street to the east, and Ponce de Leon Boulevard to the west. The application does not include the residence at 2915 Coconut Grove Drive. The property fronts Ponce Circle, the largest public open space in the urban core of Coral Gables.

The property is approximately 6.72 acres and is zoned Commercial. The land use is a mixture of Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity, and Commercial High-Rise Intensity. The project site was originally assembled in the 2000s and approved by City Commission as a Planned Area Development (PAD) called Old Spanish Village (OSV PAD) in 2006 by Ordinance 2006-23, and amended on September 25, 2007 by Ordinance 2007-27.1.

As a result of several internal meetings and meetings with the developer the project has improved from both a traffic standpoint and a pedestrian standpoint. The height of the project and the FAR have also been reduced. The enhancements are outlined in this memo and further in Exhibit E.

### **First Reading**

On March 25, 2015 and April 02, 2015 the Mediterranean Village Planned Area Development project and the seven associated application requests were presented to City Commission on 1<sup>st</sup> Reading. During the March 25<sup>th</sup> meeting, the Applicant and City Staff presented the application and the recommendation, and the public was given an opportunity to comment. Due to time considerations, the Commission deliberation portion of the meeting was continued to April 2<sup>nd</sup>, 2015. At that meeting, City Staff presented responses to public comment, and the Commission deliberated and voted on the items. A summary of the actions taken by the Commission on 1<sup>st</sup> Reading is provided below:

#### **Item 1: Future Land Use Map Amendment**

- Approved 5-0

#### **Item 2: Comprehensive Plan Text Amendment**

- Approved 3-2 (dissenting votes concerned about habitable space above 190')
- Recommendation: strike out "or other destination use" text

#### **Item 3: Zoning Code Text Amendment**

- Approved with proffered conditions 3-2 (dissenting votes concerned about habitable space above 190')
- Proffered conditions:
  - o Remove middle residential tower
  - o Remove cinema
  - o Relocate hotel drop-off
  - o Make site plan changes as needed and amend regulations as needed
  - o 4.0 maximum FAR

#### **Item 4: Planned Area Development**

- Approved with conditions 3-2 (dissenting votes concerned about habitable space above 190')
- Conditions:
  - o Remove middle residential tower
  - o Remove cinema
  - o Relocate hotel drop-off
  - o Make site plan changes as needed and amend regulations as needed
  - o 4.0 maximum FAR
  - o Examine the transitions from the project to the single-family neighborhood to the east and make an effort to step back more.
  - o All conditions from PZB Staff Report dated February 11, 2015

- o All conditions from Memo titled Mediterranean Village: Public Comments from March 25, 2015 City Commission meeting dated 04/02/2015

Item 5: Alley Vacation

- Approved with staff recommended conditions 5-0

Item 6: Development Agreement

- Approved with conditions 5-0
- Must be updated to reflect site plan, Comprehensive Plan text and Zoning Code text modifications
- All conditions from PZB Staff Report dated February 11, 2015
- All conditions from Memo titled Mediterranean Village: Public Comments from March 25, 2015 City Commission meeting dated 04/02/2015

Item 7: Planned Area Development Revocation

- Approved 5-0

**Project Revisions**

The City Commission had multiple comments and recommendations for the application. The applicant has updated the site plan in response to some but not all of these comments. In summary, the applicant has made the following updates:

- Middle residential tower removed.
- Cinema removed.
- Hotel vehicular drop-off relocated away from Ponce de Leon Boulevard to Malaga and internalized
- FAR reduced to 4.0.
- Gym and daycare removed.
- The building behind the Arts Center Building was reduced from 70' in height to 34' in height.
- Publicly accessible rooftop and public access stairwell redesigned to be more integrated with the ground level public plaza space around the Arts Center Building and the hotel ballroom.
- Hotel ballroom space increased to provide sit-down dining for 500 people.
- Ground level frontage on Ponce de Leon Boulevard designed with continuous retail and pedestrian space
- One half of a level of underground parking removed.
- One level of above ground parking added.
- One publicly-accessible activated rooftop redesigned as an amenity space for residential tenants.
- Office liner space added on levels 3 – 6 to the north parking garage to provide habitable liner space fronting all sides of the plaza and the historic Arts Center Building.
- Total project area reduced by 109,798 sf.
- Retail increased by 23,100 sf but the second floor retail was not eliminated
- Office space increased by 3,000 sf.
- Combined hotel and multi-family residential space reduced by 90,398 sf.
- One central paseo rather than a double internal loop.
- Comp Plan text amendment amended – removed rooftop bonus height for mid-rise commercial.
- Form-Based PAD updated to incorporate changes above.
- Development Agreement updated to incorporate recommended changes.

**Staff Discussion**

After 1<sup>st</sup> Reading of the City Commission on April 2<sup>nd</sup>, 2015, Staff has held four (4) internal review meetings with City Departments including the City Manager's Office, Public Works, Police, Fire, Economic and Cultural Development, Development Services, Historical Resources, and Parking, and as a result of those meetings there has been an improvement to the ground level design of the south block (3001 Ponce) of the project that balances pedestrian and vehicular circulation. In addition, as a result of internal staff review

meetings, the project has been enhanced in the following ways:

- Verified that shade trees along the sidewalks have been maximized.
- Refined the design and location of bicycle support facilities, bike lanes, and overall street design to support safe bicycling.
- Verified the environmental benefits of the project and LEED requirements.
- Optimized the developer's contributions toward public safety and trolley enhancements based on revised project scope.
- Enhanced the use of the Arts Center Building to benefit the public, including widened sidewalks around the building to improve visibility and pedestrian access.
- Improved compatibility with surrounding neighborhoods through building massing, design details, and traffic impacts.

### **Hotel Entry and Valet Options**

As a result of Commission direction on 1<sup>st</sup> Reading, the applicant has redesigned the hotel entrance and valet operations to relocate the hotel valet entrance from Ponce de Leon Boulevard and instead internalize vehicular drop-off within the project. Three options are presented for Commission consideration, shown on pages 133 – 142 of the applicant's 11x17 submittal dated June 2, 2015. Staff is in support of Option 3, with the recommended conditions included in the David Plummer Associates memo dated 06.01.2015, included as Exhibit E.1. Option 3 includes hotel vehicular circulation along Coconut Grove Drive and westbound through the south block of the project (3001 Ponce de Leon Boulevard).

### **Comprehensive Plan Text Amendment – State Jurisdiction Responses**

The City Commission, pursuant to First Reading approval of the Comprehensive Plan Text Amendment Ordinance transmitted the request, as required by State Statutes, to the Department of Economic Opportunity and other required and recommended agencies for review prior to consideration by the City Commission on Second Reading. No objections were received from the review agencies. Technical assistance comments are summarized below and are attached as Exhibit G.

#### **Florida Department of Economic Opportunity**

- Technical Assistance Comment: It is recommended that the City adopt a density and intensity standards for the Mediterranean Village PAD into the comprehensive plan.
- City Response: Density and intensity standards for the Mediterranean Village PAD have been incorporated into the comprehensive plan.

#### **Florida Department of Environmental Protection**

- No adverse impacts to important state resources subject to the Department's jurisdiction.

#### **Florida Department of State**

- No comments.

#### **Florida Department of Transportation, District Six**

- No impacts to transportation resources and facilities of state importance.

#### **South Florida Regional Planning Council**

- Application found generally consistent.

#### **South Florida Water Management District**

- Technical Assistance Comment: The City is required to revise its Water Supply Facilities Work Plan.
- City Response: The City cannot revise its Work Plan until Miami-Dade County has adopted their plan; there are no sanctions to municipalities that do not adopt water supply plans within the timeframe stipulated by the SFWMD.

#### **Miami-Dade County Regulatory and Economic Resources Department**

- No comments received.

#### **City of Miami (Not a required review agency; plans shared as a courtesy)**

- Technical Assistance Comments:

1. Consider placing a maximum cap on the residential density in the comprehensive plan.
  2. Consider completion of the Traffic Impact Analysis and parking study prior to Commission consideration.
  3. Include the Concurrency Impact Statement and the School Concurrency letter as part of the package.
  4. Consider transitions to single-family residences.
  5. Consider impacts on hurricane evacuations times and shelter needs.
- City Response:
    1. Density and intensity standards for the Mediterranean Village PAD have been incorporated into the comprehensive plan.
    2. Traffic Impact Analysis and parking study are complete.
    3. Concurrency letters will be included in the package.
    4. Transitions to single-family residences have been improved.
    5. Hurricane evacuation times should be evaluated comprehensively, city-wide based on new development.

### **Staff Recommendation**

Staff recommends Approval with Conditions. A summary of Staff's recommendation based on the materials submitted is as follows:

Item 1: Future Land Use Map Amendment

- Approval

Item 2: Comprehensive Plan Text Amendment

- Approval

Item 3: Zoning Code Text Amendment

- Approval

Item 4: Planned Area Development

- Approval with Conditions

Item 5: Alley Vacation

- Approval with Conditions

Item 6: Development Agreement

- Approval

Item 7: Planned Area Development Revocation

- Approval

The conditions of approval are incorporated into the Draft Ordinances for Second Reading and are attached as Exhibit H for reference.

### **LEGISLATIVE ACTION:**

| <b>Date:</b> | <b>Resolution/Ordinance No.</b>              | <b>Comments</b>                                         |
|--------------|----------------------------------------------|---------------------------------------------------------|
| 04.02.15     | Comprehensive Plan Map Amendment Ordinance   | Approved on First Reading (vote: 5 – 0)                 |
| 04.02.15     | Comprehensive Plan Text Amendment Ordinance  | Approved on First Reading (vote: 3 – 2)                 |
| 04.02.15     | Zoning Code Text Amendment Ordinance         | Approved with Conditions on First Reading (vote: 3 – 2) |
| 04.02.15     | Planned Area Development Site Plan Ordinance | Approved with Conditions on First Reading (vote: 3 – 2) |
| 04.02.15     | Alley Vacation Ordinance                     | Approved on First Reading (vote: 5 – 0)                 |

|          |                                                              |                                                         |
|----------|--------------------------------------------------------------|---------------------------------------------------------|
| 04.02.15 | Development Agreement Ordinance                              | Approved with Conditions on First Reading (vote: 5 – 0) |
| 04.02.15 | Revocation of an existing Planned Area Development Ordinance | Approved on First Reading (vote: 5 – 0)                 |

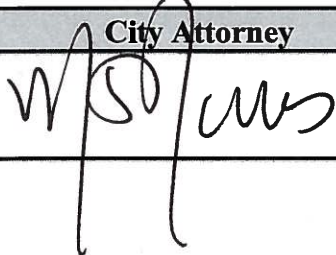
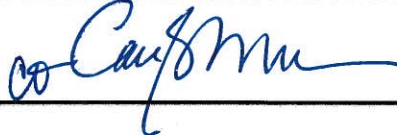
#### **OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

| <b>Date</b> | <b>Board/Committee</b>                           | <b>Comments (if any)</b>                                                                                          |
|-------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 01.14.14    | City Commission                                  | Discussion                                                                                                        |
| 04.11.14    | Development Review Committee                     | Review                                                                                                            |
| 06.13.14    | City Commission                                  | Discussion                                                                                                        |
| 07.23.14    | Board of Architects                              | Discussion                                                                                                        |
| 08.13.14    | Planning and Zoning Board                        | Discussion                                                                                                        |
| 09.19.14    | Expert Panel Review – Architecture               | Discussion                                                                                                        |
| 11.05.14    | Board of Architects                              | Approval of Conceptual Design with the Condition that the applicant study an arcade along Ponce de Leon Boulevard |
| 11.21.14    | Expert Panel Review – Form-Based PAD Regulations | Refer to Staff Report Attachment F                                                                                |
| 12.10.14    | Planning and Zoning Board                        | Continued                                                                                                         |
| 12.11.14    | Historic Preservation Board                      | Discussion                                                                                                        |
| 01.20.15    | Traffic Advisory Board                           | Discussion                                                                                                        |
| 01.30.15    | Development Review Committee                     | Review                                                                                                            |
| 02.11.15    | Planning and Zoning Board                        | Approval with Conditions (included above)                                                                         |
| 02.19.15    | Historic Preservation Board                      | Discussion                                                                                                        |

#### **PUBLIC NOTIFICATIONS:**

| <b>Date</b> | <b>Form of Notification</b>                                                                                    |
|-------------|----------------------------------------------------------------------------------------------------------------|
| 05.14.15    | Legal advertisement with map.                                                                                  |
| 05.18.15    | Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property. |
| 05.18.15    | Posted property.                                                                                               |
| 05.20.15    | Post agenda at City Hall.                                                                                      |
| 05.20.15    | Posted agenda, staff report, legal notice and all attachments on City web page.                                |
| 03.17.15    | Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property. |
| 03.20.15    | Posted property.                                                                                               |
| 03.17.15    | Post agenda at City Hall.                                                                                      |
| 03.20.15    | Posted agenda, staff report, legal notice and all attachments on City web page.                                |
| 03.18.15    | Legal advertisement with map.                                                                                  |
| 01.30.15    | Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property. |
| 01.30.15    | Posted property.                                                                                               |
| 02.06.15    | Post agenda at City Hall.                                                                                      |
| 02.06.15    | Posted agenda, staff report, legal notice and all attachments on City web page.                                |
| 01.30.15    | Legal advertisement with map.                                                                                  |

**APPROVED BY:**

| Department Director                                                                  | City Attorney                                                                     | City Manager                                                                        |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  RT |  |  |

**Exhibits:**

- A. Applicant's Submittal Second Reading dated 06.02.15
  - 1. 11x17 Summary set
  - 2. Full Binder
- B. Traffic Impact, Valet Operations, and Shared Parking Analysis Updates Submittal dated 05.28.15
- C. Full Traffic Analysis dated 05.28.15
- D. Development Agreement dated 06.02.15
- E. Memo: Mediterranean Village: Public Comments from March 25, 2015 City Commission meeting June 2<sup>nd</sup>, 2015 Staff Update
  - 1. Memo Re Mediterranean Village Review 14153 Traffic Impact Study, Parking Analysis & Valet Operations Analysis
- F. Memo: Public Benefits Matrix; Updated June 2, 2015
- G. Comprehensive Plan Amendment Jurisdiction Responses
- H. PAD Conditions of Approval
- I. Draft Ordinance – Change of land use.
- J. Draft Ordinance – Comprehensive Plan text amendment.
- K. Draft Ordinance – Zoning Code text amendment.
- L. Draft Ordinance – Planned Area Development site plan.
- M. Draft Ordinance – Alley Vacation.
- N. Draft Ordinance – Development Agreement.
- O. Draft Ordinance – Revocation of Old Spanish Village Planned Area Development
- P. City Commission Powerpoint Presentation for June 10, 2015