

City of Coral Gables **Planning Department Staff Report**

To: Honorable Local Planning Agency (LPA)/Planning and Zoning Board Members

From: Planning Department

Date: February 11, 2009

Subject: **Application No. 02-08-051-P. Change of Land Use and Planned Area Development (PAD) Site Plan Review.** Two (2) applications submitted for a proposed senior housing facility project referred to as "The Palace at Coral Gables", located on Lots 35-47 and Tract B, Block 4, and Lots 10-20, Block 5, Crafts Section (83 Andalusia Avenue), Coral Gables, Florida, requesting the following:

Local Planning Agency (LPA) review for:

- 1) *Change of Land Use.* Change of land use from "Commercial, Mid-Rise Intensity", to "Commercial, High-Rise Intensity".

Planning & Zoning Board review for:

- 2) *Planned Area Development (PAD) Site Plan Review.* Planned Area Development (PAD) Site Plan pursuant to Zoning Code Article 3, Division 5 for the proposed project referred to as "The Palace at Coral Gables".

Staff Recommendation

The Planning Department based upon the findings of fact contained herein recommends approval of the two (2) applications for the proposed senior housing facility project referred to as "The Palace at Coral Gables", located on Lots 35-47 and Tract B, Block 4, and Lots 10-20, Block 5, Crafts Section (83 Andalusia Avenue), Coral Gables, Florida, for the following:

Local Planning Agency (LPA):

- 1) *Change of Land Use.* Change of land use from "Commercial, Mid-Rise Intensity", to "Commercial, High-Rise Intensity".

Planning & Zoning Board:

- 2) *Planned Area Development (PAD) Site Plan Review.* Planned Area Development (PAD) Site Plan pursuant to Zoning Code Article 3, Division 5 for the proposed project referred to as "The Palace at Coral Gables".

Conditions of Approval

In furtherance of the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the PAD project referred to as "The Palace at Coral Gables" is subject to the following conditions of approval:

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1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
 - a. Site plans, building elevations and building program prepared by Fullerton Diaz Architects, dated 02.11.09.
 - b. Landscape plans prepared by Mariano Corral, Landscape Architects, dated 12.08.08.
 - c. Traffic impact study prepared by David Plummer & Associates, dated November 2007.
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package, sheets 1 thru 40, dated 02.11.09, and proffered by the applicant's representatives as a part of the review of the application at public hearings.
2. Restrictive Covenant. Within 30 days of approval of the adoption of the site plan, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval required 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.
3. Prior to the issuance of a building permit for the project, the property owner, its successors or assigns, shall agree to the following conditions:
 - a. Parking garage gates. There shall be no gates or any other devices that physical restrict vehicular access to the 337 designated public replacement parking spaces located in the parking garage.
4. Prior to the issuance of the final Certificate of Occupancy (CO), the property owner, its successors or assigns shall complete the following:
 - a. Public realm improvements. Install all landscaping and public realm improvements and streetscape improvements on-site and within the public ROW adjacent to project site as shown on the approved site plans (sheets 21 thru 23 of 40) dated 02.11.09, subject to final review and approval by Directors of Public Works and Public Service Departments.
 - b. Traffic improvements. Install traffic improvements, subject to review and approval of the Director of Public Works Department, as follows:
 - 1) Add northbound right turn lane on Galiano Street at Miracle Mile.
 - 2) Re-stripe eastbound approach of Andalusia Avenue at Galiano Street intersection for one right turn lane and two through lanes.
 - 3) Request signal timing adjustments at the intersections of Douglas Road/Miracle Mile, Douglas Road/Andalusia Avenue, Miracle Mile/Galiano Street and Coral Way/SW 26 Avenue.

The applicant has submitted an application package that includes a Statement of Use, building program/site data, site plans, landscape plans, phasing plan, building elevations, massing study and other miscellaneous support documents (see Attachment A).

Request

The proposed change of land use and PAD site plan review for "The Palace at Coral Gables" senior housing facility requires review and recommendation by the Planning and Zoning Board and consideration and adoption in ordinance form by the City Commission (two public hearings). The proposed change in land use is considered a "small scale" amendment according to the thresholds established by the Department of Community Affairs (DCA). Therefore, no State required impact analysis is necessary and DCA review between the Commission's 1st and 2nd readings is not required.

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Development information:

Application	Request
Change of land use designation(s)	Yes – from “Commercial, Mid-Rise Intensity” to “Commercial, High-Rise Intensity”
Comprehensive Plan text amendment	No
Change of zoning designation(s)	No
Zoning Code text amendment	No
Site plan review	Yes (PAD site plan)
Planned Area Development (PAD)	Yes
Subdivision Review or Tentative Plat	No
Conditional uses	No
Abandonment and vacation of non fee interests (streets and alleys)	No

Facts – Background and Proposed Project

The application is to construct a senior living facility on City property currently used for public parking. The proposed change of land use would result in a building height only four (4) feet taller than allowed “as-of-right” according to the existing land use and zoning designations. A building with a height of 97' could now be constructed on the site, and a building with a height of 101' is being proposed.

The proposed change of land use from “Commercial, Mid-Rise Intensity” (maximum 8 stories/97' height with Mediterranean architectural bonuses) to “Commercial, High-Rise Intensity” (maximum 16 stories/190'-6" height with Mediterranean architectural bonuses) is being requested to allow for the proposed 9 story senior living facility project. The change of land use is also necessary to increase the permitted density from 120 senior living units/acre to 180 units/acre required for the proposed 243 senior living units. If approved with the accompanying PAD site plan, the development of the property would be limited to the 9 story project as presented on the proposed PAD site plan. Any increase in height or changes to the PAD site plan other than approved would be required to be re-submitted and reviewed by the Planning and Zoning Board and considered by the City Commission at public hearings.

The proposed PAD project consists of two structures separated by Andalusia Avenue. The structure proposed on the north side of Andalusia Avenue would be constructed on the site of City Parking Lot No. 9 (98 public parking spaces) and the former Melody Inn property. The north structure consists of a 9 story/101' high building with street level retail uses and 243 senior living housing units. The structure proposed on the south side of Andalusia Avenue is an 8 story/75'-0" high building that would replace City Parking Garage No. 5 (239 public parking spaces). The applicant has submitted a phasing plan with the project which proposes the construction of the senior living facility building first (approximately 24 months construction period), followed by the construction of the parking garage during the last 12 months of construction. Compliance with the proposed project phasing plan has been included as a recommended condition of approval.

The new parking garage would have street level retail and 565 total parking spaces. 337 public parking spaces would replace those lost in City Parking Lot No. 9 and Parking Garage No. 5, and 228 private parking spaces for the senior living facility (8 spaces more than required by Code). Valet parking would be available to the residents of the senior living facility, with the valet station located in the drop-off area of the north building's front entrance.

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City reviews and approvals:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	08.24.07
Board of Architects	07.03.08, 09.25.08, 10.30.08, 11.13.08, 12.04.08 and 12.18.08
Board of Adjustment	N/A
Historic Preservation Board	N/A
Landscape Advisory Board	N/A
Local Planning Agency	02.11.09
Planning and Zoning Board	02.11.09
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment (City Commission)	TBD
City Commission, 1 st reading	03.10.08
City Commission, 2 nd reading	TBD

*All scheduled dates and times are subject to change without notice.

Existing property designations:

Applicable Designations	
CLUP Map designations	"Commercial, Mid-Rise Intensity"
Zoning Map designations	"C", Commercial
Within Central Business District	Yes
Mixed Use District ("C", Commercial only)	Yes
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Area)	Yes

Surrounding uses:

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	1-2 story commercial buildings	"Commercial, High-Rise Intensity "	"C", Commercial
South	1 story commercial building and surface parking lots	"Commercial, Mid-Rise Intensity"	"C", Commercial
East	1-2 story commercial buildings	"Commercial, High-Rise Intensity "	"C", Commercial
West	1 story commercial buildings	"Commercial, Mid-Rise Intensity"	"C", Commercial

Site plan analysis:

Type	Date Completed
Concurrency Impact Statement (CIS)	12.22.08
Preliminary Zoning Analysis	01.28.09
Traffic study review (Public Works Department)	01.26.09

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The Building and Zoning Department's Preliminary Zoning Analysis findings are summarized in the below tables. The Preliminary Zoning Analysis is provided as Attachment B. That analysis indicates that the proposed project meets all applicable Zoning Code requirements for the proposed PAD project:

Site plan information:

Type	Permitted	Proposed
Total site area	70,247 sq. ft. (1.6 acres)	70,247 sq. ft. (1.6 acres)
Floor area ratio (FAR)	3.5 FAR with Level 1 and 2 Mediterranean bonuses	3.5 FAR
FAR x total site area =	245,864 sq. ft.	---
Total square footage of buildings	---	245,522 sq. ft.
Building height – senior living facility	16 floors/190'-6" with Level 1 and 2 Mediterranean bonuses	9 floors/101'-0"
Building height – parking garage	16 floors/190'-6" with Level 1 and 2 Mediterranean bonuses	8 stories/75'-0"
Senior housing units	252 units	243 units
Office	---	0 sq. ft.
Restaurant	---	0 sq. ft.
Retail	---	12,567 sq. ft.

Setbacks (for both buildings):

Type	Required*	Proposed
- Front	0 ft.	0 ft.
- Side (interior)	0 ft.	0 ft.
- Rear (abutting alley)	0 ft.	0 ft.

* Setback requirements for PAD projects approved for Mediterranean style design bonuses.

Parking:

Uses	Required	Proposed
Retail	78 spaces	78 spaces
Restaurant	---	0 spaces
Office	---	0 spaces
Senior housing units	142 spaces	142 spaces
Public replacement parking (Parking Garage No. 5 and Parking Lot No. 9)	337 spaces	337 spaces
Total required on site parking	557 spaces	565 spaces
Additional parking (above minimum Code requirement)	---	8 spaces
On-street parking space(s)	17 spaces	17 spaces
On-street parking net gain/(loss)	---	0 spaces
Parking reduction granted via variance	---	N/A

Landscaping:

Location	Required	Provided
Landscape open space	14,049 sq. ft.	16,583 sq. ft.
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Review and approval required by Public Works and Public Service Depts.

Architectural bonuses:

Bonus	Permitted	Granted/Proposed
FAR (sq. ft.) – Level 1 and 2 bonus	0.5 FAR (35,123 sq. ft.)	0.5 FAR (34,781 sq. ft.)
Height of building – Level 1 and 2 bonus	16 floors/190'-6"	9 floors/101'-0"
Multi-family residential units	N/A	N/A

Planning Staff's Findings of Fact

This section evaluates the application for consistency with the Zoning Code and Comprehensive Land Use Plan (CLUP). This evaluation provides findings of fact and recommendations for compliance with the above.

Planned Area Development Requirements

Zoning Code Section 3-507 requires that conclusions and findings of fact be provided for any proposed PAD which shall set forth particularly in what respects the proposal would or would not be in the public interest, to include the following:

1. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the Planned Area Development regulations.*
2. *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.*
3. *The extent to which the proposed plan meets the requirements and standards of the Planned Area Development regulations.*
4. *The physical design of the proposed Planned Area Development 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.*
5. *The compatibility of the proposed Planned Area Development with the adjacent properties and neighborhood.*
6. *The desirability of the proposed Planned Area Development to physical development of the entire community.*
7. *The conformity of the proposed Planned Area Development with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.*

Staff comments: The conclusions and findings of fact presented in this Staff report for the issues identified in Section 3-507 indicate this proposal is in the public interest. This proposed PAD is consistent with the CLUP goals, objectives and policies as presented herein and the Zoning Code's purpose and intent for a PAD project. With the exception of four (4) feet in building height, the proposal is consistent with what could be built “as-of-right” according to the property's existing land use and zoning designations, and as exhibited in the attached Preliminary Zoning Analysis (see Attachment B) is also consistent with the standards and requirements of the Code's PAD provisions. This proposal would add a senior housing facility to the downtown area, which has been a long standing objective of the City.

CLUP Future Land Use Map Amendment Standards

Zoning Code Section 3-1506 provides the standards for Comprehensive Plan text and map

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amendments, as follows:

A. *Proposed amendments to the Text and Maps of the Comprehensive Land Use Plan shall be reviewed pursuant to the following standards:*

1. *Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.*
2. *Whether it is internally consistent with Comprehensive Land Use Plan.*
3. *Its effect on the level of service of public infrastructure.*
4. *Its effect on environmental resources.*
5. *Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.*
6. *Any other effect that the City determines is relevant to the City Commission's decision on the application.*

Staff comments: All standards identified in Section 3-1506 for the proposed CLUP map amendment are satisfied. The project is consistent and advances CLUP objectives and policies regarding the promotion of mixed use downtown development; infill development; pedestrian environment; landscaping and streetscape improvements in accordance with the City's Master Landscape Plan; and, housing for the elderly.

Compliance with Comprehensive Land Use Plan Goals, Objectives and Policies

The Planning Department has reviewed the CLUP and finds the following CLUP Goals, Objectives and Policies are applicable and the following table provides determination/findings of fact to consistency and inconsistency thereof.

Consistent CLUP Goals & Objectives and Policies are as follows:

Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
1.	<i>OBJECTIVE 1-1.2: CONTROL BLIGHT AND PROMOTE REDEVELOPMENT. Efforts shall be made to control blighting influences, and redevelopment shall be encouraged in areas experiencing deterioration. This Objective shall be achieved through the implementation of the following policies.</i>	This redevelopment project will transform an underutilized commercial property currently used as a City surface parking lot with a planned senior housing facility. This transformation will assist in further redevelopment in the City's downtown, and further the objective of making the area a viable mixed use district with a primarily residential component.
2.	<i>OBJECTIVE 1-1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN. By the year 2010 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 70 to 35.</i>	The project would provide for the planned redevelopment of an existing underdeveloped commercial property, provide improvement along the Miracle Mile corridor and further the City's Landscape Master Plan for streetscape and ROW improvements through out the downtown area. The proposed plan is consistent with the existing development pattern along Miracle Mile, and will fulfill a City objective of providing a senior housing facility for City residents in the downtown area.
3.	<i>POLICY 1-1.3.2: APPLICATION OF BUFFERING TECHNIQUES. Uses designated in the plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering when located adjacent to or across the street from incompatible uses such as residential uses.</i>	The proposed project is consistent with the existing development pattern along Miracle Mile with low-rise existing commercial buildings along the north half of the block facing onto Miracle Mile and mid or high-rise development located on the south half of the block facing onto Andalusia Avenue. The applicant is providing a planned development (PAD) incorporating a cohesive architectural style including architectural features. Landscaping and street trees are proposed around the entire perimeter of the site in accordance

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Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
		with the City's Landscape Master Plan. The applicant is also offering traffic improvements intended to mitigate potential traffic impacts created by the project.
4.	<i>POLICY 1-1.3.3: LIMITATIONS OF POTENTIALLY DISRUPTIVE USES. Normally disruptive uses may be permitted on sites within related districts only where proper design solutions are demonstrated and committed to in advance which will be used to integrate the uses so as to buffer any potentially incompatible elements.</i>	Public ROW improvements including a pedestrian paseo, public alleyway improvements, pedestrian crosswalks and streetscape improvements are provided in accordance with the City's Master Landscape Plan. Building service facilities are all located along the rear of the project and accessed only from the existing public alleyways.
5.	<i>OBJECTIVE 1-1.7: DISCOURAGE URBAN SPRAWL. Discourage the proliferation of urban sprawl by amending the land development regulations to include a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas</i>	This development encourages infill development and redevelopment as permitted according to the PAD provisions contained in the Zoning Code. The applicant will be providing 337 replacement public parking spaces within a new parking garage facility, and 8 additional parking spaces above Code requirement for the senior living facility.
6.	<i>POLICY 1.1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS. Encourage effective and proper development of employment centers of high quality which offer potential for local employment in reasonably close proximity to protected residential neighborhoods.</i>	This senior housing facility will further assist in developing this area as an employment center as it will provide for additional employment opportunities for residents of the City and surrounding community.
7.	<i>POLICY 1-1.7.2: DEVELOPMENT OF UNDEVELOPED LAND. Encourage development of remaining undeveloped and vacant isolated parcels of developable property through identification and staff assistance in providing information as to appropriate uses permitted by Code and proper procedures to be undertaken to obtain the proper development orders.</i>	This site is currently used as a City surface parking lot. The proposed mixed use project would result in the planned redevelopment of the site and provide a needed senior housing facility for the downtown area. The applicant will be providing 337 replacement public parking spaces within a new parking garage facility, and 8 additional parking spaces above Code requirement for the senior living facility.
8.	<i>OBJECTIVE 1-1.9: INNOVATIVE DEVELOPMENT REGULATIONS. Encourage sound innovation in development regulations which provide a continuing process to respond to community needs</i>	This project utilizes the Zoning Code's PAD provisions available for the development of a commercial project containing senior housing units that permits the flexibility to address the unique conditions of the site and required replacement and relocation of 337 existing public parking spaces, and 8 additional parking spaces above Code requirement for the senior living facility.
9.	<i>POLICY 1-1.9.1: MIXED USE DOWNTOWN DEVELOPMENT. Encourage balanced mixed use developments in the downtown, which promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.</i>	This project proposes a planned development including both commercial retail, senior housing units and both public and private structured parking facilities. The applicant has submitted plans including pedestrian amenities such as pedestrian paseos, arcades, landscaping and streetscape improvements and pedestrian crosswalk. The building plans incorporate a common Mediterranean architectural theme and features. The applicant will be providing 337 replacement public parking spaces within a new parking garage facility, and 8 additional parking spaces above Code requirement for the senior living facility.
10.	<i>POLICY 1-1.9.2: PRINCIPLES FOR DOWNTOWN PLANNING. Encourage the detailed planning of downtown to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.</i>	This project proposes the incorporation of public landscape and streetscape improvements in accordance with the City's Landscape Master Plan. This project provides for the planned redevelopment of an existing underdeveloped commercial property that creates a downtown urban environment that offers

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Ref. No.	CLUP Goal, Policy and Objective	Basis for consistency
		pedestrian amenities and activities that are an objective of the City.
11.	<p>POLICY 2-1.7.3: CONTROLLING THROUGH TRAFFIC MOVEMENTS. <i>The City shall discourage through traffic in neighborhoods by use of traffic management techniques, including signage, landscape design and roadway design.</i></p>	The applicant's plans provide public ROW improvements surrounding the project site in accordance with the City's Landscape Master Plan. The Public Works Department reviewed the Traffic Study prepared by the applicant's traffic consultant, and recommends the traffic improvements identified in the submitted Traffic Study as conditions of approval.
12.	<p>POLICY 2-1.8.1: PROVIDE ROADWAY LANDSCAPING. <i>The City shall provide landscaping along roadways to serve as visual and sound buffers and to maintain the quality of the environment within the City.</i></p>	The proposed project provides landscape and streetscape improvements around the perimeter of the site in accordance with the City's Landscape Master Plan, including street trees, on-street parking, pedestrian arcades and crosswalks and public alleyway improvements.
13.	<p>POLICY 3-1.5.4: HOUSING FOR THE ELDERLY. <i>The City's Land Development Regulations shall be amended by December 31, 2000 to permit development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers: (3243)</i></p> <ul style="list-style-type: none"> • Serviced by potable water and central wastewater systems; • Accessible to shopping areas which accommodate stores offering household goods and services needed on a frequent and recurring basis; • Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan); • Accessible to public parks, recreation areas, and/or open space systems; and • Located on sites having adequate surface water management and solid waste collection and disposal. 	The provision of elderly housing at this location satisfies this policy. This proposal would add a senior housing facility to the downtown area, which has been a long standing objective of the City.
14.	<p>POLICY 3-1.5.5: PROVISION OF DIVERSE HOUSING TYPES. <i>The City shall continue to provide land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single family, duplex, and multi-family housing units are allowed within the City. (3243)</i></p>	The provision of elderly housing at this location satisfies this policy. This proposal would add to the diversity of available housing options in the downtown area by adding a senior housing facility, which has been a long standing objective of the City.
15.	<p>POLICY 3-1.5.7: DEVELOPING PUBLIC/PRIVATE PARTNERSHIPS. <i>By December 31, 2005, the City of Coral Gables shall assist in developing local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system. Actions shall include coordinating the timing and location of City sanitary sewer facilities and water services in order to promote the timely extension of water and wastewater services to residential areas as necessary. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources. (3243)</i></p>	The provision of elderly housing at this location satisfies this policy. This proposal is the result of a public/private partnership with the specific goal of adding senior housing to the downtown area, which has been a long standing objective of the City.

Staff Comments: Staff's determination that this application is "consistent" with the CLUP's goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff and site plan provisions incorporated by the applicant which address the City objectives for encouraging senior housing in the City's downtown area.

Traffic Study

The applicant's Traffic Study has been reviewed by the Public Works Department, which recommended the following traffic improvements that have been included as conditions of approval with this report:

1. Add northbound right turn lane on Galiano Street at Miracle Mile.
2. Re-stripe eastbound approach of Andalusia Avenue at Galiano Street intersection for one right turn lane and two through lanes.
3. Request signal timing adjustments at the intersections of Douglas Road/Miracle Mile, Douglas Road/Andalusia Avenue, Miracle Mile/Galiano Street and Coral Way/SW 26 Avenue.

City Department Review

This proposal was reviewed by City Staff at a Development Review Committee (DRC) meeting on 08.24.07. All comments provided have subsequently been addressed by the applicant and the recommended conditions of approval provided with this Staff report.

Architectural Style Bonuses

The project is proposed to be constructed in the Mediterranean architectural style and is requesting Level 1 and Level 2 bonuses, but is only requesting a project height of 9 stories/101'-0" and not the permitted maximum 16 story/190'-6" height allowed by the proposed commercial high-rise land use designation. The proposed project has been reviewed by the Board of Architects six (6) times, and received preliminary design approval on 12.04.08 and approval for architectural bonuses on 12.18.08.

Concurrency Management

This project has been reviewed for compliance with the Building and Zoning Department's Concurrency Management Program. The Concurrency Impact Statement (CIS) issued by the Building and Zoning Department for the applicant's project indicates that there is adequate infrastructure available to support the project. A copy of the CIS is on file with the Planning Department and available upon request.

Summary of Findings of Fact

The findings of fact that support the approval of the application include the following:

1. The proposed PAD project is "consistent" with the CLUP Goals, Policies and Objectives, as identified and presented in this report.
2. This project satisfies the site plan review criteria and the objectives and requirements for a proposed PAD project as specified in the Zoning Code.

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3. This proposal would add a senior housing facility to the downtown area, which has been a long standing objective of the City.
4. This proposal is only requesting a project height of 9 stories/101'-0", which is only four (4) feet taller than the 97'-0" height allowed "as-of-right".
5. Public ROW/public realm improvements shall be provided on streets adjoining the property in compliance with and in excess of the City's Master Landscape Plan.
6. No variances are required or requested for this project.
7. Eight (8) additional parking spaces have been provided above the amount required by Code for the senior living facility in addition to the replacement of 337 existing public parking spaces.
8. Any increase in height or changes to the PAD site plan would be required to be re-submitted and reviewed by the Planning and Zoning Board and considered by the City Commission at public hearings.

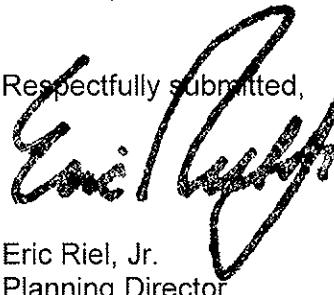
Public Notification/Comments

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

Type	Explanation
Neighborhood meeting completed	Completed 01.14.09
Courtesy notification of all property owners within 1,000 feet of the subject property	Completed 01.09.09
Newspaper ad published	Completed 01.09.09
Posted property	Completed 01.09.09
Posted agenda on City web page/City Hall	Completed 02.06.09
Posted Staff report on City web page	Completed 02.06.09

The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment C.

Respectfully submitted,



Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package.
- B. City's Preliminary Zoning Analysis
- C. Synopsis of comments received from property owners within 1,000 feet.

City of Coral Gables

Building and Zoning Department

PAD Zoning Worksheet

February 8, 2008

Revised March 11, 2008

Revised March 25, 2008

Revised 01.19.09

Revised 01.28.09

2009 FEB -4 AM 9:15

Project Name	The Place ALF <i>(Requires commission approval as conditional use for PAD) (Requires commission approval for Change in land use) / Required for 9 stories and 180 units per acre density. Site plan approval DO district not required because property does not face Miracle Mile</i>
Address	XXX Andalusia
Project Architect	Fullerton Diaz Inc.
Legal Description	Lots 35-43, Blk. 4, Coral Gables Crafts Section PB - 51 Page – 10 – Parcel A Lots 44-47, Blk. 4, Coral Gables Crafts Section PB - 10 Page – 40 – Parcel C Lots 15-20, Blk. 5, Coral Gables Crafts Section PB – 10 Page – 40 – Parcel B Lots 10-14, Blk. 5, Coral Gables Crafts Section PB – 10 Page – 30 – Parcel B
Zoning	"C" Plate 6 of 18 – <u>ALF IS A PERMITTED USE IN COMMERCIAL</u> DO district CBD
Comprehensive Land Use Plan	Commercial - Mid Rise Intensity 6 stories / 3.0 FAR <u>REQUIRES A CHANGE IN LAND USE TO HIGH RISE INTENSITY 13 STORIES /3.0 FAR (limited to 9 stories 101'-0")</u>
Area of Site	70,247 sq. ft.

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 PAD Zoning Worksheet
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Site specific	Section A-36 Section CRAFTS SECTION 13 stories – 150'-0" commercial and apartments (All lots block 4 and 5)
Off Site Parking	Yes (within 500 feet) or ALF in a PAD within 120'
Total of Site Areas	$42,861 + 27,376 = 70,247$ sq. ft.
Overlay Districts	Mediterranean , PAD , DO and CBD
Minimum site area 1 acre, contiguous 3-502-C except for ALF's. ALF can be 120'-0" apart. 3-502-D	Proposed: 70,247 sq. ft. = 1.61 acre
Street frontage 200'-0" <u>NONE REQUIRED IN PAD</u>	439 building +274 garage
<u>Lot width and depth minimum for PAD 200' w x 100' deep – 3-502-C</u>	429 wide x 100 deep
Lot Coverage	N/A with Med bonus and PAD
Permitted FAR Per zoning district	$70,247 \times 3.0 = 210,741$ sq. ft.
Med. Bonus FAR	$70,247 \times .5 = 35,123$ sq. ft.
Total Permitted FAR	245,864 sq. ft.
Proposed FAR 75% of total gross square footage to ALF use 3-502-D $(225,429/245,522 = 91\%)$	245,522 sq. ft.
Permitted Height	
Permitted No. of Stories Per zoning district	6 stories / 8 with MED bonus
Land Use Height	70'-0" / 97'-0" with MED

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Land Use No. of Stories	6 stories or 8 stories with MED	
Proposed Height	Building - 101'-0" <u>does not comply requires change in land use</u> Parking Garage - 75'-0"	
Proposed No. of Stories	Building - 9 stories <u>REQUIRES A CHANGE IN LAND USE TO HIGH RISE INTENSITY 13 STORIES /3.0 FAR (limited to 9 stories 101'-0")</u> Parking Garage - 8 stories	
Height of Arch Element Permitted	See MED bonus (5-26) 1/3 of allowable height $101/3 = 33'-8"$	
Height of Arch. Element Proposed	33'-4"	
Height adjoining residential	45'-0" for 100'-0" feet of the adjacent right of way line + 10'-0" for arch elements / N/A	
Number of building per site	No minimum or maximum required in PAD	
Setback relief	<u>Not required in a PAD</u>	
Density Permitted 120 units per acre – ALF Section 5-902 <u>REQUIRES A CHANGE IN LAND USE TO HIGH RISE INTENSITY 13 STORIES /3.0 FAR for 180 units per acre for project to comply for LOTS 35-47 BLK 4</u>	1.61 acres x 120 = 193 units <u>With change in land use</u> <u>$42,871 / 43,560 = x 180 \text{ units per acre} = 177 \text{ units}$</u> <u>$27,376 / 43,560 = .62 \times 120 \text{ units per acre} = 75 \text{ units}$</u> <u>Total</u> 252 units	
Density proposed	243 units / 267 beds	
Setbacks	Required	Proposed
Front Andalusia	Front 15'-0" or less 0'-0" above 15'-0" 10'-0" at cornice line/parking pedestal or 40'-0"	0'-0" / Must setback 10'-0" after 40'-0" or at cornice line/parking pedestal – <u>does not</u>

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		<u>comply- requires PAD approval</u>
Side Alley	Not addressed in code Is being treated same as rear with alley - 0'-0"	0'-0" in Garage 0'-0" in Building
Interior side (100'-0) (100- 45 = 55/3 = 19 + 15 = 34' required setback) (75'-0"- 45=30'/3=10+15 =25'-0" required setback)	Interior Side 45'-0" or less 0'-0" above 45'-0" - 15'-0" + 1' for each 3' above 45'-0"	0'0" for 2 stories and ???? for floors 3-9 Building 0'-0" Garage- <u>does not comply – required PAD approval</u>
Rear Alley	0'-0"	0'-0" Building 0'-0" Garage
Setback relief requested	Not required with PAD	
Amount of building in required setback area	N/A 11,063 sq. ft arcade provided	
Required open space (5%) (MED requirement) Required open space 20% (PAD requirement) 20% x 70,247 = 14, 049 sq. ft.	Landscape provided = 16,583 Must provide 14,049	
Roof top screening	Yes	
Landscape improvements in right of way as per Article 5 Division 11 , sec 5-1104 and sec 5-1105 A and C (<u>MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES</u>)	C districts – 10% min 10'-0" wide 75% may be paved with pervious material 28 large shade trees per acre and 224 shrubs per acre 1 palm or medium shade tree in the alley for every 35'-0" (25% may be palms) and 1 shrub per every 3 linear feet of alley	
Right of way planting requirements if no City Streetscape Master Plan (<u>MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES</u>)	One tree per 35 feet of right of way frontage. (703)/35 =20 1 shrub per 1 lf of right of way frontage = 703	25% may be palm trees. ????? provided ???? shade (???????) ?????? palms ?????? shrubs
Median planting must comply	Is a median possible? No Median indicated.	

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with 5-1105-A-4 <u>(MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES)</u>	
General Landscaping requirements to comply with Section 5-1104 A 1 thru 11	<u>Show compliance and notes on plans and final drawings</u>
Project to comply with Article 5 Division 12 Division 13 Division 14	
Loading spaces (2 required) As per Article 5 Division 14 <u>10 x 25 x 14 high</u>	2 loading area in each building <u>10x 25 x 14</u>
Parking Parking garage requires a covenant or PAD approval	
1/250 sq. ft. retail	11,978 retail + 7,526 BOH = 19,504 / 250 sq. ft. = 78 spaces
1/300 sq. ft office	n/a / 300 = 0 spaces
12 spaces /1000 sq. ft. restaurant	n/a / 1000 x 12 = 0 spaces
ALF – 1 for full time employee	20 as per architect
Parking 0.5 per unit (243) per ALF section 5-902 this section is more restrictive than ALF parking section 5-1409 which requires 2 per every 5 beds (267)	122 spaces
Replacement parking	337 spaces Existing garage 239 + existing surface lot 98 = 337 spaces
Total required spaces	557 spaces

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Total Parking provided	565 spaces
Total required <u>Surplus / Deficit</u>	8 spaces
Required bike parking	As required by P&Z board and City commission
ALF recreational space - 100 sq. ft of recreational space per resident	$267 \times 100 = 26,700 \text{ sq ft}$ – 30% need to be inside $26,700 \times 30\% = 8,010 \text{ sq. ft.}$ Provided 17,317 outside / 23,684 inside.
Notes	<ol style="list-style-type: none"> ALF requirements Section 5-902 <ul style="list-style-type: none"> FAR 3.0 Assisted Living units in mid rise -C use 120/units per acre with 2 people max $70,247/43560 = 1.61 \times 120 = 193.5 \text{ units}$ – <u>THIS WOULD MAKE THEM OVER ON UNITS</u> <u>REQUIRES CHANGE IN LAND USE FOR DENISITY TO COMPLY ALSO</u> 80 sq ft. per person in each bedroom 100 sq. ft of recreational space per resident $267 \times 100 = 26,700 \text{ sq ft}$ – 30% need to be inside $26,700 \times 30\% = 8,010 \text{ sq. ft.}$. <u>PROVIDE DRAWING INDICATING SPACES AND CALCULATIONS</u> Parking 0.5 per unit (243) = 121.5 Permitted in C use Commercial requirements 4-302 <ul style="list-style-type: none"> ALF permitted use FAR 3.0 Minimum parcel less than 45'-0" high 2500 sq. ft Minimum parcel over 45'-0" high 200 street frontage and 20,000 sq. ft. Minimum parcel dimension 25w x 100d Setback Front 15'-0" or less 0'-0" above 15'-0" 10'-0" at cornice line/parking pedestal or 40'-0" Interior Side 45'-0" or less 0'-0" above 45'-0" – 15'-0" + 1' for each 3' above 45'-0" Side street -15'-0"

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	<ul style="list-style-type: none"> • Rear – alley 0'-0" no alley 10'-0" • Canal 35'-0" • Height – as per comp land use plan or site specific • Height within 100'-0" of SFR or MF1 3 stories 45'-0" • Parking - office 1/ 300 – retail 1/250 / 1/ FTE – 2/ 5 beds ALF
	<ul style="list-style-type: none"> 3. DO District • Block 4 of project • Project does not require site plan review because it does not front Miracle Mile. • Underlying zoning applies
	<ul style="list-style-type: none"> 4. Site specific • Crafts Section • Apartment or commercial structure 13 stories / 150 feet
	<ul style="list-style-type: none"> 5. MED bonus to be determined by City Architect and Board of Architects – Commercial must satisfy all of table 1 and 8 out of 12 on table 2 6. 25% MED bonus on residential use only. Not allowed in Mix use or Commercial
	<ul style="list-style-type: none"> • <u>Provide materials on elevations – all</u> • <u>Two separate sites tied by PAD – covenant for the parking across the street</u> • <u>No site plan included- Provide one with shows required and proposed setback</u> • <u>Encroachment into R.O.W requires public work and commission approval(Canopy in front of building and lights)</u> • <u>Bar ??? Verify with Concurrency</u> • <u>Please number parking consecutively and make sure spaces are 1'-0" away from walls</u> • <u>Survey shows 2,503 sq. ft less than</u>

	<p><u><i>first review?????? VERIFY</i></u></p> <ul style="list-style-type: none">• <u>REQUIRES COMP PLAN</u>• <u>AMENDMENT FOR HEIGHT AND DENSITY</u>• <u>Indicate $\frac{3}{4}$" stucco</u>• <u>Parcel C – project data sheet shows lots incorrectly</u>• <u>Elevation heights are shown from finish floor they must be from established grade(average grade at sidewalk)indicate on plans</u>• <u>Comply with triangle of visibility from garage exit</u>• <u>Provide not canvas awning under separate permit</u>
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February 6, 2009
City of Coral Gables - Planning Department
Letters Received from Property Owners
Application No. 02-08-051-P (Change of Land Use and PAD Site Plan Review)

Attachment C

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	01 14 09	Benita Giller Property Address: 87-93 Miracle Mile 215 Andalusia Coral Gables, FL	X		I approve this application. It should bring business to the whole area.
2.	01 14 09	John W. Cooney 10 Aragon Avenue 1002 Coral Gables, FL	X		View, light, property value
3.	01 14 09	Kenneth Cooney 10 Aragon Avenue 1419 Coral Gables, FL	X		View, light, property value
4.	01 20 09	Yolanda Mandiola 100 Andalusia Avenue #603 Coral Gables, FL 33134	X		More density plus will block our view.
5.	01 20 09	Agustin Ugarte 100 Andalusia Avenue #503 Coral Gables, FL 33134	X		More density and block our view for 100 Andalusia.
6.	01 20 09	Magaly Malave 100 Andalusia Avenue #402 Mailing address: 3205 Huntington Weston, FL 33332	X		<ul style="list-style-type: none"> - More traffic! We do not need this. - Our property value will get <u>even</u> lower.
7.	01 21 09	Juan Carlos Piderit and Zulay Hernandez Mailing address: 13 Gomwood Irvine, CA 92612	X		<p>1) The change in zoning will bring more demographic density, with the following consequences: A) Lack of utilities availability, B) congested traffic, C) decreasing of quality in public service (such as Police – Firemen, etc.) The result of all above will impact t negatively the value of our properties in Coral Gables.</p> <p>Properties owned: 55 Merrick Way #621, Coral Gables, FL 33134 888 Douglas Road #917, Coral Gables, FL 33134</p>
8.	01 23 09	Armando de la Vega 100 Andalusia Avenue #801 (PH-1) Coral Gables, FL 33134	X		Coral Gables needs more restaurants, stores etc. NOT this type of ugly building and business.

February 6, 2009

City of Coral Gables - Planning Department

Letters Received from Property Owners

Application No. 02-08-051-P (Change of Land Use and PAD Site Plan Review)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
9.	01 23 09	Dorren & Michael Kelly P.O. Box 413 Norfolk, CT 06058 (owners of Apt. # 711 100 Andalusia Avenue Coral Gables, FL 33134)	X		View obstruction Property values
10.	01 27 09	Benigno Pazos 55 Merrick Way #642 Coral Gables, FL 33134	X		No comment.