



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
 Application: Zoning Code Text Amendment – Biltmore Section Transfer of Development Rights  
 Public Hearing: Planning and Zoning Board  
 Date & Time: **July 11, 2018; 6:00 – 9:00 p.m.**  
 Location: City Commission Chambers, City Hall,  
 405 Biltmore Way, Coral Gables, Florida 33134

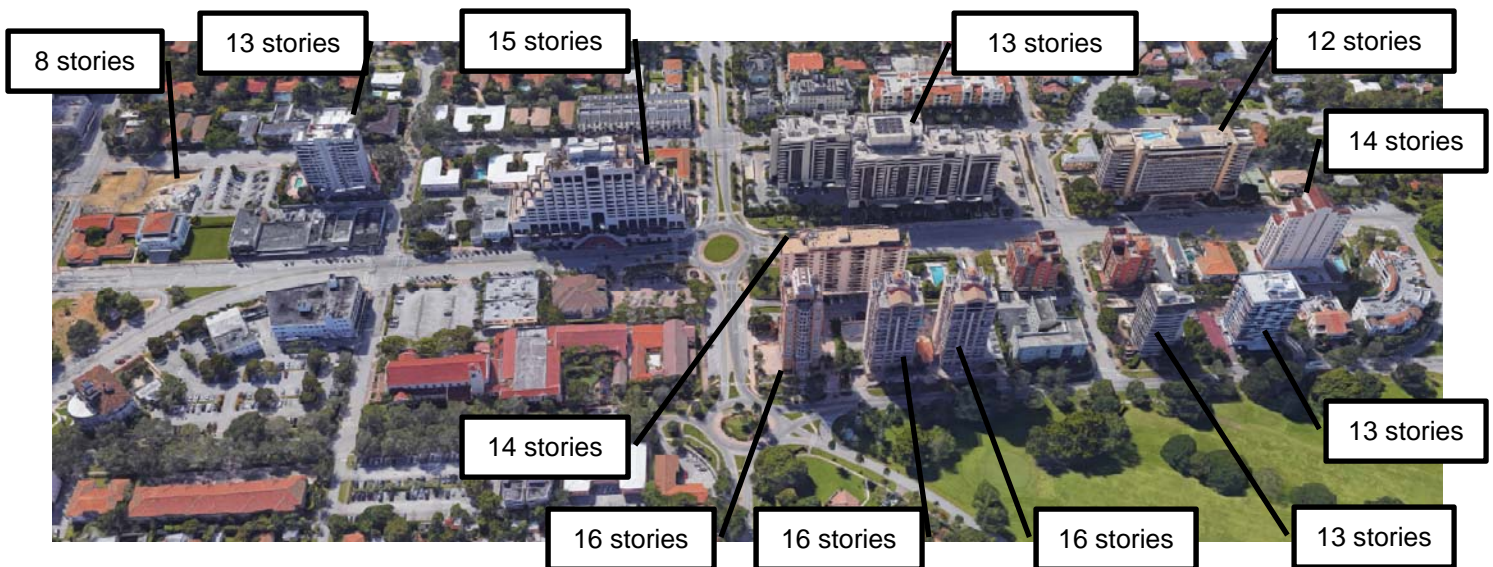
## 1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

*An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," expanding the receiver sites for the use of transfer development rights to include Blocks 1, 2, 3, 4, 6, 7, 8, and 10 in the Biltmore Section, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*

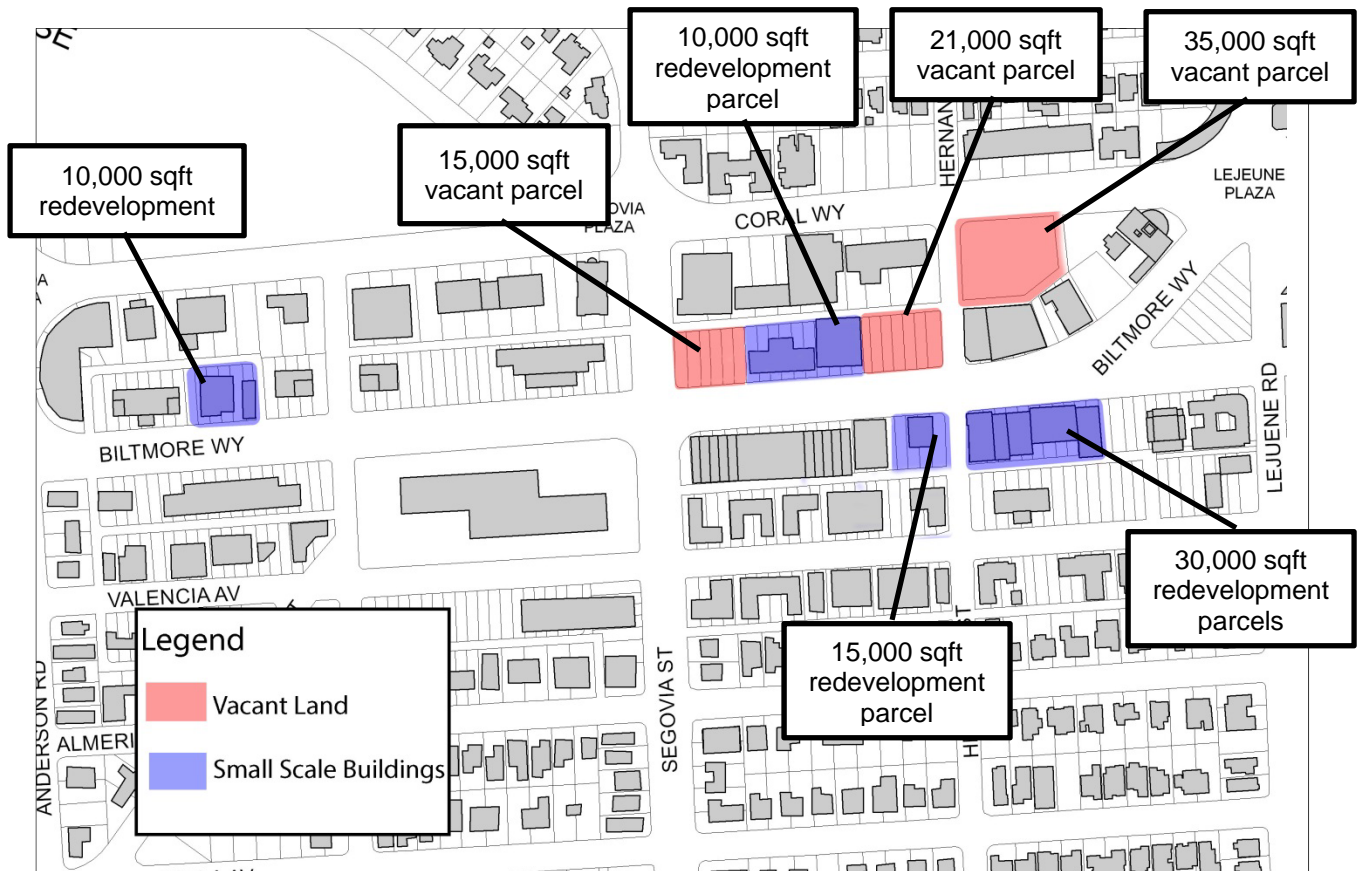
## 2. BACKGROUND INFORMATION

As directed by the City Commission, Staff has prepared Zoning Code text amendments to expand the receiver sites of Transfer Development Rights (TDRs) to include the redeveloping parcels on Biltmore Way. This item was discussed by the Planning & Zoning Board at the June 13 meeting, and requested additional information.



**Existing conditions, with number of stories**

Many parcels along Biltmore Way are underutilized. Below is a map depicting the vacant land in red that could be developed using TDRs, as well as small buildings (1-2 stories) that are potential redevelopment parcels on Biltmore Way.



	Total Parcel Area	Allowed FAR	Total Development	TDRs applied (25%)	Total with TDRs
Vacant Land	71,000 sqft	3.0	213,000 sqft	53,250 sqft	<b>266,250 sqft</b>
Small Buildings	65,000 sqft	3.0	195,000 sqft	48,750 sqft	<b>243,750 sqft</b>

Above is a map and chart that shows the locations of the potential development and redevelopment along Biltmore Way. The 3 vacant parcels, typically used as surface parking lots, totals to 71,000 square feet of parcel area. If these properties were able to utilize TDRs as proposed in the Zoning Code text amendment, an estimated total of 53,250 square feet of transfer development rights (TDRs) may be applied to reach a total of 266,250 square feet development on currently vacant land in the study area.

Other parcels contain outdated, 1- to 2-story buildings that total 65,000 square feet of parcel area. These parcels may be potentially redeveloped into large-scale structures to be more compatible with the surrounding large buildings. If redeveloped by expanding the TDR receiver sites, a total of 243,750 square feet of development may be built, with the 48,750 square feet of TDRs.

The remaining small parcels in the study are primarily multi-family properties, with varying degrees of density. These properties will continue to be redeveloped in accordance with the Comprehensive Plan.

A detailed chart of the existing small-scale parcels in the Biltmore Way Section is provided below:

Address	Description	Floors	Building Area	Lot Size
452 BILTMORE WAY	STORE : RETAIL OUTLET	1	6876	12000.000
729 VALENCIA AVE	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	2	3491	11000.000
737 VALENCIA AVE	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	2	5014	10800.000
741 VALENCIA AVE	RESIDENTIAL - SINGLE FAMILY : 1 UNIT	2	1125	3734.000
717 VALENCIA AVE	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	2	5817	11100.000
495 BILTMORE WAY	OFFICE BUILDING - MULTISTORY : OFFICE BUILDING	4	21790	6114.000
475 BILTMORE WAY	OFFICE BUILDING - MULTISTORY : OFFICE BUILDING	3	33126	12604.000
<b>2509 ANDERSON RD</b>	<b>VACANT LAND - COMMERCIAL : VACANT LAND</b>	<b>0</b>	<b>0</b>	<b>10450.000</b>
<b>744 BILTMORE WAY</b>	<b>VACANT LAND - COMMERCIAL : VACANT LAND</b>	<b>0</b>	<b>0</b>	<b>6600.000</b>
<b>745 VALENCIA AVE</b>	<b>VACANT LAND - COMMERCIAL : VACANT LAND</b>	<b>0</b>	<b>0</b>	<b>6550.000</b>
711 VALENCIA AVE	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS	2	1381	5600.000
	<b>VACANT LAND - COMMERCIAL : VACANT LAND</b>	<b>0</b>	<b>0</b>	<b>2800.000</b>
470 BILTMORE WAY	PROFESSIONAL SERVICE BLDG : OFFICE BUILDING	2	6131	6000.000
<b>435 VALENCIA AVE</b>	<b>VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL</b>	<b>0</b>	<b>0</b>	<b>3212.000</b>
<b>490 CORAL WAY</b>	<b>VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING</b>	<b>0</b>	<b>0</b>	<b>35719.000</b>
<b>711 BILTMORE WAY</b>	<b>VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL</b>	<b>0</b>	<b>0</b>	<b>3000.000</b>
<b>435 VALENCIA AVE</b>	<b>VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL</b>	<b>0</b>	<b>0</b>	<b>19075.000</b>
405 BILTMORE WAY	MUNICIPAL : MUNICIPAL	3	25019	47481.000
738 BILTMORE WAY	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	2	4927	8940.000
595 BILTMORE WAY	FINANCIAL INSTITUTION : OFFICE BUILDING	0	7810	35797.000
500 BILTMORE WAY	STORE : RETAIL OUTLET	2	3008	15949.000
540 BILTMORE WAY	OFFICE BUILDING - MULTISTORY : OFFICE BUILDING	2	7672	6000.000
410 ANDALUSIA AVE	RELIGIOUS - EXEMPT : RELIGIOUS	3	21369	44651.000
536 CORAL WAY	RELIGIOUS - EXEMPT : RELIGIOUS	2	75547	104908.000
<b>559 BILTMORE WAY</b>	<b>VACANT LAND - INSTITUTIONAL : PARKING LOT</b>	<b>0</b>	<b>0</b>	<b>21877.000</b>
713 BILTMORE WAY	PROFESSIONAL SERVICE BLDG : OFFICE BUILDING	2	4200	4280.000
480 BILTMORE WAY	STORE : RETAIL OUTLET	2	3241	3960.000
490 BILTMORE WAY	STORE : RETAIL OUTLET	1	4793	6349.000
520 BILTMORE WAY	OFFICE BUILDING - ONE STORY : OFFICE BUILDING	1	1959	3000.000
450 BILTMORE WAY	STORE : RETAIL OUTLET	2	9040	6000.000
531 VALENCIA AVE	MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS	2	14602	23700.000
515 VALENCIA AVE	MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS	2	12322	24000.000
501 VALENCIA AVE	MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS	2	6886	8845.000
525 VALENCIA AVE	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS	2	5770	11800.000

### 3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided below in ~~striketrough~~/underline format.

#### ARTICLE 3 – Development Review

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#### Division 10. Transfer of Development Rights

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#### Section 3-1005. Use of TDRs on receiver sites.

- A. Use of TDRs on receiver sites. The receiving sites shall be (i) located within the boundaries of the CBD and designated Commercial zoning, ~~or~~ (ii) located within the boundaries of the North Ponce de Leon Boulevard Mixed Use District and designated Commercial zoning, or (iii) the Biltmore Section, Blocks 1, 2, 3, 4, 6, 7, 8, and 10 and designated Multi-Family High Density or Commercial High-Rise Intensity Land Use on the Comprehensive Plan Map, and facing Biltmore Way or Coral Way.
- B. Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted.

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### 4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

**5. COMPREHENSIVE PLAN CONSISTENCY**

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment is consistent with the Comprehensive Plan.

**6. PUBLIC NOTIFICATION**

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement (June PZB)	06.01.18
Courtesy Notice mailed to all affected properties	05.31.18
Posted June agenda on City web page/City Hall	06.01.18
Posted June Staff report on City web page	06.08.18
Legal advertisement (July PZB)	06.29.18
Posted July agenda on City web page/City Hall	06.29.18
Posted July Staff report on City web page	07.06.18

**7. STAFF RECOMMENDATION**

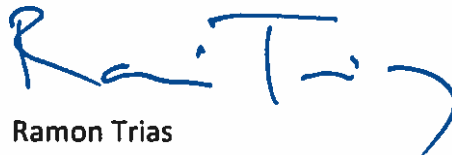
The Planning and Zoning Division recommends approval.

**8. ATTACHMENTS**

- A. PowerPoint Presentation.
- B. 06.29.18 Legal advertisement published.

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and 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,



Ramon Trias  
 Assistant Director of Development Services  
 for Planning and Zoning  
 City of Coral Gables, Florida

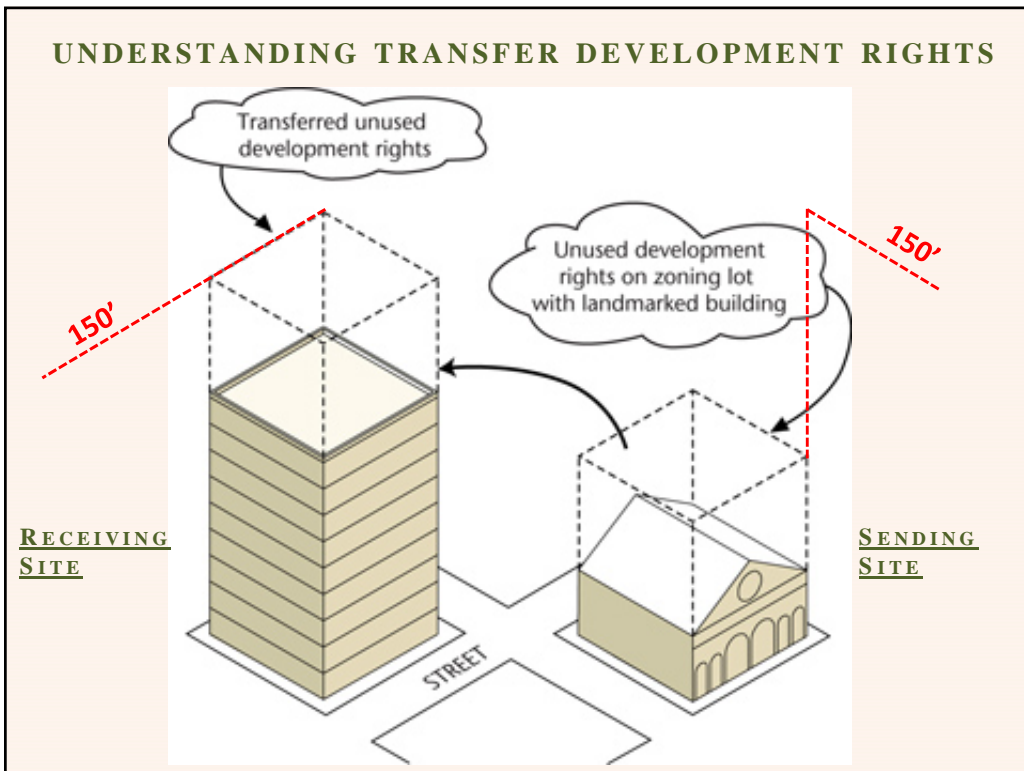


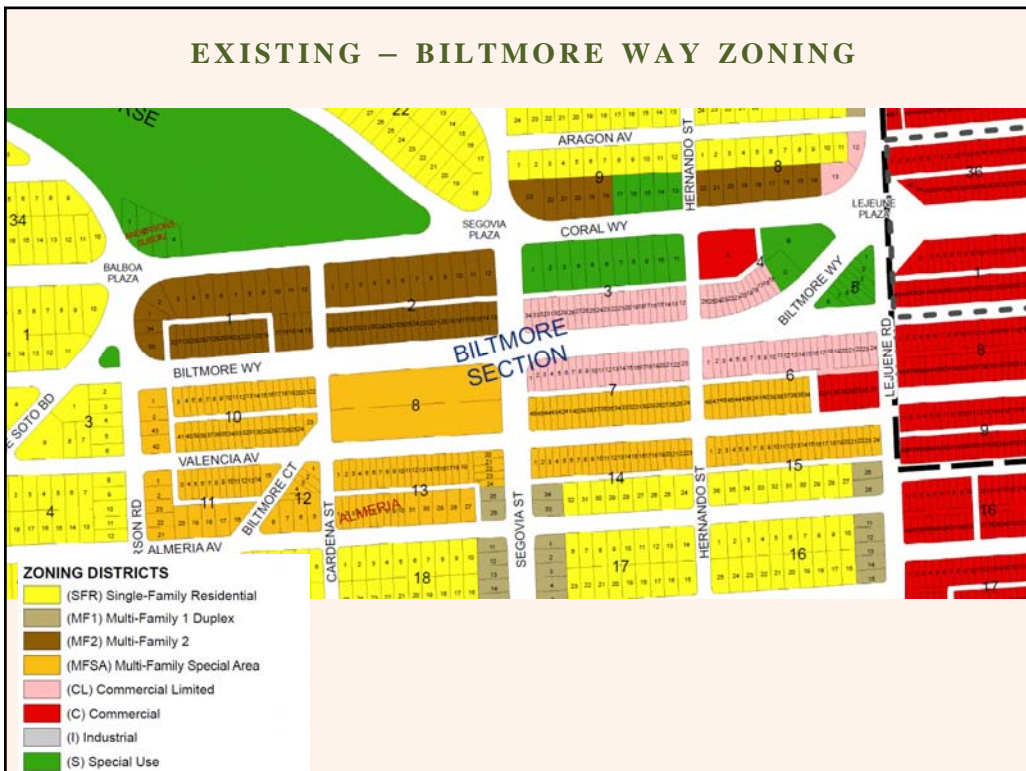
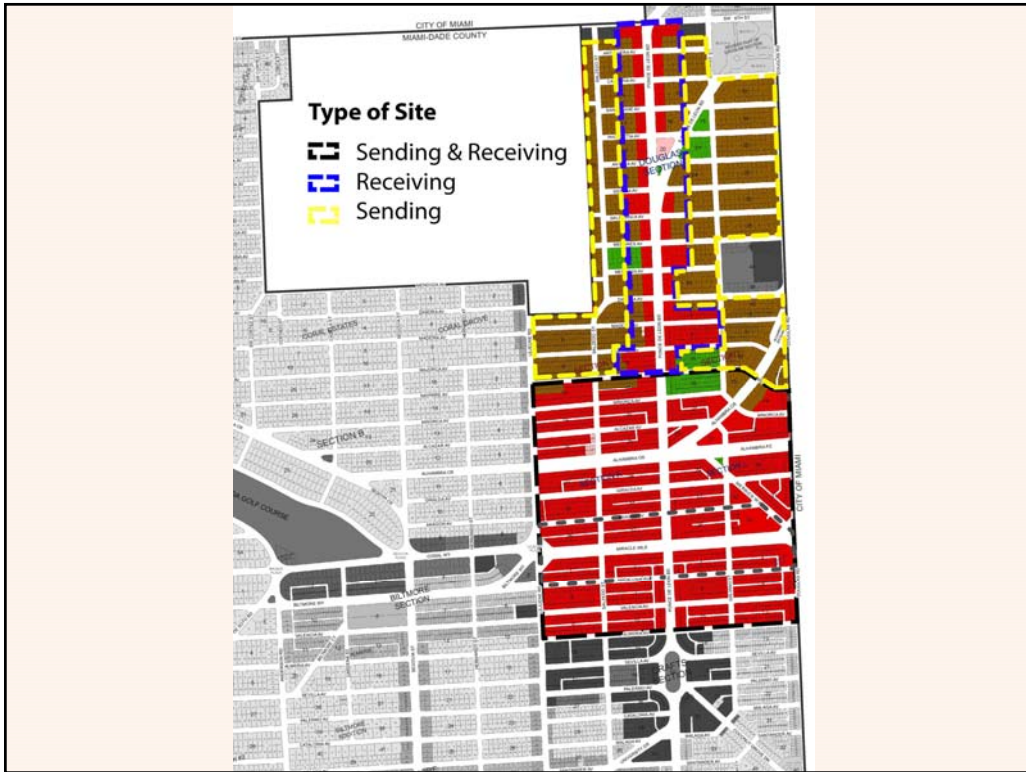
*Transfer Development Rights  
(TDRs)  
in the Biltmore Section*

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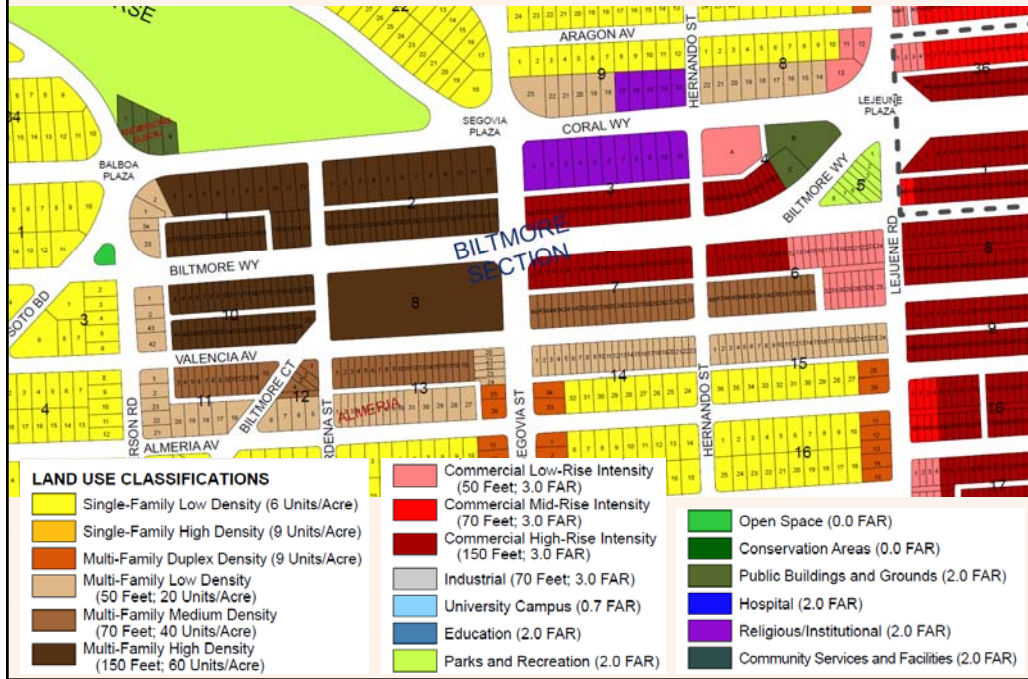
ZONING CODE TEXT  
AMENDMENT

PLANNING AND ZONING BOARD  
JULY 11, 2018

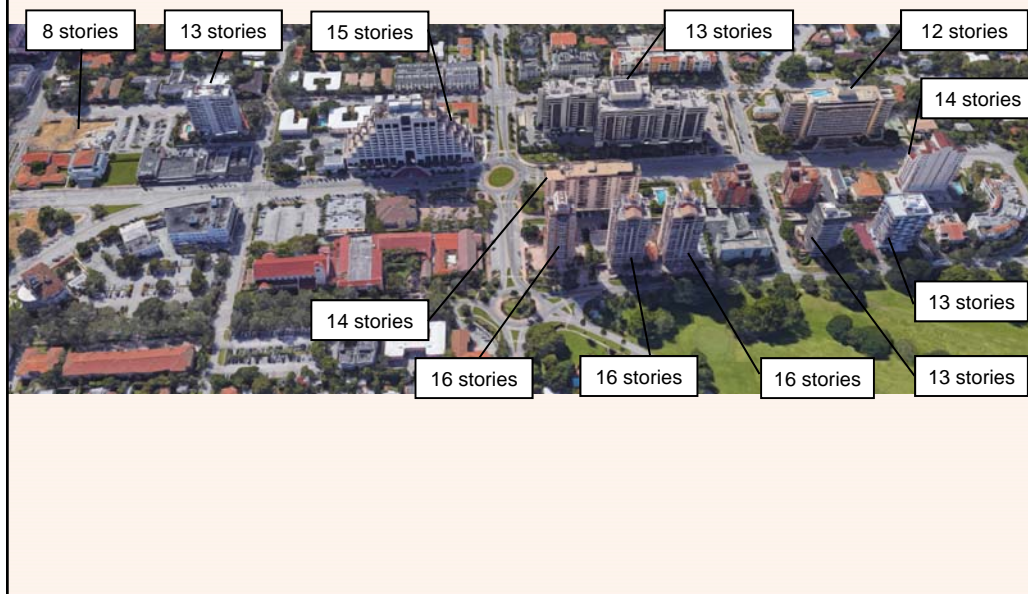




## EXISTING – BILTMORE WAY FUTURE LAND USE



## EXISTING CONDITIONS

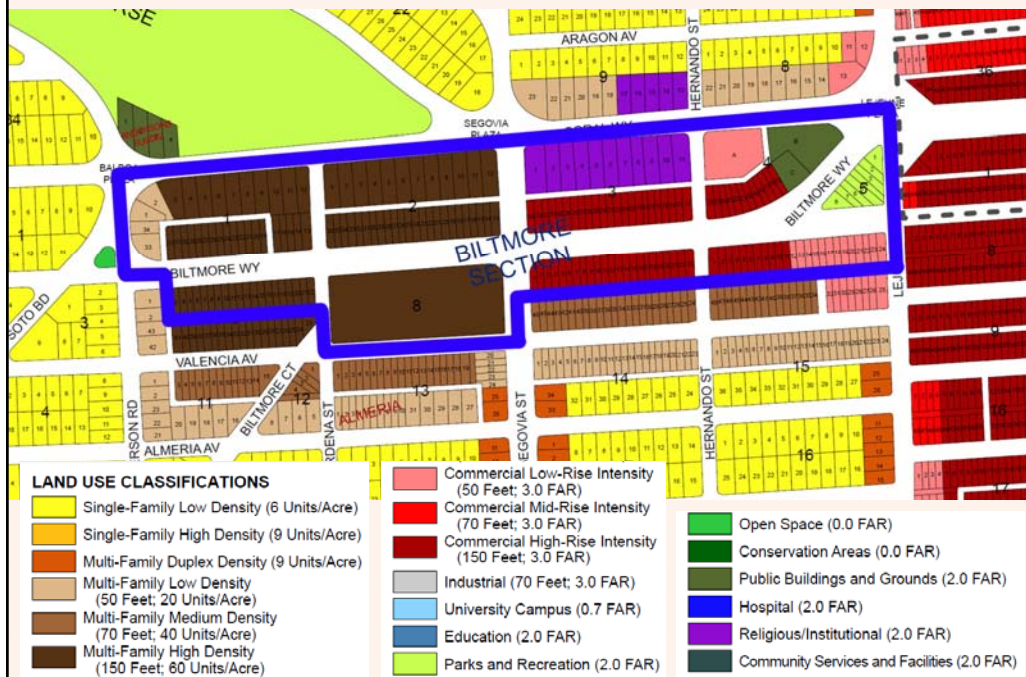




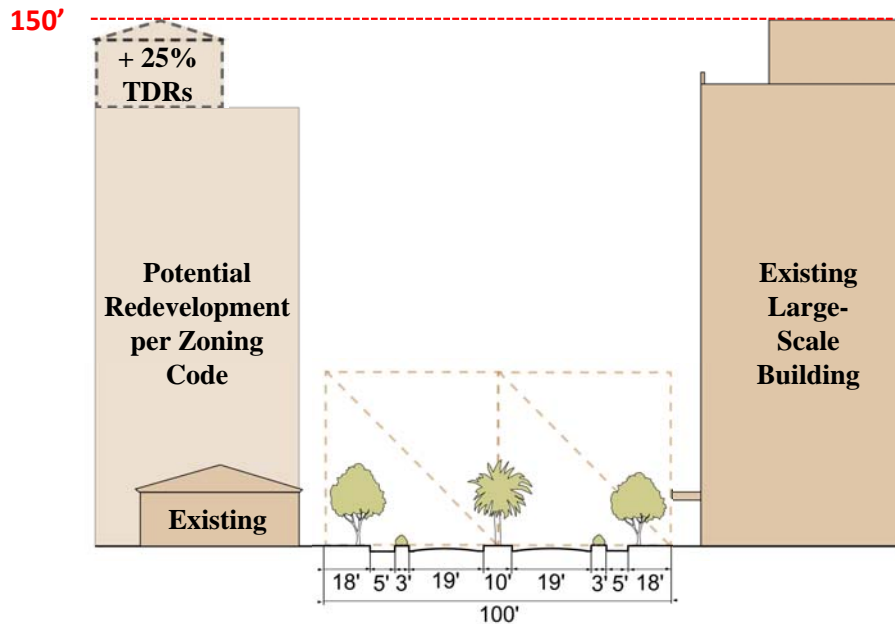
## EXISTING CONDITIONS



## TDRS – BILTMORE WAY FUTURE LAND USE



## BILTMORE WAY – WITH TDRs



## TDRs FOR BILTMORE SECTION



### Proposed Zoning Code Text Amendments:

- Expands the Transfer Development Rights (TDRs) to include Biltmore Section, Blocks 1, 2, 3, 4, 6, 7, 8, and 10 (400, 500, 600, 700 blocks)

## TDRS FOR BILTMORE SECTION



### Section 3-1005. Use of TDRs on receiver sites.

A. Use of TDRs on receiver sites. The receiving sites shall be (i) located within the boundaries of the CBD-and designated Commercial zoning, ~~or~~ (ii) located within the boundaries of the North Ponce de Leon Boulevard Mixed Use District and designated Commercial zoning, or (iii) the Biltmore Section, Blocks 1, 2, 3, 4, 6, 7, 8, and 10 and designated Multi-Family High Density or Commercial High-Rise Intensity Land Use on the Comprehensive Plan Map, and facing Biltmore Way or Coral Way.

B. Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted.


CORAL GABLES.  
THE CITY BEAUTIFUL

## STAFF FINDINGS AND RECOMMENDATION

Staff finds that all five of the required criteria for Zoning Code Text Amendments are satisfied.

Staff finds that the proposed text amendment is consistent with the Comprehensive Plan.

The Planning and Zoning Division recommends approval.

<b>PUBLIC NOTIFICATION</b>	
	
<b>1 TIME</b>	<b>LETTERS TO PROPERTY OWNERS</b> JUNE PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> JUNE PZB, JULY PZB
<b>2 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> JUNE PZB, JULY PZB
13	



***Transfer Development Rights  
(TDRs)  
in the Biltmore Section***

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ZONING CODE TEXT  
AMENDMENT

PLANNING AND ZONING BOARD  
JULY 11, 2018

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review /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

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY/  
PLANNING AND ZONING BOARD - JUL. 11, 2018

in the XXXX Court,  
was published in said newspaper in the issues of

06/29/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Johana Oliva*

Sworn to and subscribed before me this  
29 day of JUNE, A.D. 2018

(SEAL)  
JOHANA OLIVA personally known to me



MARIA I. MESA  
Notary Public - State of Florida  
Commission # FF 935208  
My Commission Expires Mar 4, 2020  
Bonded through National Notary Assn.



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board  
Dates/Times Wednesday, July 11, 2018, 6:00 - 9:00 p.m.  
Location City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

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

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," expanding the receiver sites for the use of transfer development rights to include Blocks 1, 2, 3, 4, 6, 7, 8, and 10 in the Biltmore Section, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway 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," providing for the vacation of the twenty (20) foot wide alley which is two-hundred and seventy (270) feet in length lying between Lots 38-48, 1-10 and a portion of Lot 11, and the dedication of substitute perpetual access and utility easement on Lot 38 in Block 20, Coral Gables Section "K" (2151 Saizedo Avenue), Coral Gables, Florida; providing for 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, Appendix A, "Site Specific Zoning Regulations," by creating a new subsection, "Section A-58 - Hammock Oaks Harbor Section 2 (F)," providing provisions governing the use of the proposed private yacht basin facility, on property legally described as A portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.

4. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for a private yacht basin on property zoned Single-Family Residential for the property legally described as A portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, providing for a clause and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.480.5211.

Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division  
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com)), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

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