

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO.**

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 APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-66, "MACFARLANE HOMESTEAD," BY MODIFYING PROVISIONS FOR HEIGHT AND ADDING NEW PROVISIONS, FOR THE PROPERTY LEGALLY DESCRIBED AS TRACTS A AND B, BLOCK 5 AND TRACT 1, MACFARLANE HOMESTEAD AND ST. ALBANS PARK (215 AND 251 SOUTH DIXIE HIGHWAY), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE AT THE CITY)

**WHEREAS**, an Application was submitted requesting approval of a Zoning Code text amendment to Appendix A, "Site Specific Zoning Regulations," Section A-66, "MacFarlane Homestead," by modifying provisions for height and setbacks, and adding new provisions for floor area ratio and density for the property legally described as Tracts A and B, Block 5 and Tract 1, MacFarlane Homestead and St. Albans Park; and,

**WHEREAS**, the existing Site Specific Zoning Regulations for MacFarlane Homestead modify the underlying Industrial Zoning District, including height limitations and increased setbacks from Grand Avenue; and,

**WHEREAS**, an application was submitted in connection with a project known as "Gables Station" ("Project") on a property generally bounded by US1 to the south, the Metrorail right-of-way to the north, Ponce de Leon Boulevard to the east, and Grand Avenue to the west, generally known as 215 and 251 South Dixie Highway, Coral Gables, Florida, as legally described on Exhibit "A;" (the "Subject Property") and,

**WHEREAS**, companion applications for Gables Station were filed seeking a Comprehensive Plan Map amendment from "Industrial" Land Use to "Mixed Use" Land Use and removal of the "Mixed Use Overlay District" Land Use, a Zoning Map amendment from "Industrial" to "Commercial" Zoning District and removal of the "South Industrial Mixed-Use District," approval of a Planned Area Development ("PAD"), and a Mixed-Use Conditional Use site plan; and,

**WHEREAS**, the Subject Property is within 1,500 feet of the Douglas Road Metrorail Station, part of a regional commuter rail system that connects to Brickell, Downtown Miami, and the Miami International Airport;

**WHEREAS**, the City of Coral Gables Comprehensive Plan establishes a goal of

growth in proximity to transit stations; and,

**WHEREAS**, the Subject Property is located on South Dixie Highway – a major arterial roadway; and,

**WHEREAS**, the subject property is located within one mile of the University of Miami campus; and,

**WHEREAS**, the subject property is located within walking distance of the Village of Merrick Park, a regional mixed-use destination, and numerous mixed-use projects; and,

**WHEREAS**, the Project consists of a mix of uses including hotel, residential, retail, commercial, and restaurant, and the Project design requires amendments to Appendix A, “Site Specific Zoning Regulations,” Section A-66, “MacFarlane Homestead,” by modifying provisions for height, and adding new provisions for Floor Area Ratio and Density, in order to be built; and,

**WHEREAS**, the Applicant has also submitted proposed applications including Comprehensive Plan Map Amendment, Zoning Map Amendment, a proposed Planned Area Development Site Plan, and Mixed-Use Conditional Use Site Plan which are all necessary for the Project to be reviewed in its totality; and,

**WHEREAS**, Staff finds that the procedures for reviewing and recommending proposed Zoning Code text amendments are provided in Zoning Code Article 3, Division 14, “Zoning Code Text and Map Amendments”, and that the proposed Zoning Code text amendment, shown in Exhibit “B,” has met those criteria and standards; and,

**WHEREAS**, in advance of public hearing consideration, the City’s staff analysis and recommendation were expressly incorporated into the record of this proceeding and are available for inspection at City of Coral Gables Planning Department and City Clerk’s office and available on the City’s Web page at [www.coralgables.com](http://www.coralgables.com) for easy retrieval; and,

**WHEREAS**, after notice of public hearing duly published and courtesy notifications of all property owners of record within South Industrial Mixed-Use District and within one-thousand (1,500) feet of the South Industrial Mixed-Use District, the application was presented to the Planning and Zoning Board of the City of Coral Gables on May 17, 2016; and,

**WHEREAS**, at the Planning and Zoning Board’s May 17, 2016 meeting, a public hearing was held and at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at the Planning and Zoning Board’s May 17, 2016 meeting, the Board recommended approval of the proposed Zoning Code Text Amendment application with Staff’s recommended modification to limit building height to 120’ and to maintain the 20’ setback provision for Grand Avenue (vote: 4-0); and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on June 14, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a modified Zoning Code Text Amendment, in which the request to remove 20' minimum setback provision on Grand Avenue was withdrawn by the applicant, and after due consideration and discussion, approved the amendment on First Reading (vote: 4 - 0).

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on July 26, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a Zoning Code Text Amendment, and after due consideration and discussion, \_\_\_\_\_ the Zoning Code Text Amendment on Second Reading (vote: \_\_\_\_).

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the Zoning Code pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public; and,

**WHEREAS**, the City subsequently and separately approved the Comprehensive Plan Map amendment, Zoning Code Map amendment, the Planned Area Development site plan, and the Mixed-Use Conditional Use site plan applications for the "Gables Station" project more particularly described above.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Applicant's request for a change of Zoning Code Text pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," for Appendix A, "Site Specific Zoning Regulations," Section A-66, "MacFarlane Homestead," by modifying provisions for height, and adding new provisions for floor area ratio and density for the property legally described as Tracts A and B, Block 5 and Tract 1, MacFarlane Homestead and St. Albans Park, is hereby approved.

**SECTION 3.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of

this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY

## Exhibit "A"

### LEGAL DESCRIPTION:

TRACTS A AND B OF THE REPLAT OF BLOCK 5 OF THE COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 44, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION DEDICATED FOR STATE ROAD NO. 5 (U.S. NO. 1).

### **AND**

BEGINNING AT A MONUMENT AT THE MOST WESTERLY CORNER OF TRACT 1, AS SHOWN ON REVISED PLAT OF PORTIONS OF COMBINED & SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT & ST. ALBAN'S PARK (P.B. 5-81) AND AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER (P.B. 25-66), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 158.95 FEET TO A PIPE; THENCE DEFLECTING TO THE RIGHT 87° 20' 30" AND IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 200.12 FEET TO A PIPE IN THE NORTHWESTERLY LINE OF SOUTH DIXIE HIGHWAY; THENCE DEFLECTING TO THE RIGHT 92° 39' 15" AND IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF THE AFORESAID SOUTH DIXIE HIGHWAY, A DISTANCE OF 168.28 FEET TO A PIPE AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SOUTH DIXIE HIGHWAY AND THE NORTHEASTERLY LINE OF HARDING CROSSING; THENCE DEFLECTING TO THE RIGHT 90° 1' 9" AND IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF HARDING CROSSING, A DISTANCE OF 199.92 FEET TO POINT OF BEGINNING; LESS AND EXCEPTING THEREFROM THE SOUTHEASTERLY 26 FEET THEREOF, ACQUIRED FOR WIDENING OF STATE ROAD NO. 5, ACCORDING TO RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 57, PAGE 65, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### **AND**

THAT CERTAIN STREET DESIGNATED AS "HARDING CROSSING" DESCRIBED AS THAT STREET BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FORMER FLORIDA EAST COAST RAILWAY, ON THE SOUTHWEST BY SAID TRACT A, AND ON THE SOUTHEAST BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, AND ON THE NORTHEAST BY SAID TRACT 1.

### **AND**

A PORTION OF TRACT 1 OF REVISED PLAT OF PORTIONS OF COMBINED & SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT & ST. ALBAN'S PARK (P.B. 5-81) AND AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER (P.B. 25-66), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THAT STREET RIGHT-OF-WAY LYING NORTHEASTERLY OF AND ADJACENT TO SAID TRACT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY LINE OF SAID TRACT 1 EXTENDED FOR A DISTANCE OF 21.81 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED, SAID POINT BEING SITUATED ON THE ARC OF CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING FOR ITS ELEMENTS A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 20° 16' 01"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 123.80 FEET TO A POINT OF TANGENCY ON THE NORTHEASTERLY LINE OF SAID TRACT 1; SAID POINT BEING 65.04 FEET NORTHWEST OF (AS MEASURED ALONG THE NORTHEASTERLY LINE OF SAID TRACT 1) THE MOST EASTERLY CORNER OF SAID TRACT 1; THENCE RUN SOUTH 50° 47' 44" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 1 FOR A DISTANCE OF 22.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE WEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 95° 03' 47"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 41.48 FEET TO A POINT OF COMPOUND CURVATURE WITH ANOTHER CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 1867.58 FEET AND A CENTRAL ANGLE OF 1° 31' 41"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 49.81 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 45° 47' 44" WEST FOR A DISTANCE OF 100.60 FEET TO A POINT; THENCE RUN NORTH 46° 50' 28" WEST FOR A DISTANCE OF 174.18 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT 1; THENCE RUN NORTH 45° 47' 44" EAST ALONG THE NORTHWESTERLY LINE OF SAID TRACT 1 FOR A DISTANCE OF 187.58 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE PROPERTY CONVEYED TO FDOT FOR RIGHT TURN LANE IN DEED RECORDED IN OFFICIAL RECORDS BOOK 28719, PAGE 4921, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

(Exhibit "A" of Commitment for Title Insurance prepared by First American Title Insurance Company, Order No. NCS-734437-CAST, with an effective date of June 22, 2015 at 8:00 A.M.).

Containing 191,249 Square Feet or 4.39 Acres (Net Area) and 328,559 Square Feet or 7.54 Acres (Gross Area), more or less, by calculations.

## Exhibit "B"

The following Zoning Code Text Amendments are presented in ~~strike through~~ / underline format.

### **Section A-66 – MacFarlane Homestead.**

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#### C. Height of buildings.

1. No commercial, residential, or mixed use buildings and/or structures shall be erected or altered on the following described property to exceed ~~six (6) stories or seventy-two (72)~~ one hundred and sixty (160) feet in height, whichever is less:

MacFarlane Homestead and St. Albans Park.

a. Tracts A and B, Block 5.

b. Tract 1.

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#### G. Floor area ratio (FAR) Provisions for mixed use buildings.

1. Maximum floor area ratio (FAR) for mixed use buildings on the following described property shall not exceed 3.5

MacFarlane Homestead and St. Albans Park.

a. Tracts A and B, Block 5.

b. Tract 1.

#### H. Density Requirements.

1. The density for mixed use buildings on the following described property shall not exceed 125 units per acre.

MacFarlane Homestead and St. Albans Park.

a. Tracts A and B, Block 5.

b. Tract 1.