



City of Coral Gables
CITY COMMISSION MEETING
August 27, 2024

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendment and Zoning Map Amendment.

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 1 through 9 (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue) and from "Single Family High Density" to "Commercial Low-Rise Intensity" for Lots 17 through 21, Block 14, Coral Gables Crafts Section (103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Mixed Use 2 District" to "Mixed Use 3 District" for Lots 1 through 9 (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue) and from "Single-Family Residential District" to "Mixed Use 1 District" for Lots 17 through 21, Block 14, Coral Gables Crafts Section (103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

Resolution. Conditional Use Review for Mixed-Use Site Plan and Encroachments. (This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

3. A Resolution of the City Commission of Coral Gables, Florida approving a Mixed-Use Site Plan and Encroachments pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project including live/work units referred to as "130 Almeria" on the property legally described as Lots 1 through 9, 17 through 21, and 39 through 42, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval, with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the March 13, 2024 meeting, the Planning and Zoning Board recommended: 1) approval of the Comprehensive Plan Map Amendment (vote: 4-2); 2) approval of the Zoning Map Amendment (vote: 4-2); and 3) approval with conditions of the Mixed-Use Site Plan (vote: 4-2).

PARKS AND RECREATION ADVISORY BOARD RECOMMENDATION:

At the May 9, 2024 meeting, the Parks and Recreation Advisory Board unanimously approved the use of the 130 Almeria lot as a park.

At the April 4, 2024 meeting, no motion was made due to a lack of a quorum.

BRIEF HISTORY:

Cade Capital Partners, LLC (the “Applicant”) is proposing a mixed-use project, referred as “130 Almeria,” to be located between the south border of the Central Business District and the Plaza development, within walking distance of Miracle Mile, Ponce Circle Park, the Ponce de Leon Trolley, and other downtown destinations.

The site is slightly less than 1 acre (43,267 square feet), bounded by Almeria Avenue to the north, Galiano Street to the east, Sevilla Avenue to the south, and Ponce de Leon Boulevard to the west. The subject property comprises three separate parcels on Ponce, Almeria, and Sevilla. The site has an existing 4-story commercial building at 2701 Ponce de Leon Blvd that will remain; a 1-story commercial building with surface parking facilities at 130, 152, and 160 Almeria Avenue; and a surface parking lot at the 103 Sevilla Avenue parcel. Lots 1 through 9 and 39 through 42 on Ponce de Leon Blvd and Almeria are zoned Mixed-Use 2 (MX-2) and have a future land use designation of Commercial Mid-Rise Intensity. Lots 17 through 21 on Sevilla are zoned Single-Family Residential and have a future land use designation of Single-Family High Density.

The Applicant proposes to incorporate the existing 4-story 2701 Ponce de Leon Blvd building as office use within the site plan; transform the surface parking lot on Sevilla to be a public park; and redevelop the remaining site on Almeria into a 13-story (141 ft) mixed-use project with 4 ground-floor live/work units, 122 upper-level residential units, rooftop amenities, and a public park.

The Application has been submitted by Jorge Navarro of Greenberg Traurig on behalf of Cade Capital Partners, LLC for Small Scale Comprehensive Plan Map amendments to change the current Commercial Mid-Rise Intensity designation of Almeria to Commercial High-Rise Intensity, and to change the current Single-Family High Density of the parking lot on Sevilla to Commercial Low-Rise Intensity. The Applicant is also requesting Zoning Map amendments to coincide with the proposed changes to future land use designations. A Mixed-use Site Plan and Encroachment is required to be reviewed and approved by the City Commission, due to the size of the property. Below summarizes the proposed site plan:

Standard	Project Data
Lot Area	2701 Ponce de Leon Blvd: 8,368 sq. ft. 160 Almeria Ave: 2,933 sq. ft. 152 Almeria Ave: 4,466 sq. ft. 130 Almeria Ave: 15,000 sq. ft. 103 Sevilla Ave: 12,500 sq. ft. Total: 43,267 square feet (0.99 acres)

	Current / Required	Proposed
Zoning	Lots 1-9 & 39-42: Mixed-Use 2 (MX2) Lots 17-21: Single-Family Residential	Lots 1-9 & 39-42: Mixed-Use 3 (MX3) Lots 17-21: Mixed-Use 1 (MX1)
Future Land Use	Lots 1-9, 39-42: Commercial Mid-Rise Intensity Lots 17-21: Single-Family High Density	Lots 1-9 & 39-42: Commercial High-Rise Intensity Lots 17-21: Commercial Low-Rise Intensity
Open Space (ground-level outdoor area, open to the sky)	4,326.7 sq. ft. (10% of building site)	12,500 sq. ft. (uncovered) 2,516 sq. ft. (arcade/covered paseo) 15,016 sq. ft. (34.7%) total
Density	125 du/ac	122 residential units 4 live/work units
FAR (site area x 3.5) Mediterranean Design	43,267 sq. ft. x 3.5 = 151,434.5 sq. ft. (w/ Med. Bonus II)	Residential: 119,917 sq. ft. Commercial/office: 29,644 sq. ft. Total: 149,561 sq. ft. (existing 2701 Ponce de Leon and new building)
Stepback up to 45 feet		
<i>Front/North (Almeria Ave)</i>	0' up to 45' 10' above 45'	0' up to 45' 10' above 45'
<i>Interior/East (Adjacent Prop)</i>	0' up to 45' 15' above 45'	0' up to 45' 15' above 45'
<i>Rear/West</i>	0' up to 45' 3' above 45'	0' up to 45' 10' above 45'
<i>Rear/Alley</i>	0' up to 45' 3' above 45'	0' up to 45' 3' above 45'
Building Height	70', 97' w/ Med Bonus (current MX2) 150', 190.5' w/ Med Bonus (proposed MX3)	141 ft.
Parking		
<i>Residential</i> <ul style="list-style-type: none"> • 55 1-bedroom units • 58 2-bedroom units • 9 3-bedroom units 	(1 space/1 BR) + (1.75/2 BR) + (2.25/3 BR) = 124 spaces	185 spaces
<i>Commercial (Retail/Restaurant/Sales)</i>	22,155 sq. ft. (1 space/300 sq. ft.) = 73.85	
		185 spaces
<i>H.C. Accessible</i>	6 spaces	6 spaces
<i>EV Parking with Charging Station</i>	185 x 5% min.) = 10 spaces	10 spaces
<i>EV Ready</i>	182 x 15% min. = 28 spaces	28 spaces
<i>EC Capable</i>	182 x 20% min. = 37 spaces	37 spaces
Bicycle Storage	1 bicycle space per four (4) residential units: 122/4 = 30.5 space	31

Parks and Recreation Advisory Board

Per Section 14-205.3 of the Zoning Code, a mixed-use building site may not be contiguous or abutting if a portion of the site is dedicated as a public park space. In addition to satisfying all the requirements, the Parks & Recreation Advisory Board reviews the building site for the creation of dedicated public park space.

At the April 4, 2024 meeting, the Applicant presented the proposed site plan and park design to the members of the Board that were present to get feedback; however, no motion was made due to a lack of a quorum.

At the May 9, 2024 Parks and Recreation Advisory Board meeting, the Applicant discussed several aspects of the project, such as the site plan, play structures, planting options, cross section, proposed features, as well as the criteria, guidelines, and estimated project budget. The Board unanimously approved the 130 Almeria park project development.

Planning & Zoning Board

The Applicant deferred the item at the February 20, 2024 Planning and Zoning Board meeting.

At the March 13, 2024 meeting, the Planning and Zoning Board discussed several aspects of the proposed project. The height of the building and the park were predominant topics of discussion. A few Board members raised their concerns regarding the requested re-zoning and high-rise designation and how the project can set the precedent for taller buildings and shadows in the south portion of downtown. The Applicant voluntarily proffered a covenant to restrict the height of the building and any future development to 141 feet and included in the Comprehensive Plan. During public comment, several community members raised their support for the park and how it will improve the quality of life and connectivity to downtown Coral Gables. Others spoke in opposition of the increased height, density, and traffic.

After a lengthy discussion, a motion was made to approve the requests for the Comprehensive Plan map amendments with the conditions to withdraw 2701 Ponce de Leon and accept the proffered covenant (vote: 4 – 2). The Board recommended approval for the Zoning Map amendments with the condition to withdraw 2701 Ponce de Leon Blvd (vote: 4 – 2). The Board also recommended approval of the mixed-use site plan with the additional condition to accept the proffered conveyance of the park to the City (vote: 4 – 2).

Since the March 13, 2024 Planning and Zoning Board meeting, the Applicant has withdrawn the Comprehensive Plan map amendment and Zoning map amendment for Lots 39 through 42 (2701 Ponce de Leon Blvd) as recommended by the Planning & Zoning Board. The Comprehensive Plan map designation and Zoning designation for these lots will remain Mid-Rise Intensity and Mixed-Use 2 (MX2).

The Applicant has also proffered another voluntary covenant that will only allow a park to be developed on the Sevilla parcel, which has been reviewed for legal competency by the City Attorney’s office.

The updated application package submitted by the Applicant is provided as Attachment A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.28.22	Development Review Committee
01.26.23 03.30.23 04.27.23	Board of Architects
06.14.23	Mailed notice for neighborhood meeting.
02.05.24	Mailed notice for Planning & Zoning Board.
02.05.24	Legal advertisement for Planning & Zoning Board.
02.05.24	Sign posting of property for PZB meeting.
02.29.24	Mailed notice for Planning & Zoning Board.
02.26.24	Legal advertisement for Planning & Zoning Board.
03.01.24	Sign posting of property for PZB meeting.
02.15.24	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.
04.08.24	Parks and Recreation Advisory Board meeting agenda on City web page/City Hall.
05.02.24	Parks and Recreation Advisory Board meeting agenda on City web page/City Hall.
08.14.24	Mailed notice for City Commission First Reading.
08.20.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Application Submittal Package.
- B. Draft Ordinance - Comprehensive Plan Map Amendment.
- C. Draft Ordinance – Zoning Map Amendment.
- D. Draft Resolution – Mixed-Use Site Plan (Conditional Use).
- E. 03 13 24 Planning and Zoning Board Staff Report.
- F. Excerpt of 03 13 24 Planning and Zoning Board Meeting Minutes.
- G. 05 09 24 Parks and Recreation Advisory Board Meeting Minutes.
- H. Public Comments.
- I. PowerPoint Presentation.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact: The proposed mixed-use building with commercial uses may result in additional tax revenue generated from the additional commercial square footage in the downtown area.