



## City of Coral Gables Planning and Zoning Staff Report

**Property:** Regency on the Park (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard)

**Applicant:** Alliance Starlight I, LLC

**Application:** Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Planned Area Development, and Mixed-Use Site Plan

**Public Hearing:** Planning and Zoning Board / Local Planning Agency

**Date & Time:** June 13, 2018, 6:00 – 9:00 p.m.

**Location:** City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida, 33134

### 1. APPLICATION REQUEST

The request is for consideration of the following for a project known as “Regency on the Park:”

1. Comprehensive Plan Map Amendment
2. Zoning Code Map Amendment
3. Planned Area Development
4. Mixed-Use Site Plan (Conditional Use Review)

The application proposes an infill mixed-use project in the North Ponce district. While the project is appropriate for the location and reflects recent discussion about the vision and goals for the area, the Zoning Code does not provide a simple process of approval. Thus, the application requires multiple ordinances and resolutions. Staff is requesting input from the Planning and Zoning Board members on the merits of the concept, and the opportunities to enhance the process through the on-going zoning code re-write process.



**Proposed project and existing conditions**

## Regency on the Park

Regency on the Park is a mixed-use development, within walking distance of the Douglas Entrance, and the Coral Gables Trolley. It abuts the recently adopted North Ponce de Leon Boulevard Mixed Use District. The building is also situated on future Galiano Street bike routes as designated in the 2014 Bicycle Master Plan.

The project includes:

1. Project Site is approximately 1.2 acres (185,577 square feet)
2. Maximum habitable building height of 130 feet
3. 8 live/work units
4. 152 residential units
5. 231 parking spaces
6. 17,698 square feet of ground-floor open space
7. Public realm improvements for approximately 6,000 square feet of public park and corner plaza

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.

The Ordinances and Resolution under consideration include the following:

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 (ss. 163.3187, Florida Statutes), from "Multi-Family Medium Density" Land Use to "Mixed Use" Land Use and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)*
2. *Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.*
3. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" 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, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.*

4. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "Regency on the Park" on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

**Summary of Application.**

Alliance Starlight I, LLC (hereinafter referred to as "Applicant"), has submitted an application (hereinafter referred to as the "Application") for review of the following: Small Scale Comprehensive Plan Map Amendment by changing the Future Land Use from "Multi-Family Medium Density" to "Mixed Use" and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District to include the subject site; Zoning Code Map Amendment, rezoning the subject site from Multi-Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District"; Planned Area Development (PAD); and Mixed Use Site Plan review for consideration at public hearings pursuant to and in accordance with the City of Coral Gables Zoning Code. The Application package submitted by the Applicant is provided as Attachment A.

The subject site is comprised of eight (8) contiguous lots, consisting of approximately 53,022 square feet or 1.22 acres. It is located in the Douglas Section of Coral Gables within the North Ponce Conservation Overlay (NPCO) District along East Ponce De Leon Boulevard, between Calabria Avenue and Santillane Avenue as shown in the aerial map below:

**Aerial Map**





## Site Data and Project Timeline.

### Site Data and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

#### Existing Property Designations

Comprehensive Plan Map designation	Multi-Family Medium Density
Zoning Map designation	Multi-Family 2 (MF2) District
Within North Ponce Conservation Overlay	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

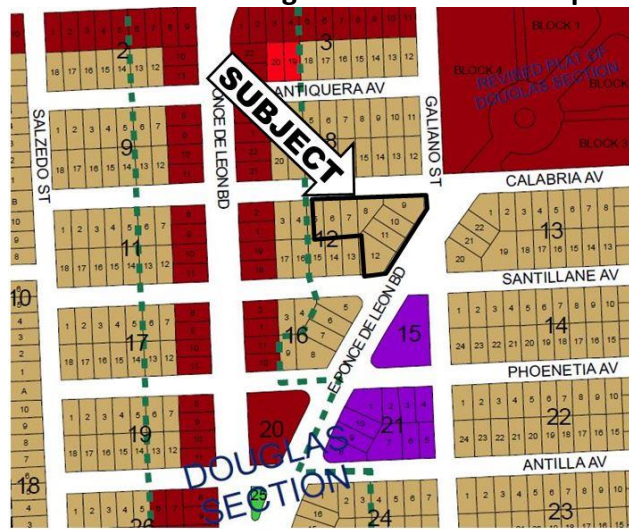
#### Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
South	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
East	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
West	Multi-Family building and at-grade parking	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)

The property's existing land use and zoning designations, as illustrated in the following maps:

**Existing Future Land Use Map**

**Existing Zoning Map**



**Future Land Use Map**

**Land Use Classifications**

Residential Single-Family Low Density (6 Units/Acre)	Residential Multi-Family High Density (150 Feet: 60 Units/Acre)	University Campus Multi-Use Area	Conservation Areas
Residential Single-Family High Density (9 Units/Acre)	Commercial Low-Rise Intensity (50 Feet: 3.0 F.A.R.)	University Campus Multi-Use Area	Public Buildings and Grounds
Residential Multi-Family Duplex Density (9 Units/Acre)	Commercial High-Rise Intensity (70 Feet: 3.0 F.A.R.)	Parks and Recreation	Hospital
Residential Multi-Family Low Density (20 Units/Acre)	Commercial High-Rise Intensity (150 Feet: 3.0 F.A.R.)	Open Space	Religious/Institutional
Residential Multi-Family Medium Density (70 Feet: 40 Units/Acre)	Industrial		Community Services and Facilities
			North Ponce Mixed Use District

**Zoning Map**

**Zoning Districts**

(SFR) Single-Family Residential District	(B) Special Use District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District
(MF2) Multi-Family 2 District	(CL) Commercial Limited District
(MFS1) Multi-Family Special Area District	(C) Commercial District
(UCD) University Campus District	(I) Industrial District
	North Ponce Mixed Use District

## City Review Timeline

The proposal has undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	01.26.18
Board of Architects (Preliminary Design and Mediterranean Bonus)	04.05.18
Planning and Zoning Board	06.13.18
City Commission – 1 <sup>st</sup> Reading	TBD
City Commission – 2 <sup>nd</sup> Reading	TBD

STAFF REVIEW				
Department	DRC 01.26.18	Board of Architects 04.05.18	Staff Meeting 05.23.18	Comments Provided?
Historical Resources and Cultural Arts	x		x	Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency	x		x	Yes
Police	x			Yes
Fire			x	Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects		x	x	Yes
Planning	x		x	Yes
Building	x		x	Yes
Economic Development	x		x	Yes
Parks			x	Yes

### Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting on May 30, 2018 with notification to all property owners within 1,500 feet of the property boundary. A summary of the meeting is provided as Attachment B.

The Zoning Code requires that a courtesy notification be provided to surrounding property owners within 1,500 feet. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 988 notices were mailed.

A copy of the legal advertisement and courtesy notice are provided as Attachments C. A copy of the published newspaper notification of this public hearing item is included as Attachment D.

*Courtesy Notification Radius Map*



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

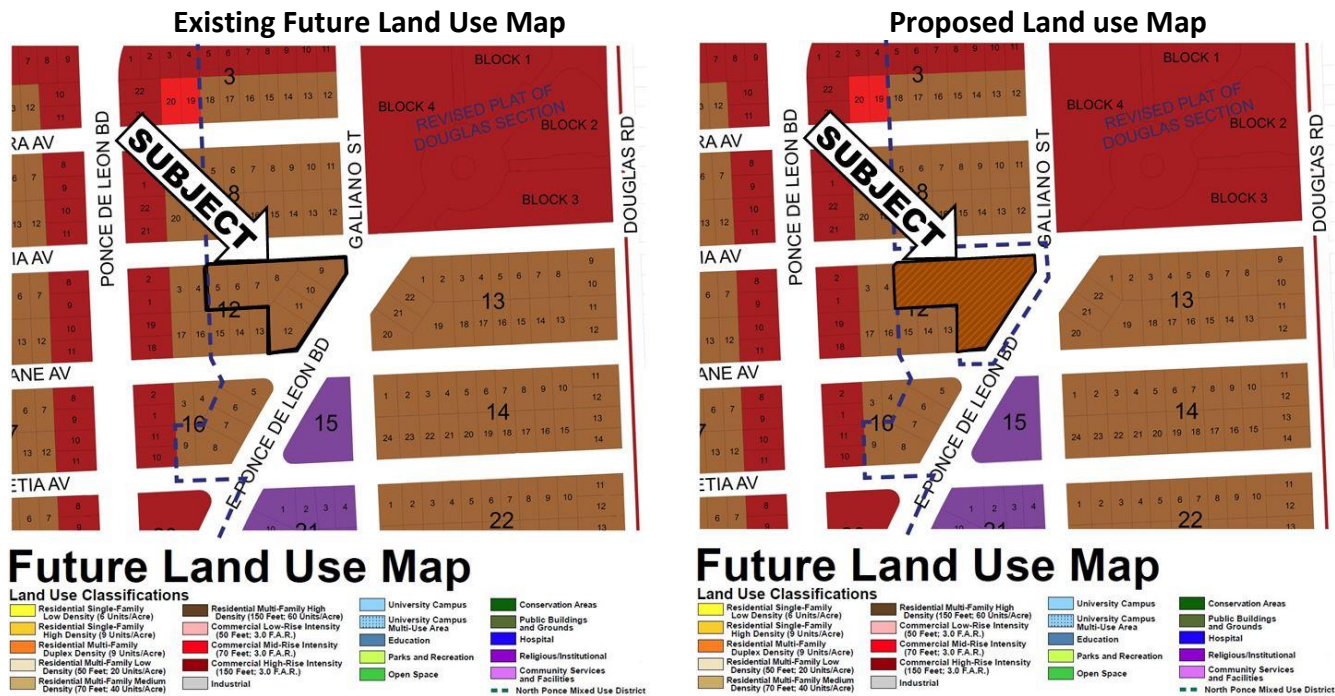
PUBLIC NOTICE	DATE
Applicant neighborhood meeting	05.30.18
Zoning Code Courtesy notification-1,500 ft.	05.31.18
Sign posting of property	05.31.18
Legal advertisement	06.01.18
Posted agenda on City web page/City Hall	06.08.18
Posted Staff report on City web page	06.08.18



**Application Requests**

**1. Future Land Use Map Amendment**

A comparison of the property’s existing Future Land Use Map designations and the Applicant's requested designation is shown on the following mapping:



The Future Land Use Classification of the subject property is “Multi-Family Medium Density.” The Applicant requests changing the land use to “Mixed Use” and extending the “North Ponce de Leon Boulevard Mixed-Use Overlay District.”

At the present time, the Future Land Use, Multi-Family Medium Density does not allow for commercial uses. The proposed change in Land Use will allow the Applicant the opportunity to provide for Mixed-Use development. As stated in the Applicant’s intent “this will permit the development of a high quality mixed use development with large landscaped open areas for public enjoyment that will activate the Ponce De Leon neighborhood while enhancing the aesthetic character of the surrounding neighborhood.”

Under the proposed Mixed Use Land Use, building height is controlled by applicable Zoning Code provisions. The Site Specific Zoning Regulations, Section A-40 Douglas Section, will be used to provide height regulations for this property which allows thirteen (13) stories or one-hundred-fifty (150) feet in height whichever is less.

## Findings of Fact- Land Use Map Amendment

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The Comprehensive Plan map amendment from Multi-Family Medium Density to Mixed Use is appropriate for this location near major thoroughfare, employment hubs and commercial centers.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed Mixed Use land use allows many beneficial aspects of the project, but the distribution of uses and the type of uses should be considered.
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity in the North Ponce neighborhood which is a goal of the Comprehensive Plan. There is an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit. Shared parking or comparable planning tools should be considered.
4. Its effect on environmental resources.	The proposed amendments promote urban infill redevelopment on a currently vacant and underutilized land. No significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendments will provide additional multi-family housing opportunities in the City with access to frequent transit service and pedestrian access to dining, shopping, and employment opportunities. The project contributes to the provision of additional housing options for people who live, work, and study in the City.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	Related to this application, the Applicant is also requesting a PAD review. As required by PAD, no single use may comprise more than 85% of the MXD floor area ratio. Staff is recommending continuance of this item to give time for the Applicant to work with staff in the proper distribution of uses and Floor Area Ratio.

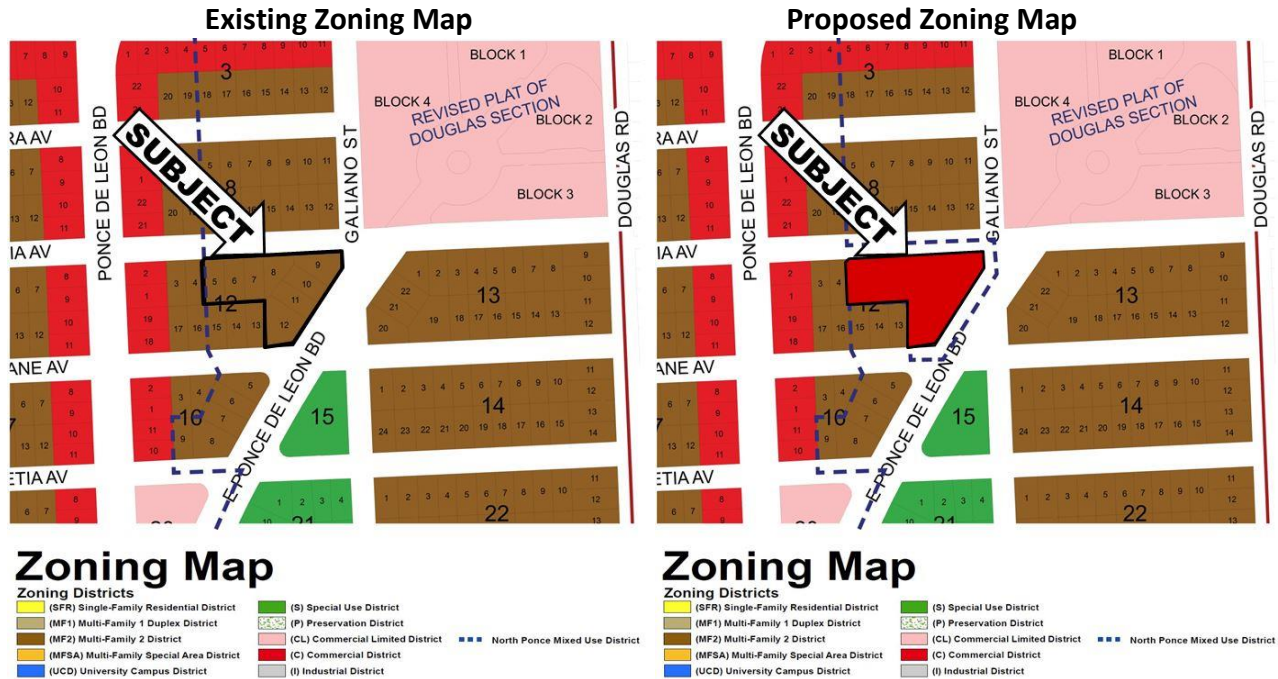
### *Staff comments:*

The intent of the Comprehensive Plan is to encourage redevelopment or development of areas that are significant like Ponce De Leon Boulevard. The proposed Mixed Use Land Use is appropriate for this location. This change in land use will facilitate mixed use development, encourage mass transit, and reduce the need for automobile travel. Therefore, development on this site enhances the neighborhood and encourages redevelopment of the North Ponce neighborhood.



## 2. Zoning Code Map Amendment

A comparison of the property's existing Zoning Map designations and the Applicant's requested Zoning Map designation is shown on the following mapping:



## Findings of Fact- Zoning Code Map Amendment

Zoning Code Section 3-1404 provides review standards for applicant-initiated Zoning Map amendments:

1. It is consistent with the Comprehensive Plan in that it:
  - a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.
  - b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.
  - c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.
  - d. Does not directly conflict with any objective or policy of the Comprehensive Plan.
2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:
  - a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:

- i. Balancing land uses in a manner that reduces vehicle miles traveled.*
    - ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.*
    - iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.*
  - b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.*
  - c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.*
  - d. Implement specific objectives and policies of the Comprehensive Plan.*
3. *Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

*Staff comments:*

The current Zoning District for the subject property is Multi-Family 2 (MF-2). The Applicant requests a rezoning to Commercial (C) District in order to develop a mixed use project to include office, live-work, and residential units on the upper floors. Additionally, the Applicant is also requesting that the City expand the North Ponce de Leon Boulevard Mixed-Use Overlay District in order to include the subject site. The site (west side) partially abuts the North Ponce de Leon Boulevard Mixed-Use Overlay District.

Since the Applicant is also requesting a land use change to MXD, which if approved, would allow for Mixed Use development, it is staff's opinion that the request for Commercial Zoning is not necessary. Per Policy FLU-1.1.5 of the Comprehensive Plan, "mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions." Staff recommends only extending the boundary of North Ponce de Leon Boulevard Mixed-Use Overlay District to include the subject site, which if approved would allow the project to be developed with proposed uses subject to Division 2, Section 4-201, specifically the North Ponce de Leon Boulevard MXD regulations.

**3. Planned Area Development (PAD)**

The stated purpose of the Zoning Code's PAD provisions is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development.

The Applicant is requesting a Planned Area Development for this property in order to provide unique open space opportunities, such as plazas and courtyards. In addition, the Planned Area Development provides some flexibility in terms of massing, the location of paseos, the location of off-street parking, and the location of driveways and loading.

*Site plan information:*

<b>Standard</b>	<b>Currently Permitted MF-2</b>	<b>Permitted if Application Requests Approved PAD</b>	<b>Proposed Development</b>
Total site area	Minimum 20,000 sq. ft.	Minimum 20,000 sq. ft.	53,022 sq. ft. (1.21 acres)
FAR/permitted development (with Mediterranean bonuses)	140' or greater 2.05	3.5	3.5
Ground Floor Commercial	n/a	8% (14,846 sq. ft.)	7.5% (14,062 sq. ft.)
Residential Density with architectural incentives	40 or 50 units/acre	125 units/acre	125 units/acre
Total Residential Units	61	152	152
<i>One bedroom</i>	n/a	75	75
<i>Two bedroom</i>	n/a	77	77
Live-work	n/a	8	8
Parking	n/a	231	231
Building height (Habitable Space)	150 feet (Site Specifics)	150 feet (Site Specifics)	130'
Number of stories	13 stories (Site Specifics)	13 stories (Site Specifics)	12 stories
Landscape open space	25%	20% (required for PAD)	39%
<b>Setbacks</b>			
Ponce de Leon Boulevard	8 ft. for the first 2 floors 20 ft. above the 2 <sup>nd</sup> floor	n/a	8'
Interior property line (west)	10 feet	n/a	10'
Side Street (Calabria and Santillane Ave.)	8 ft. for the first 2 floors 20 ft. above the 2 <sup>nd</sup> floor	n/a	varies
Rear	10	n/a	0'

\* Setback relief may be awarded for MXD projects approved for Mediterranean style design bonuses.

The stated purpose of the Zoning Code's PAD provisions is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development.

The Applicant is requesting a Planned Area Development for this property in order to provide unique open space opportunities, such as plazas and courtyards. In addition, the Planned Area Development provides some flexibility in terms of massing, the location of paseos, the location of off-street parking, and the location of driveways and loading.

### **Findings of Fact- Planned Area Development**

Zoning Code Section 3-501 states that a proposed PAD project must comply with the following:

1. *Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
2. *Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
3. *Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*
4. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
5. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

*The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the proposed PAD and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth with particularity in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:*

- A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

*Staff comments:* The Applicant's plans comply with the purpose and applicability for a PAD set out in Zoning Code Section 3-501 as specified in the evaluation presented in Staff's report and the following findings of fact. The requirements and performance standards set out in the Zoning Code for a PAD have been evaluated and are provided in the Preliminary Zoning Analysis prepared by the Planning and Zoning Division (see Attachment C). That analysis and compliance with the purpose and applicability for a PAD indicate that the proposal satisfies the Code's requirements for a PAD project.



- B. *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.*

*Staff comments:* Current regulations are intended for smaller parcels and do not require additional green areas. The proposed project provides a comprehensive design that coordinates ground level spaces and the overall massing of the project in ways that enhances the outcome of typical regulations.

- C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

*Staff comments:* A Zoning Analysis was prepared by Planning Division Staff to determine compliance with applicable provisions and requirements within the Zoning Code for a proposed PAD and mixed use (MXD) site plan. The analysis indicates that the proposed project meets the applicable provisions and requirements within the Zoning Code, and is included as Attachment C.

- D. *The physical design of the proposed PAD 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.*

*Staff comments:* All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes a public park of approximately 6,000 square feet, public realm improvements (i.e., landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

- E. *The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

*Staff comments:* The planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code mixed use and PAD requirements and performance standards. The proposed project height of 130 feet is below the maximum allowed by the Site Specifics regulations of the Douglas Section which is 150 feet.

- F. *The desirability of the proposed PAD to physical development of the entire community.*

*Staff comments:* The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the North Ponce area and the creation of a pedestrian-oriented urban environment. The introduction of live-work and office spaces allows residents to have a place for business activity without the need to leave home.

- G. *The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the*

*City of Coral Gables Comprehensive Plan.*

*Staff comments:* Together with this application, the Applicant also requesting a land use change from Multi-Family Medium Density to Mixed Use, which if approved would allow mixed use development. As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions which address the City’s objectives for encouraging mixed use development in the North Ponce de Leon neighborhood.

**4. Mixed Use Site Plan**

*Mixed Use District (MXD) Purpose and Objectives*

The purpose of the Mixed Use District is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables. The Applicant benefits from the option to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

*Mediterranean Architectural Style*

The proposed project received preliminary approval of Mediterranean architectural bonuses from the Board of Architects on April 5, 2018.

Section 4-201 of the Zoning Code states the purpose of the MXD district is as follows:

1. *Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City’s other regulations.*
2. *Provide for residential uses at higher densities in exchange for public realm improvements.*
3. *Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
4. *Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
5. *Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
6. *By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
7. *Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

*Staff comments:* The compliance of the Applicant’s plans with the MXD requirements and performance standards set out in the Zoning Code have been evaluated and is provided in the Zoning Analysis

prepared by the Planning Division included with the Application package provided as Attachment C.

### *Site Plan Review Criteria*

Section 3-406 of the Zoning Code states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Planning and Zoning Division, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set forth in Section 3-408.

### **Findings of Fact- Mixed Use Site Plan**

The Applicant's plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

- A. *"The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan."*

*Staff comments:* The proposed mixed use project, in context meets with the CP's Goals, Objectives and Policies by encouraging mixed use development in major corridors. However, staff is of the opinion that the site plan can be further refined in order to present a better distribution of uses.

- B. *"The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area"*.

*Staff comments:* The subject property is located along a major road and within close proximity to major employment and commercial centers. Therefore, a mix use project is appropriate in this location as it compliments other uses in the surrounding area.

- C. *"The proposed conditional use does not conflict with the needs and character of the neighborhood and the City"*.

*Staff comments:* The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the North Ponce de Leon neighborhood and the creation of a pedestrian oriented urban environment. The introduction of live-work, office spaces and residential will provide the economic support for the surrounding commercial and retail uses. The ground floor pedestrian amenities enhance the existing uses within the North Ponce de Leon area. The project is required to underground all overhead utilities. In addition, the proposal includes a passive park of approximately 6,000 square feet, public realm improvements (i.e., landscaping, pedestrian benches, bicycle racks, waste receptacle, etc.), that will provide amenities for pedestrians.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

*Staff comments:* The proposed mixed use project is similar and consistent with the development pattern in the area. Adding live-work and office spaces into the area will provide additional economic support for the surrounding commercial and retail uses.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures”.*

*Staff comments:* The planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code Mixed Use design regulations and Comprehensive Plan Mixed Use District (MXD) provisions. The proposed project height and massing is consistent and allowed in the Site Specifics, Douglas Section, and potential future height of the mid-rise multi-family apartment properties located to the east of the project site.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

*Staff comments:* The subject property is larger than the minimum 20,000 square foot size required for an individual mixed use project and those located within a designated MXD Overlay District. The Zoning Analysis prepared by the Planning Division indicating compliance with applicable Zoning Code PAD and mixed use provisions is provided as Attachment C. Staff is recommending continuance of this item to allow the Applicant the opportunity to work with staff in order to present a better distribution of uses.

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

*Staff comments:* The project site is surrounded and in close proximity to properties with either commercial or multi-family zoning designations, all of which allow for mid-rise development (70'-0" as-of-right, 97'-0" with Mediterranean bonuses) or high-rise development (150'-0" as-of-right, 190'-6" with Mediterranean bonuses). The height of the project is consistent with the property's underlying Site Specific regulations. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the North Ponce de Leon Mixed Use Overlay. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the North Ponce de Leon neighborhood and the creation of a pedestrian oriented urban environment. The project's ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the North Ponce de Leon area.

- H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

*Staff comments:* All vehicular parking for the project and service access is within the confines of the



building, and is physically separated from pedestrian circulation around the perimeter of the project. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

- I. *"The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner".*

*Staff comments:* The project will be required to comply with the City's Concurrency Management program to ensure that there is adequate infrastructure available to support the project. The proposed project was not reviewed for concurrency. As such, staff is recommending continuance until the Applicant received a Concurrency Impact Statement (CIS) to ensure that there is adequate infrastructure available to support the project.

#### *Traffic Study*

This property falls within the Gables Redevelopment Infill District (GRID). The City's GRID allows development within its boundaries to move forward regardless of a roadway's level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. A Traffic Study prepared by David Plummer & Associates, dated April 2018, which was submitted with the application was reviewed by the Public Works Department and the City's traffic consultant, comments is provided on Attachment F. All traffic issues identified in the City review process must be satisfied and provided on the Applicant's plans prior to approval by the City Commission.

#### *Concurrency Management*

This project is required to comply with the City's Concurrency Management program to ensure that there is adequate infrastructure available to support the project.

#### *Public School Concurrency Review*

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed.

*Art in Public Places Program*

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant proposes providing a contribution to the Art in Public Places Fund in compliance with Zoning Code regulations.

*Undergrounding of Overhead Utilities*

The provisions in Zoning Code Section 4-201, Mixed Use District require that all utilities shall be installed underground pursuant to the direction of the Public Works Department. In accordance with that requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 3, more specifically, Division 2, “Overlay and Special Purpose Districts,” Section 4-201, “Mixed Use District (MXD),” and Article 4, “Zoning Districts,” Division 4, “Conditional Uses,” Section 3-408, “Standards for review,” the Applicant is required to underground all existing overhead utilities.

**Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are consistent:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	<b>Objective FLU-1.2.</b> Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	<b>Policy FLU-1.7.2.</b> The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> <li>• Surrounding land use compatibility.</li> </ul>	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> <li>• Historic resources.</li> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> </ul> Landscaping and buffering.	
5.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
6.	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
7.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
8.	<b>Policy DES-1.2.1.</b> Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
12.	<b>Policy DES-1.2.2.</b> Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
13.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies
14.	<b>Policy HOU-1.5.2.</b> Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
15.	<b>Objective MOB-1.1.</b> Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
16.	<b>Policy MOB-1.1.1.</b> Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
17.	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
18.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	near multimodal stations.	
19.	<b>Policy MOB-1.1.5.</b> Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
20.	<b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
21.	<b>Policy MOB-2.8.1.</b> The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> <li>•Promote expansion of the City’s existing tree canopy.</li> <li>•Provide screening of potentially objectionable uses.</li> <li>•Serve as visual and sound buffers.</li> <li>•Provide a comfortable environment for pedestrian walking (walkability) and other activities.</li> <li>•Improve the visual attractiveness of the urban and residential areas (neighborhoods).</li> </ul>	Complies

*Staff Comments:* Staff has determined the Application is “consistent” with the CP’s Goals, Objectives and Policies identified herein. Compliance is achieved subject to the conditions of approval recommended by Staff and satisfaction of all applicable PAD and MXD Zoning Code and Comprehensive Plan requirements.

**Staff Recommendation and Conditions of Approval.**

The overall concept of the project meets the intent of Comprehensive Plan. However, current zoning regulations do not provide for a single approved process. Alternative process could be:

- a. Expand the overlay of North Ponce de Leon Mixed Use District, with no PAD request.
- b. Develop the project following the Residential Infill Regulations (RIR).
- c. Develop a mixed-use zoning category at future date.

However, the Applicant has made specific request, as stated on the Statement of Use in attachment A. Staff’s review and analysis is based on the Applicant’s specific request.



The Comprehensive Plan and the Zoning Code are complex in allowing mixed use development. There is no mixed use zoning, and staff is not recommending the proposed rezoning to commercial. At this time, Staff recommends discussion of available options which would be typical of mixed-use projects.

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

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 (ss. 163.3187, Florida Statutes), from "Multi-Family Medium Density" Land Use to "Mixed Use" Land Use and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)

Staff recommends **Approval**.

2. Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.

Staff recommends **Denial on rezoning and approval on** extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District to include the subject site.

3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" 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, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.

Staff recommends **Continuance**. PAD needs to be updated to comply with Mixed-Use land use requirements.

4. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special

Purpose Districts,” Section 4-201, “Mixed Use District (MXD),” for the proposed project referred to as “Regency on the Park” on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Staff recommends **Continuance**. Site Plan needs to be updated.

## Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff’s support of the Application for PAD and mixed use site plan review is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

## Conditions of Approval

In furtherance of the Comprehensive Plan’s Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the PAD and mixed use project referred to as “Regency on the Park” is subject to all of the following conditions of approval:

- 1. To be completed prior to City Commission.** The Applicant shall continue to work with Staff in refining the proposal, including the following issues.
  - a. The proposed site plan design shall be updated to include the following:
    - i. Revise frontage on Calabria Avenue to better relate to existing multi-family to the north of Calabria Avenue.
    - ii. Expand lawn/landscape along existing sidewalk along Santillane Ave.
    - iii. Step back the upper floors in the rear of the property and provide a landscape buffer to allow relief for Santillane neighbors.
    - iv. Prepare a shared parking analysis.
    - v. Detail both vehicular entrances with flare curb cuts with continuous sidewalks and arcade pathways through vehicular lanes, as indicated during DRC.
    - vi. Coordinate with P&Z and Public Works Staff to develop an improved streetscape plan/section.
  - b. Public benefit: proffer off-site and public realm improvements beyond required impact fees.
    - i. \$125,000 contribution toward improvements to the adjacent Freedom Plaza and Galiano from proposed development site to SW 8<sup>th</sup> Street.
- 2. Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:

- a. The Applicant shall update the application package and supporting documentation to comply with all requirements.
  - b. Traffic Impact Study, dated April 2018, prepared by David Plummer & Associates as reviewed by the Public Works Department.
  - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
- 3. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved 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. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- 4. Prior to issuance of the first Building Permit,** Applicant shall:
- a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
  - b. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, Applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 3, Division 21, Section 3-2103(B).
  - c. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
  - d. **Additional Reviews.**
    - i. **Board of Architects.** Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
    - ii. **Zoning Review.** The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.
    - iii. **Landscape Plan.** Final approval of the overall landscape plan by the Landscape Services Director is required prior to issuance of any building permit.
  - e. **Signage.** Provide Signage Plan indicating size and location of all proposed exterior signage, including tenant signs, directory signs, parking garage signs, etc.
  - f. **Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity and retail success. All Storefronts shall be transparent.

- i. All arcades shall be flush with the sidewalk grade and open to the public.
  - ii. Arcades shall not be interrupted by stairwells, elevators, or solid walls.
  - iii. Create a continuous walkway in the colonnade on Calabria Avenue.
  - iv. All green areas shall be open to the public.
- g. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Calabria Avenue and East Ponce de Leon Boulevard, with sidewalks to remain open throughout construction.
- h. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
- i. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- j. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- k. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- l. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
- m. **Sustainability Certification.** Prior to the issuance of a Building Permit, the developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
- n. **Car Sharing Facilities.** To the same extent of other projects of similar size within the City, the Applicant shall reserve space within the project for future car sharing facilities in coordination with the City's parking Director. Final design shall require written conceptual approval of the Parking Director prior to issuance of the first City permit. Required parking spaces may be utilized for car sharing.



**5. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:**

- a. **Underground utilities.** Submit all necessary plans and documents, and complete the undergrounding of all new utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. **Utility Upgrades.** Sewer improvements may be required, at the Applicants expense, based on the proposed connections.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Bicycle / Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan.
- e. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.
- f. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner for all proposed park areas and arcades.

**6. Following issuance of the first Certificate of Occupancy, Applicant shall:**

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the Applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
  - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
  - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

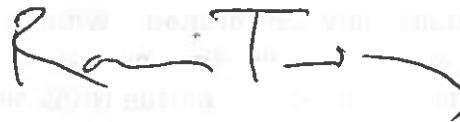
- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

**A t t a c h m e n t s .**

- A. Applicant's Submittal Package.
- B. 05.30.18 Neighborhood Meeting invitation and summary.
- C. PAD and mixed use (MXD) Zoning Analysis prepared by Planning Division dated 01.26.18
- D. 06.01.18 Legal notice published.
- E. 05.31.18 Courtesy notice mailed to all property owners within 1,000 feet of the project boundary.
- F. Comments from Public Works

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 Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



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

# Project Information Meeting



Applicant:	Alliance Starlight I, LLC
Application:	Regency on the Park / Zoning Code Map Amendment, Comprehensive Plan Map Amendment, Planned Area Development Designation with Mixed Use Site Plan Approval
Property:	100-114 Calabria Avenue & 912-918 Ponce de Leon Boulevard Coral Gables, Florida 33134
Neighborhood Meeting – Date/Time/Location:	Wednesday, May 30, 2018 at 5:30 p.m. – 6:30 p.m. ChateauBleau Hotel, 1 <sup>st</sup> Floor Conference Room 1111 Ponce de Leon Boulevard Coral Gables, FL 33134

Dear Neighbor:

On behalf Alliance Starlight I, LLC, the current property owner, we cordially invite you to a public meeting to obtain information regarding the new Regency on the Park Project. The Project is a mixed use development that consists of ground floor work-live uses and upper level residences. As you may already know, an application has been filed with the City of Coral Gables for the City’s review and approval.

The public information meeting will be held on Wednesday, May 30, 2018, at 5:30 p.m., at the ChateauBleau Hotel, 1<sup>st</sup> Floor Conference Room in Coral Gables, Florida. Kindly RSVP by contacting Janet Rosillo at (305) 579-7847 or via email at [rosilloj@gtlaw.com](mailto:rosilloj@gtlaw.com). We thank you for the opportunity to speak with you and look forward to meeting you.

## **Regency on the Park 5/30/2018 Neighborhood Meeting**

The neighborhood meeting took place at the ChateauBlue Hotel located at 1111 Ponce de Leon Boulevard in the 1<sup>st</sup> Floor Conference Room, conveniently located 0.07 miles from the proposed Regency on the Park Project. Notice of the Neighborhood Meeting was provided by U.S. Mail to property owners within 1,500 feet of the Regency on the Park Project located at 100-114 Calabria Avenue and 912-918 Ponce de Leon Boulevard.

There were a total of eight (8) neighbors in attendance at the meeting and six (6) neighbors signed the Neighborhood Meeting sign-in sheet, a copy of which is attached hereto. Mr. Jorge Navarro (Legal Representative) introduced himself and gave a brief overview of the property location, proposed development parameters and approval requests for the Regency on the Park project (the “Project”). There were three (3) exhibit stands located at the front of the conference room that displayed detailed floor plans, renderings and elevations for the neighbor’s review. While the neighbors reviewed the Project’s plans, they were able to submit various questions to the Regency on the Park team which included, Mr. Navarro, Mr. Henry Paper (Owner) and Mr. Robert Behar (Architect). The neighbors posed questions regarding the following topics:

- Description of Work-Live concept;
- Unit Breakdown and Square Footage;
- Residential Amenities;
- Parking Garage Layout;
- Ingress/Egress Accessways of the Project;
- Landscaped Open Space and Public Park;
- Pedestrian Friendly Enhancements & Nearby Transit Options; and
- Traffic Control Mechanisms (i.e. Speedbumps)

All of the above-mentioned questions were addressed by Mr. Navarro, Mr. Paper and Mr. Behar. The meeting ended at approximately 6:30pm

# MEETING SIGN-IN SHEET

Applicant:	Alliance Starlight I, LLC
Application:	Regency on the Park / Zoning Code Map Amendment, Comprehensive Plan Map Amendment, Planned Area Development Designation with Mixed Use Site Plan Approval
Property:	100-114 Calabria Avenue & 912-918 Ponce de Leon Boulevard Coral Gables, Florida 33134
Neighborhood Meeting – Date/Time/Location:	Wednesday, May 30, 2018 at 5:30 p.m. – 6:30 p.m. ChateauBleau Hotel, 1 <sup>st</sup> Floor Conference Room 1111 Ponce de Leon Boulevard Coral Gables, FL 33134



Name	Address	Company	Phone	E-Mail
MARIA GONZALEZ	888 S. Douglas			
MIRIAM IZQUIERDO	20 CALABRIA AVE APT 420			
CRISTINA ROLDAN	223 CALABRIA			
ANGEL ESPADA	Coral Gable Park			
EUGENIA V. RIVERA	e.victoria.rivera @ hot mail.com			
Lina Rana	Calabria A.			linabaronbgr@gmail.com



**DRC Zoning Review: Regency at Ponce Park****100/114/126 Calabria Ave and 912/918 East Ponce de Leon Blvd**

Prepared by Planning Division: 01.16.18

Review based on plans dated: 01.05.18

**Existing designations and site data:**

<b>Category</b>	<b>Site Info</b>
Property address	100/114/126 Calabria Ave and 912/918 East Ponce de Leon Blvd
Property legal description	CORAL GABLES DOUGLAS SEC, PB 25-69, LOT 9 BLK 1, LOTS 10 & 11 BLK 12 , LOT 12 BLK 12 ,LOTS 6-7 & 8 BLK 12, LOT 5 BLK 12
Total site area (sq. ft.)	53,022 sq. ft –( 1.22 acres )
Existing property uses	Multi-Family Residential, and Vacant Land
Existing Comprehensive Plan Future Land Use Map designation(s)	Residential, Multi-Family Medium Density
Proposed Comprehensive Plan Future Land Use Map designation(s)	Mixed Use
Existing Zoning Map designation(s)	MF2; Multi-Family 2 District
Proposed Zoning Map designation(s)	C; Commercial District
Eligible to utilize Mixed Use District (MXD) provisions	Eligible to utilize Individual MXD Building provisions
Within Central Business District (CBD)	No
Within Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Within North Ponce Neighborhood Conservation Overlay District	Yes

Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.
----------------------	--

Total site area (sq. ft.)	53,022 sq ft
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	159,066 sq ft
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	185,577 sq ft
Floor area ratio (FAR) proposed	185,523 sq. ft.
Building height (feet) permitted	As Provided by PAD
Building height (feet) proposed	130 feet

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

## Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Requires conditional use review by the Planning and Zoning Board (PZB) and approval by the City Commission (CC).
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Not applicable.
Sec. 3-2101	Art in Public Places.	Art in Public Places development agreement and recommendation from the Cultural Development Board is required.
<b>Section 4-201. Mixed Use District (MXD)</b>		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only	Complies.
Sec. 4-201.B	Permitted Uses	See list of permitted uses.
Sec. 4-201.C	Conditional Uses	Conditional uses require review and approval by the PZB and CC.
<b>D. Performance Standards</b>		
Sec. 4-201.D.2	Minimum site area for an MXD project/building. Twenty-thousand (20,000) square feet.	Complies.
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages. Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.	Ground floor uses is below the minimum (8%). Table FLU-4. Mixed-Use land use of the Comprehensive Plan limits percentage of Residential use to 85%. Proposed project exceeds the maximum (94%). *Consider revising the application to meet existing MF2 and RIR regulations.
<b>E. Building regulations.</b>		
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Subject to applicable regulations.
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies.
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.7	Heights of architectural elements, etc. The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows: • Commercial Limited District: Up to	As Provided by PAD

Zoning Code Section	Reference/Provision	Required/Provided
	and including 15 feet. • Industrial and Commercial Districts: Up to and including 25 feet. • Manufacturing uses: Up to and including 10 feet.	
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies.
Sec. 4-201.E.10	Ground floor building frontage on primary streets. Minimum 50% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	Tall walls do not activate Ponce de Leon East, revise with lower garden walls.
Sec. 4-201.E.11	Ground floor building frontage on secondary streets. Minimum 40% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	Remove ground floor parking to replace with live/works or other program to activate Calabria Ave.
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Not applicable
Sec. 4-201.E.13	Residential density. Up to a maximum of 125 units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.	Proposed density: 128 units/acre (160 units in 1.21 acres).
Sec. 4-201.E.14	Setbacks (buildings). Front: Up to 45 feet in height: None. If over 45 feet in height: 10 feet. Side: Interior side: None. Side street: 15 feet. Rear: Abutting a dedicated alley or street: None. No abutting alley or street: 10 feet. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of 6 feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.	Include footprints of neighboring buildings to assist in appropriate setbacks from the existing buildings.  Rear setback appears too minimal.
Sec. 4-201.E.15	Setback reductions and vertical building step backs.  Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of 50% of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open	To be determined by Board of Architects

Zoning Code Section	Reference/Provision	Required/Provided
	<p>space is subject to the following:</p> <ul style="list-style-type: none"> <li>• Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way.</li> <li>• Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be 500 square feet.</li> <li>• Include both hard and softscape landscape improvements and pedestrian amenities.</li> <li>• Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended.</li> <li>• Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.</li> </ul> <p>Vertical building stepbacks. A vertical building stepback of a minimum of 10 feet shall be provided at a maximum height of 45 feet on all façades. Additional vertical building stepbacks may be required by City Architect and Board of Architects to further reduce the potential impacts of the building bulk and mass.</p>	
<b>F. Design regulations.</b>		
Sec. 4-201.F.2	Architectural relief and elements shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	To be determined by Board of Architects
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	To be determined by Board of Architects
Sec. 4-201.F.4	<p>Facades in excess of 150 feet in length, shall incorporate design features with the use of, but not limited to the following items:</p> <p>(a) Breaks, stepbacks or variations in bulk/massing at a minimum of 100 foot intervals.</p> <p>(b) Use of architectural relief and elements.</p>	To be determined by Board of Architects
Sec. 4-201.F.5	All buildings are required to meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency.	Applicant must provide statement indicating compliance.

Zoning Code Section	Reference/Provision	Required/Provided
	<p>Examples may include the following LEED certification rating systems:</p> <ul style="list-style-type: none"> <li>• Building Design and Construction (BD+C).</li> <li>• Neighborhood Development (ND).</li> </ul>	
Sec. 4-201.F.6	<p>Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following:</p> <ul style="list-style-type: none"> <li>• Light fixtures/poles up to thirty-five (35) feet in height.</li> <li>• Subject to all other applicable City code provisions.</li> </ul>	Applicant must provide statement indicating compliance
Sec. 4-201.F.7	<p>Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.</p>	Requires Planning and Zoning Board review and recommendation with approval of the City Commission.
Sec. 4-201.F.8	<p>Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.</p>	<p>To be determined.</p> <p>Lighting in the form of up lighting of landscaping is encouraged.</p>
Sec. 4-201.F.9	<p>Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.</p>	To be regulated by Code Enforcement.
Sec. 4-201.F.10	<p>Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residential zoned properties.</p>	Complies
Sec. 4-201.F.11	<p>Paver treatments. Paver treatments shall be included in the following locations:</p> <ul style="list-style-type: none"> <li>• Driveway entrances.</li> <li>• Crosswalks.</li> <li>• Sidewalks. Minimum of 25% of paving surface.</li> </ul>	To be reviewed and approved by Public Service and Public Works.
Sec. 4-201.F.12	<p>Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.</p>	To be reviewed and approved by the Board of Architects.
Sec. 4-201.F.13	<p>Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.</p>	Complies.
Sec. 4-201.F.14	<p>Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains,</p>	<p>To be determined by Board of Architects</p> <p>Arcade on Ponce de Leon East is not accessible from sidewalk, revise with sidewalk connection.</p> <p>Staff recommends public realm improvements to include improvements to adjacent Freedom Plaza park space and additional street trees along</p>

Zoning Code Section	Reference/Provision	Required/Provided
	<p>water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface.</p> <p>Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p>	Santillane Ave.
Sec. 4-201.F.15	<p>Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</p> <ul style="list-style-type: none"> <li>• Display windows or retail display area;</li> <li>• Landscaping; and/or,</li> <li>• Architectural building design features.</li> </ul> <p>The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.</p>	To be determined by Board of Architects
Sec. 4-201.F.16	<p>Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum of 10 feet in width.</li> <li>• Include pedestrian amenities as defined herein.</li> </ul> <p>In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.</p>	To be determined by Board of Architects
Sec. 4-201.F.17	<p>Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.</p>	Complies.
Sec. 4-201.F.18	<p>Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.</p>	To be reviewed and approved by the Board of Architects.
<b>G. Landscaping.</b>		
Sec. 4-201.G.1	<p>Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.</p>	See review provided under Article 5, Division 11 below.
<b>H. Parking/vehicle storage.</b>		
Sec. 4-201.H.1	Bicycle storage. To encourage the use	Need to show location of bike parking in drawings,



Zoning Code Section	Reference/Provision	Required/Provided
	of bicycles a minimum of one 10 foot bicycle rack for each 250 parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	in accordance with the Bicycle & Pedestrian Master Plan, Resolution No. 2014-123.
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	To be reviewed and approved by Public Works.
Sec. 4-201.H.4	<p>Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14.</p> <p>All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.</p>	Complies
Sec. 4-201.H.6	<p>On-street parking.</p> <p>On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	<p>To be approved by Parking, Public Service and Public Works and be showed in drawings.</p> <p>Revise on-street parking from angled to parallel parking.</p>
Sec. 4-201.H.7	<p>Parking garages.</p> <p>Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</p>	<p>Complies.</p> <p>Revise ground floor to add active ground floor spaces on Calabria Ave.</p>

Zoning Code Section	Reference/Provision	Required/Provided
	Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.	
Sec. 4-201.H.8	Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.	Complies.
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	Need to show in drawings
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
I. Sanitation and service areas.		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	
J. Signs.		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	
K. Streets and alleys.		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Not applicable.
Sec. 4-201.K.2	<p>Driveways.</p> <p>Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions.</p> <p>Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.</p>	<p><b>To be determined.</b></p> <p>Driveways shall use flare curb cuts, continue gutter along travel lane, and retain sidewalk level through vehicular entry.</p> <p>Vehicular entrances for garage, loading and trash service are located adjacent to each other. Service elevator is far from loading area. Staff recommends combining the loading dock and trash pick-up bays and adding a service elevator.</p>
Sec. 4-201.K.3	<p>Sidewalks.</p> <p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p>	<p><b>To be determined.</b></p> <p>Staff suggests revising the sidewalk with more store front visibility from street, trees, and furniture to make sidewalks of building pedestrian friendly.</p>

Zoning Code Section	Reference/Provision	Required/Provided
	<p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p>	
<b>L. Utilities.</b>		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	To be reviewed by public works
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	Complies.
<b>M. Miscellaneous.</b>		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	The City may, as a condition of approval, require that suitable areas for easements be set aside.
Sec. 4-201.M.3	Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: <ul style="list-style-type: none"> <li>The property owners shall be</li> </ul>	Any encroachments shall be subject to all applicable requirements.

Zoning Code Section	Reference/Provision	Required/Provided
	<p>responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended.</p> <ul style="list-style-type: none"> <li>The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.</li> </ul>	
Sec. 4-201.M.4	<p>Live work units.</p> <ul style="list-style-type: none"> <li>Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future.</li> </ul>	Complies.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
<b>Section 4-302. Commercial District (C)</b>		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	Conditional uses require review and approval by the PZB and CC.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use development. See review provided under "Section 4-201. Mixed Use District (MXD)" above.
Sec. 4-302.D.7. Additional standards for mixed-use development.		
Sec. 4-302.D.7.a	Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.	Ground floor uses are below the minimum.
Sec. 4-302.D.7.b	Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.	Complies.
Sec. 4-302.D.7.c	Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent	To be determined.  Applicant must provide details regarding the percent glazing to solids, pedestrian-oriented

Zoning Code Section	Reference/Provision	Required/Provided
	glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.	landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.
<b>Article 5 – Development Standards.</b>		
Division 6. Design Review Standards		
Sec. 5-601	<p>Purpose and applicability.</p> <p>A. The purpose of these design review standards is to:</p> <ol style="list-style-type: none"> <li>1. Provide standards and criteria for review of applications for development approval within the City;</li> <li>2. Promote innovative design with regard to the aesthetics, architectural design, appearances, safety, and function of the built environment in relation to the site, adjacent structure and surrounding community;</li> <li>3. Promote orderly and harmonious development of the City;</li> <li>4. Enhance the desirability of residences or investment in the City;</li> <li>5. Encourage the attainment of the most desirable use of land and improvements;</li> <li>6. Enhance the desirability of living conditions upon the immediate site or in adjacent areas;</li> <li>7. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other;</li> <li>8. Establish identity, diversity and focus to promote a pedestrian friendly environment; and</li> <li>9. Encourage the utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.</li> </ol> <p>B. The standards in this Division shall be applicable to applications for development approval within all zoning districts, except as otherwise provided herein.</p>	To be reviewed and approved by the Board of Architects.
Sec. 5-602.A	<p>The Board of Architects shall determine if an application satisfies the following design review standards:</p> <ol style="list-style-type: none"> <li>1. Whether the color, design, finishes,</li> </ol>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Consider minimizing or relocating open space from the interior side of the site area, and relocating to</p>

Zoning Code Section	Reference/Provision	Required/Provided
	<p>fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible and the relationships of these items in comparison to building base, middle and top with the hierarchy of importance being the base, top and middle.</p> <p>2. Whether the planning and siting of the various function and structures on-site provides the following:</p> <ul style="list-style-type: none"> <li>a. Creates an intrinsic sense of order between buildings, streets and pedestrian movements and activities.</li> <li>b. Provides a desirable environment for occupants, visitors and the general community.</li> </ul> <p>3. Whether adjacent existing historic features, natural features and street level pedestrian view corridors are appropriately integrated or otherwise protected.</p> <p>4. Whether the amount and arrangement of open/green space [including urban open space (i.e. plazas) or unimproved areas (i.e. open lawns, etc.)] are appropriate to the design, function and location in relationship to the function of the structures and surrounding properties.</p> <p>5. Whether sufficient buffering (including hard and softscape) is provided when non-compatible uses abut or adjoin one another.</p> <p>6. Whether the proposed lighting provides for the safe movement of persons and vehicles, provides security, and minimizes glare and reflection on adjacent properties.</p> <p>7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists and vehicles, and is designed to interfere as little as possible with traffic flow on these roads and to permit vehicles a prompt and safe ingress/egress to the site.</p> <p>8. Whether waste disposal facilities adversely affect adjacent properties.</p>	<p>northeast corner of site.</p>

Zoning Code Section	Reference/Provision	Required/Provided
	<p>9. Whether the application provides improvements, public open space, pedestrian amenities which benefit the public.</p> <p>10. Whether the proposed application is in conformity with provisions of this Division.</p>	
Sec. 5-603.A	<p>Except as provided for in Section 5-603(l) all buildings hereinafter constructed or reconstructed, shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. All buildings hereinafter altered or added to shall conform to the architectural design of the existing building provided, however, that if the architectural style of the building is being altered then the building shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. The Architect shall include a page or pages in the plan which defines the architectural style with text and photographs and provide a statement on how the proposed building complies with the style. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type and scale of architecture set forth here in above and require from the designing architect such changes as would bring the design into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve traditional aesthetic treatments and promote design excellence in the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the adequacy of the following elements in the design concept.</p> <ol style="list-style-type: none"> <li>1. Awnings and canopies.</li> <li>2. Colors.</li> <li>3. Decorative lighting (height, location and style).</li> <li>4. Doors.</li> <li>5. Height of building.</li> <li>6. Impact on adjacent properties of continuous two (2) story walls that</li> </ol>	To be reviewed and approved by the Board of Architects.



Zoning Code Section	Reference/Provision	Required/Provided
	<p>are in excess of forty (40%) percent of the site depth.</p> <p>7. Location of exposed piping, conduits and rainwater leaders.</p> <p>8. Location of structure on site.</p> <p>9. Planters.</p> <p>10. Roofs including materials, color, slope and overhang.</p> <p>11. Shutters.</p> <p>12. Site circulation in regard to pedestrian travel, parking, services, grades and landscaping.</p> <p>13. Texture of surface.</p> <p>14. Trim.</p> <p>15. Walls, height, location, materials, and design.</p> <p>16. Window boxes.</p> <p>17. Windows (Fenestration).</p>	
Sec. 5-603.B	The architectural style for a given location, unless specified to the contrary, shall be in harmony with the architecture of its particular neighborhood.	To be reviewed and approved by the Board of Architects.
Sec. 5-603.C	The architectural context of an area includes the height, scale, massing, separation between buildings, and style, in regard to how buildings and structures relate to each other within a specified area.	To be reviewed and approved by the Board of Architects.
<b>Section 5-604. Coral Gables Mediterranean Style Design Standards.</b>		
Sec. 5-604.A.2	Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.	Is Project applying for Coral Gables Mediterranean Style Design Bonuses? (Section 5-604)
<b>Sec. 5-604.B – Table 1. Required standards</b>		
Reference #1	<p>Architectural elements on building facades.</p> <p>Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc).</p> <p>Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.</p>	To be reviewed and approved by the Board of Architects.
Reference #2	Architectural relief elements at street	To be reviewed and approved by the Board of

Zoning Code Section	Reference/Provision	Required/Provided
	<p>level.</p> <p>On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:</p> <ul style="list-style-type: none"> <li>a. Display windows or retail display area;</li> <li>b. Landscaping; and/or</li> <li>c. Architectural relief elements or ornamentation.</li> </ul>	Architects.
Reference #3	<p>Architectural elements located on the top of buildings.</p> <p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <ul style="list-style-type: none"> <li>a. Air-conditioning equipment room.</li> <li>b. Elevator shafts.</li> <li>c. Elevator mechanical equipment rooms.</li> <li>d. Parapets.</li> </ul> <p>Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.</p>	To be reviewed and approved by the Board of Architects.
Reference #4	<p>Bicycle storage.</p> <p>To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.</p>	To be reviewed and approved by the Board of Architects.
Reference #5	<p>Building facades.</p> <p>Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot</p>	To be reviewed and approved by the Board of Architects.

Zoning Code Section	Reference/Provision	Required/Provided
	intervals.	
Reference #6	<p>Building lot coverage.</p> <p>No minimum or maximum building lot coverage is required.</p>	To be reviewed and approved by the Board of Architects.
Reference #7	<p>Drive through facilities.</p> <p>Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	To be reviewed and approved by the Board of Architects.
Reference #8	<p>Landscape open space area.</p> <p>Each property shall provide the following minimum landscape open area (percentage based upon total lot area):</p> <ul style="list-style-type: none"> <li>a. Five (5%) percent for nonresidential properties;</li> <li>b. Ten (10%) percent for mixed use properties; and</li> <li>c. Twenty-five (25%) percent for residential properties.</li> </ul> <p>The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.</p>	To be reviewed and approved by the Board of Architects.
Reference #9	<p>Lighting, street.</p> <p>Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.</p>	To be reviewed and approved by the Board of Architects.
Reference #10	<p>Parking garages.</p> <p>Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure</p>	To be reviewed and approved by the Board of Architects.

Zoning Code Section	Reference/Provision	Required/Provided
	<p>and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</p>	
Reference #11	<p>Porte-cocheres.</p> <p>Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	To be reviewed and approved by the Board of Architects.
Reference #12	<p>Sidewalks/pedestrian access.</p> <p>All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.</p> <p>Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p>	To be reviewed and approved by the Board of Architects.
Reference #13	<p>Soil, structural.</p> <p>Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.</p>	To be reviewed and approved by Public Service.
Reference #14	<p>Windows on Mediterranean buildings.</p> <p>Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.</p>	To be reviewed and approved by the Board of Architects.
<b>Sec. 5-604.C – Table 2. Architectural and Public Realm Standards</b>		
Reference #1	<p>Arcades and/or loggias.</p> <p>Arcades, loggias or covered areas constructed adjacent, parallel, and/or</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Revise drawings to have a consistent arcade width</p>

Zoning Code Section	Reference/Provision	Required/Provided
	<p>perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.</p>	<p>along Calabria Ave and provide connections at corner.</p>
Reference #2	<p>Building rooflines.  Incorporation of horizontal and vertical changes in the building roofline.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #3	<p>Building setbacks.  Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #4	<p>Building towers.  The use of towers or similar masses to reduce the mass and bulk of buildings.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #5	<p>Driveways.  Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #6	<p>Lighting of landscaping.  Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #7	<p>Materials on exterior building facades.  The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #8	<p>Overhead doors.</p>	<p>To be reviewed and approved by the Board of Architects.</p>

Zoning Code Section	Reference/Provision	Required/Provided
	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	
Reference #9	<p>Paver treatments.</p> <p>Inclusion of paver treatments in all of the following locations:</p> <ol style="list-style-type: none"> <li>a. Driveway entrances minimum of 10% of total paving surface.</li> <li>b. Sidewalks. Minimum of 25% of total ground level paving surface.</li> </ol> <p>The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.</p>	To be reviewed and approved by the Board of Architects.
Reference #10	<p>Pedestrian amenities.</p> <p>Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:</p> <ol style="list-style-type: none"> <li>a. Benches.</li> <li>b. Expanded sidewalk widths beyond the property line.</li> <li>c. Freestanding information kiosk (no advertising shall be permitted).</li> <li>d. Planter boxes.</li> <li>e. Refuse containers.</li> <li>f. Public art.</li> <li>g. Water features, fountains and other similar water features. Ground and/or wall mounted.</li> </ol> <p>Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.</p>	To be reviewed and approved by the Board of Architects.
Reference #11	<p>Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets.</p> <p>Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:</p> <ol style="list-style-type: none"> <li>a. Minimum of 10 feet in width.</li> <li>b. Include pedestrian amenities as</li> </ol>	To be reviewed and approved by the Board of Architects.

Zoning Code Section	Reference/Provision	Required/Provided
	<p>defined herein.</p> <p>In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.</p>	
Reference #12	<p>Underground parking.</p> <p>The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.</p>	To be reviewed and approved by the Board of Architects.
<b>Article 5 – Development Standards. Division 11. Landscaping</b>		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
<b>Section 5-1105. Landscape requirements.</b>		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
<b>Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements</b>		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> <li>1. Required parking space dimensions: <ol style="list-style-type: none"> <li>a. Parallel parking spaces: 9 feet by 22 feet.</li> <li>b. Angled parking spaces: 8½ feet by 18 feet.</li> <li>c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code.</li> </ol> </li> <li>2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½</li> </ol>	To be determined.



Zoning Code Section	Reference/Provision	Required/Provided
	<p>feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions.</p> <p>3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.</p>	
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	To be determined.
Sec. 5-1403.B.2	Attached residential uses. All required parking for attached residential uses shall be provided behind buildings or in enclosed garages.	
Sec. 5-1406.A	<p>General.</p> <p>1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p> <p>2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.</p>	To be determined.
Sec. 5-1409	<p>Amount of required parking.</p> <p>(List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)</p>	<p>To be determined.</p> <p>Sufficient amount of parking is provided.</p>

**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 f/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 - JUNE 13, 2018

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

06/01/2018

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.

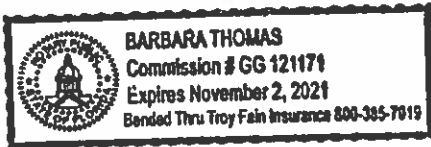
*Johana Oliva*

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

*Barbara Thomas*

(SEAL)

JOHANA OLIVA personally known to me



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

City Public Hearing Dates/Times Local Planning Agency / Planning and Zoning Board  
Wednesday, June 13, 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 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 (ss. 163.3187, Florida Statutes), from "Multi-Family Medium Density" Land Use to "Mixed Use" Land Use and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
2. Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed- Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" 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, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.



4. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "Regency on the Park" on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
5. 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 Seizedo Avenue), Coral Gables, Florida; providing for an effective date.
6. A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Plaza Coral Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.
7. A Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera Dauce" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida; providing for an effective date.

8. 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," providing a procedure to transfer development rights for open space, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
9. 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.

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 305.460.5211.

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 Elejabarieta (Email: [relejabarieta@coralgables.com](mailto:relejabarieta@coralgables.com)), Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p><b>May 31, 2018</b></p>	
<p><b>Applicant:</b></p>	<p><b>Alliance Starlight I, LLC</b></p>	
<p><b>Application:</b></p>	<p><b>Comprehensive Plan Map Amendment, Zoning Map Amendment, Planned Area Development (PAD), and Mixed-Use Site Plan</b></p>	
<p><b>Property:</b></p>	<p><b>100, 114, and 126 Calabria and 912 and 918 East Ponce de Leon Boulevard, Coral Gables, Florida</b></p>	
<p><b>Public Hearing - Date/Time/ Location:</b></p>	<p><b>Planning and Zoning Board June 13, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b></p>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on June 13, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

These applications have been submitted by Alliance Starlight I, LLC for a mixed-use project referred to as the “Regency on the Park” located at 100, 114, and 126 Calabria and 912 and 918 East Ponce de Leon Boulevard, Coral Gables, Florida. The project includes 8 ground floor live/work units, 86 one-bedroom units, 67 two-bedroom units, 231 parking spaces, a corner plaza, a public park, and public realm improvements. The proposed building is 130 feet tall and 12 stories high. The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.

The applications include:

1. *(Changing the Comprehensive Plan map from Multi-Family Residential to Mixed-Use land use, and extending the existing Ponce de Leon Boulevard Mixed-Use District)  
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 (ss. 163.3187, Florida Statutes), from “Multi-Family Medium Density” Land Use to “Mixed Use” Land Use and extending the “North Ponce de Leon Boulevard Mixed-Use Overlay District” for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)*

2. *(Changing the Zoning map from Multi-Family Residential to Commercial zoning, and extending the existing Ponce de Leon Boulevard Mixed-Use District)  
Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.*
3. *(Applying a Planned Area Development (PAD) for the proposed "Regency on the Park" project)  
An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" 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, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.*
4. *(Allowing the proposed "Regency on the Park" to have a mix of uses)  
A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "Regency on the Park" on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.*

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*

# Technical Review Comments

**Project:** The Regency at the Park Traffic Study  
Report Date: April 2018

**To:** Jessica Keller – City of Coral Gables

**Subject:** Review Comments

**From:** Jack Schnettler, PE - Atkins

**Date:** May 30, 2018

**cc:** Chris Russo, PE - Atkins

## Comments:

1. Section 2.2-Traffic Counts: Possible typo for seasonal factor. The text reads 0.98 while the FDOT documentation in Appendix C shows 0.99 seasonal factor for week containing April 12. Correct typo, or otherwise, correct calculations as needed.
2. Section 2.5-Existing Conditions: When summarizing the magnitude of delay, it is suggested to use values or categories defined by HCM instead of including opinion based commentary such as “minor delays are experienced”. If this language is preferred, please define what is considered “minor”.
3. Please provide reasoning why HCM 2000 was used instead of HCM 6 for the intersection of SW 8th St. and Ponce de Leon Blvd. Upon review of the Synchro report (PDF page 117), it appears the southbound U-turn is listed as a custom phase instead of protected in phase 3.
4. Exhibit 4-Existing Intersection Capacity Analysis: Table values do not match Synchro outputs in the Appendix for following categories:
  - AM Peak LOS/Delay at SW 8th St and Ponce de Leon Blvd
  - PM Peak LOS/Delay at SW 8th St and Galiano
  - PM Peak LOS/Delay at SW 8th St and 37th Avenue
  - PM Peak LOS/Delay at SW 12th St and 37th Avenue
  - PM Peak LOS/Delay at Ponce de Leon Blvd/Salamanca Avenue

Please revise text and/or calculations as needed.
5. Section 4.1-Background Traffic and Committed Developments: Text reads that annual growth rate is 0.2%. Appendix lists average growth rate of 2.0%. Correct text and revise calculations if needed.
6. Section 4.2-Future without Project: The executive summary indicates the buildout is anticipated to be 2020. Suggest reiterating the buildout year in this section.
7. Appendix B – Methodology Letter: Letter indicates that a queuing analysis would be performed if valet or gated entrance would be provided. Documentation does not indicate if either of these will be used. Clarify if either valet service or a gated entrance would be provided. Perform a queuing analysis if either are part of project operations.
8. Appendix A – Ground Floor Plan: Truck loading bay
  - a. What size truck is accommodated by the interior truck loading bay?
  - b. When the truck is positioned as shown in the ground floor plan in the loading area, there seems to be no room at the rear of the truck for accessing the truck, including using a lift ramp. Otherwise, the truck will likely be positioned into the circulation aisle in order to accommodate loading and unloading. Please clarify.
9. Section 5 – Circulation: Will the project be providing bicycle parking near the plaza at the northeast corner of the property or elsewhere?