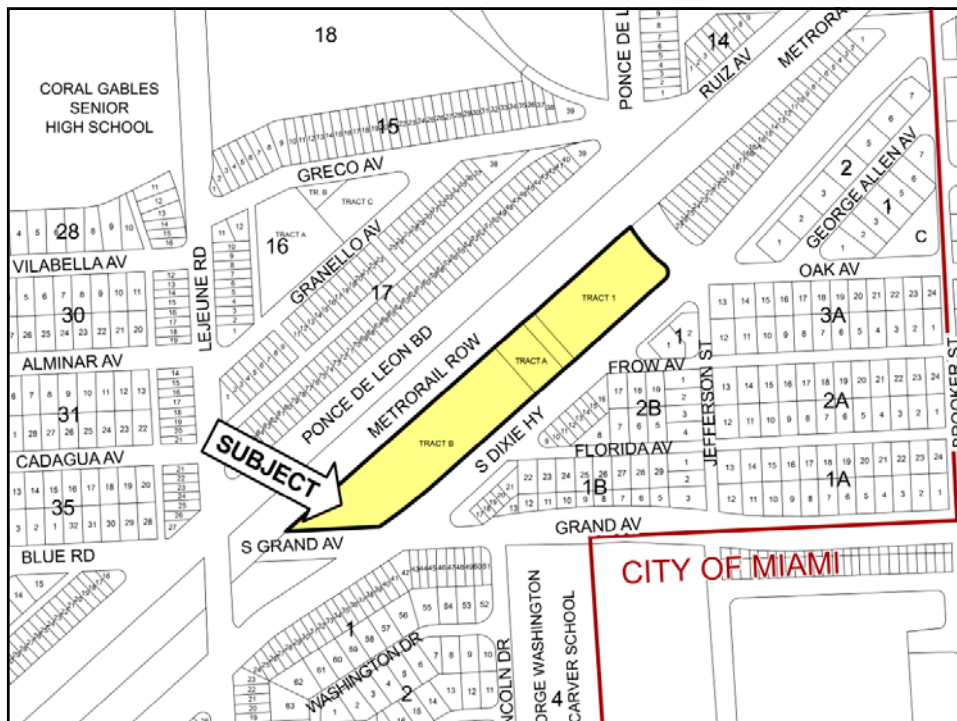

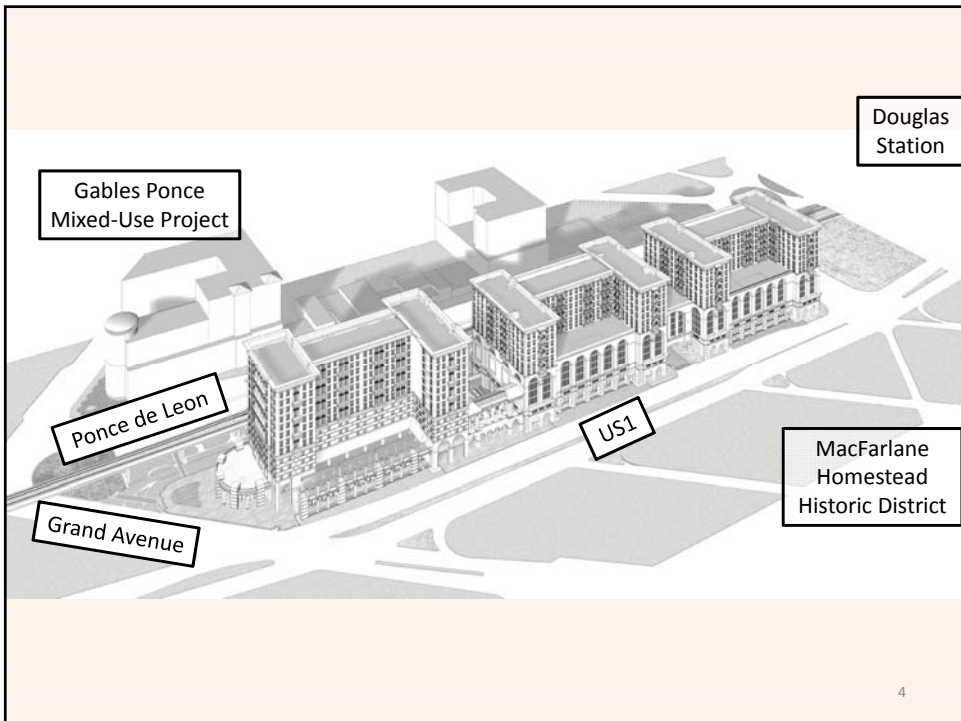


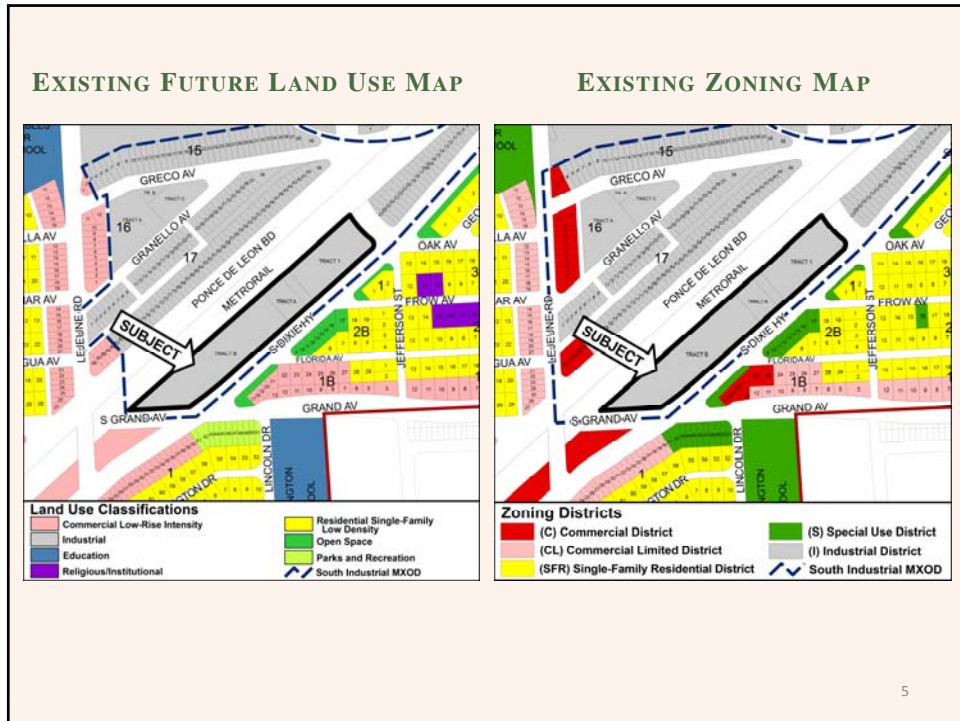
Gables Station

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING MAP AMENDMENT
ZONING CODE TEXT AMENDMENT
PLANNED AREA DEVELOPMENT
MIXED USE SITE PLAN

215 AND 251 S. DIXIE HIGHWAY
CITY COMMISSION 1ST READING
JUNE 14, 2016

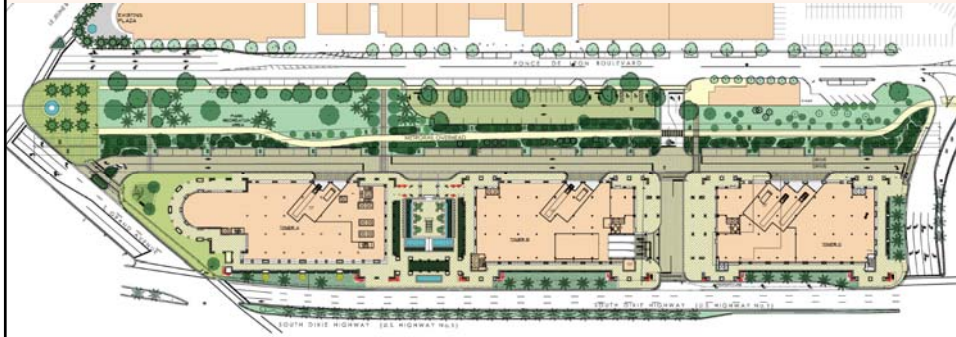






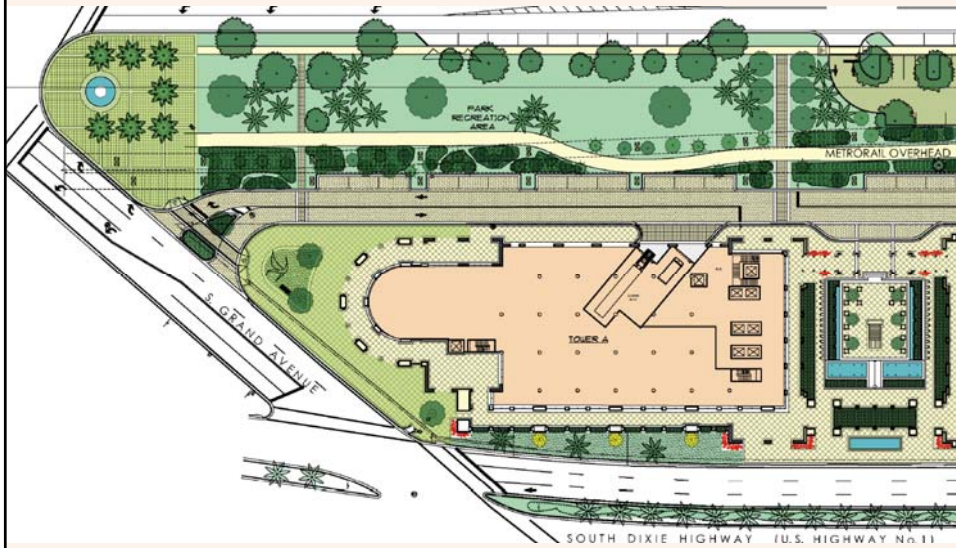
- REQUEST #1:**
COMPREHENSIVE PLAN MAP AMENDMENT
- REQUEST #2:**
ZONING CODE MAP AMENDMENT
- REQUEST #3:**
ZONING CODE TEXT AMENDMENT
- REQUEST #4:**
PLANNED AREA DEVELOPMENT
- REQUEST #5:**
MIXED USE SITE PLAN
- 6

SITE PLAN

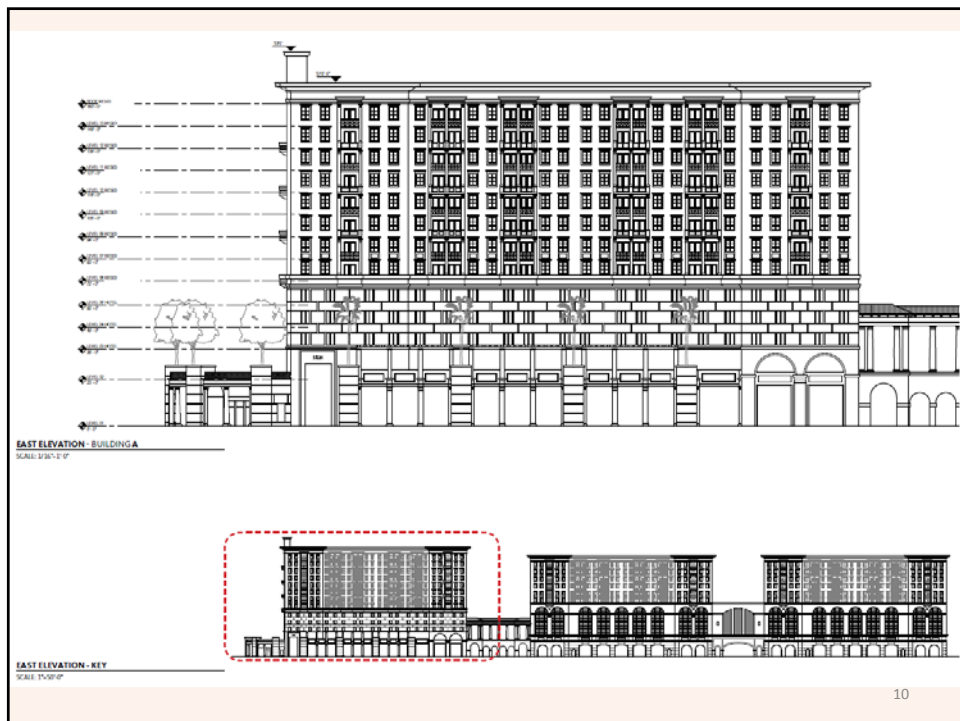
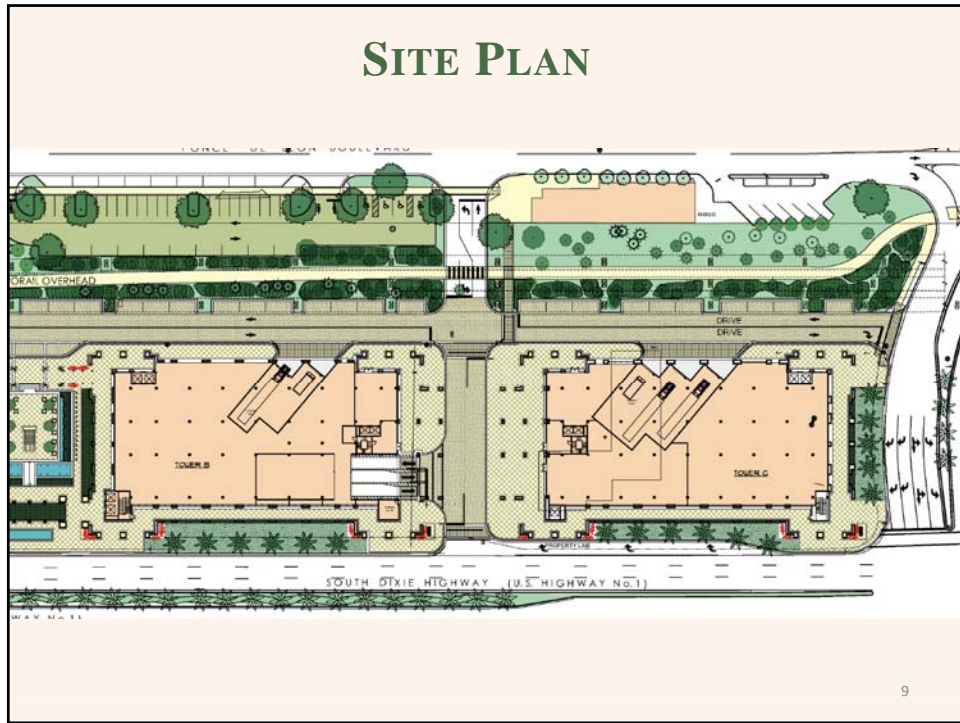


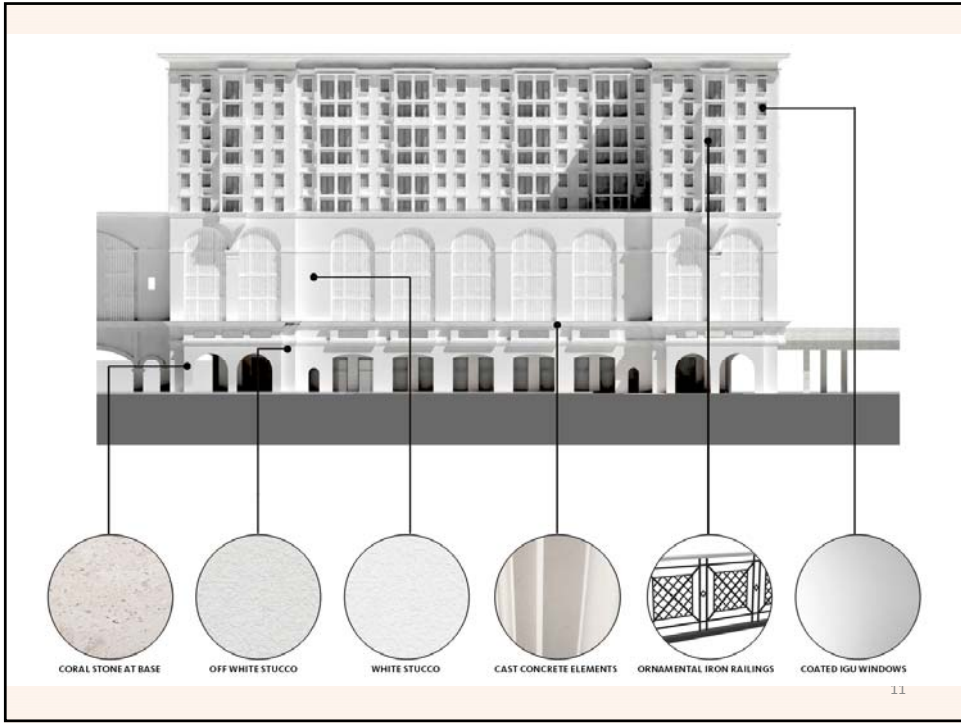
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SITE PLAN



8

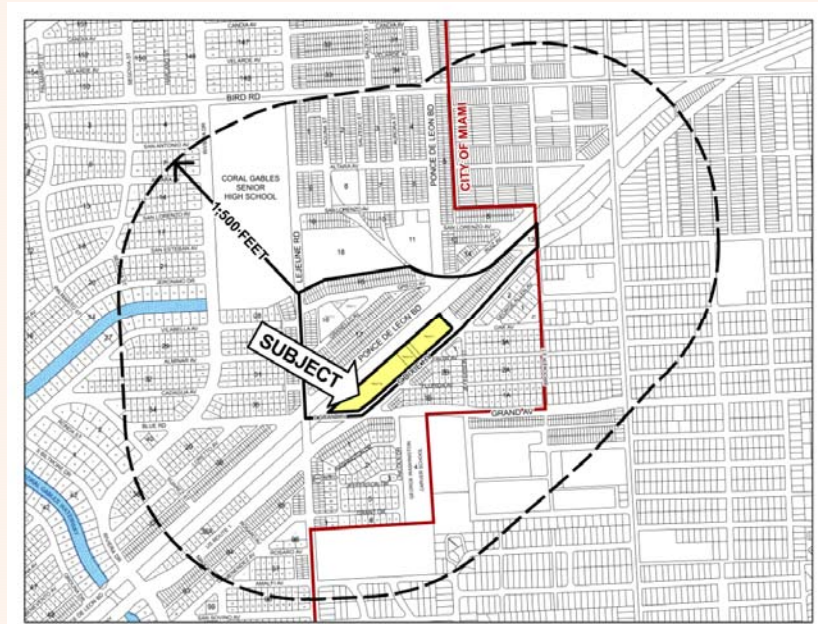




REVIEW TIMELINE	
1	DEVELOPMENT REVIEW COMMITTEE: 01.29.16 COMPREHENSIVE PLAN MAP, ZONING MAP, ZONING TEXT, PLANNED AREA DEVELOPMENT, MIXED-USE SITE PLAN
2	BOARD OF ARCHITECTS: 04.28.16 PRELIMINARY DESIGN AND MEDITERRANEAN BONUS
3	NEIGHBORHOOD MEETING: 04.27.16 COMPREHENSIVE PLAN MAP, ZONING MAP, ZONING TEXT, PLANNED AREA DEVELOPMENT, MIXED-USE SITE PLAN
4	PLANNING AND ZONING BOARD: 05.17.16 COMPREHENSIVE PLAN MAP, ZONING MAP, ZONING TEXT, PLANNED AREA DEVELOPMENT, MIXED-USE SITE PLAN

STAFF REVIEW			
DEPARTMENT	DRC 01.29.16	STAFF MEETING 05.09.16	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE	X		YES
FIRE		X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA		X	YES
PLANNING	X	X	YES
BUILDING	X	X	YES
ECONOMIC		X	YES

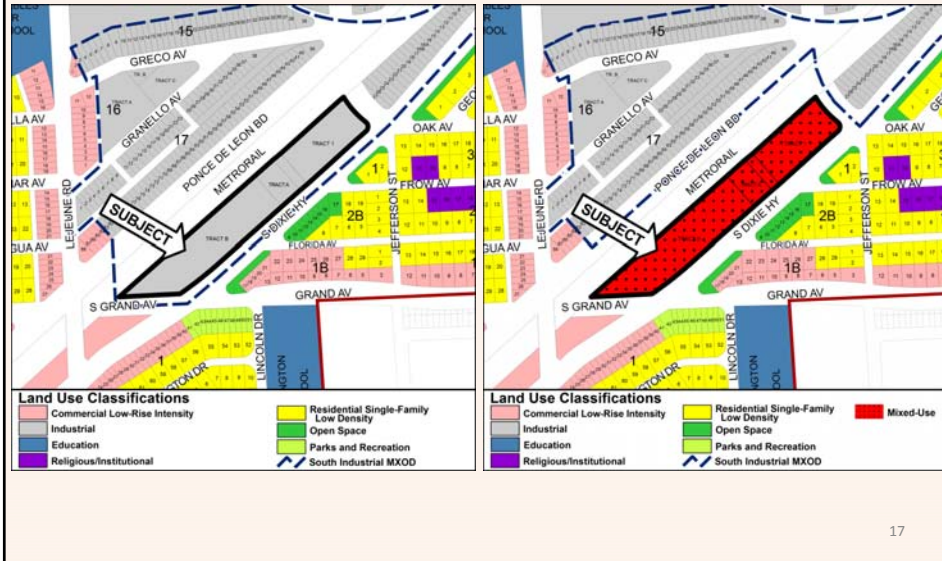
LETTERS TO PROPERTY OWNERS (1,500 FT)



PUBLIC NOTIFICATION

2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC 1 ST READING
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC 1 ST READING

REQUEST #1: COMPREHENSIVE PLAN MAP



REQUEST #1: COMPREHENSIVE PLAN MAP

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
WHETHER IT SPECIFICALLY ADVANCES ANY OBJECTIVE OR POLICY OF THE COMPREHENSIVE LAND USE PLAN.	COMPLIES.
WHETHER IT IS INTERNALLY CONSISTENT WITH COMPREHENSIVE LAND USE PLAN.	COMPLIES.
ITS EFFECT ON THE LEVEL OF SERVICE OF PUBLIC INFRASTRUCTURE.	COMPLIES.
ITS EFFECT ON ENVIRONMENTAL RESOURCES.	COMPLIES.
ITS EFFECT ON THE AVAILABILITY OF HOUSING THAT IS AFFORDABLE TO PEOPLE WHO LIVE OR WORK IN THE CITY OF CORAL GABLES.	COMPLIES.
ANY OTHER EFFECT THAT THE CITY DETERMINES IS RELEVANT TO THE CITY COMMISSION'S DECISION ON THE APPLICATION.	COMPLIES.

REQUEST #1: COMPREHENSIVE PLAN MAP

STAFF RECOMMENDATION:

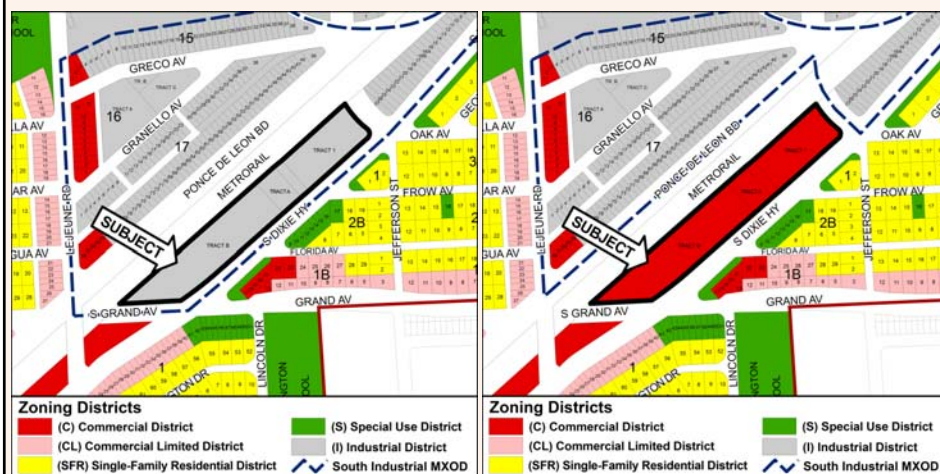
STAFF RECOMMENDS APPROVAL OF THE PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT.

THE STANDARDS IDENTIFIED IN SECTION 3-1506 FOR THE PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT ARE SATISFIED.

PLANNING AND ZONING BOARD RECOMMENDATION:

APPROVAL (VOTE: 4-0)

REQUEST #2: ZONING MAP



REQUEST #2: ZONING MAP

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.	COMPLIES.
IMPROVE MOBILITY BY REDUCING VEHICLE MILES TRAVELLED FOR NEARBY RESIDENTS.	COMPLIES.
PROMOTE HIGH-QUALITY DEVELOPMENT OR REDEVELOPMENT IN AN AREA THAT IS EXPERIENCING DECLINING OR FLAT PROPERTY VALUES.	COMPLIES.
CREATE AFFORDABLE HOUSING OPPORTUNITIES FOR PEOPLE WHO LIVE OR WORK IN THE CITY OF CORAL GABLES.	COMPLIES.
IT IMPLEMENTS THE COMPREHENSIVE PLAN.	COMPLIES.
WILL NOT DECREASE THE VALUE OF ADJACENT PROPERTIES.	COMPLIES.

21

REQUEST #2: ZONING MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ZONING MAP AMENDMENT.

THE STANDARDS IDENTIFIED IN SECTION 3-1404 FOR THE PROPOSED ZONING MAP AMENDMENT ARE SATISFIED.

PLANNING AND ZONING BOARD RECOMMENDATION:

APPROVAL (VOTE: 4-0)

22

REQUEST #3: ZONING CODE TEXT

THE REQUESTED ZONING CODE TEXT AMENDMENT IS SHOWN BELOW WITH PROPOSED CHANGES IN ~~STRIKETHROUGH~~/UNDERLINE FORMAT.

Section A-66 – MacFarlane Homestead.

C. Height of buildings.

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

MacFarlane Homestead and St. Albans Park.

a. Tracts A and B, Block 5.

b. Tract 1.

E. Setbacks-Minimum front.

~~On all building sites abutting Grand Avenue Twenty (20) feet from Grand Avenue.~~

REQUEST #3: ZONING CODE TEXT

THE REQUESTED ZONING CODE TEXT AMENDMENT IS SHOWN BELOW WITH PROPOSED CHANGES IN ~~STRIKETHRU~~/UNDERLINE FORMAT.

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

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

MacFarlane Homestead and St. Albans Park.

a. Tracts A and B, Block 5.

b. Tract 1.

H. Density Requirements.

The density for mixed use buildings on the following described property shall not exceed 104 units per acre.

MacFarlane Homestead and St. Albans Park.

a. Tracts A and B, Block 5.

b. Tract 1.

REQUEST #3: ZONING CODE TEXT

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
PROMOTES THE PUBLIC HEALTH, SAFETY, AND WELFARE.	MAY COMPLY.
DOES NOT PERMIT USES THE COMPREHENSIVE PLAN PROHIBITS IN THE AREA AFFECTED BY THE DISTRICT BOUNDARY CHANGE OR TEXT AMENDMENT.	COMPLIES.
DOES NOT ALLOW DENSITIES OR INTENSITIES IN EXCESS OF THE DENSITIES AND INTENSITIES WHICH ARE PERMITTED BY THE FUTURE LAND USE CATEGORIES OF THE AFFECTED PROPERTY.	COMPLIES.
WILL NOT CAUSE A DECLINE IN THE LEVEL OF SERVICE FOR PUBLIC INFRASTRUCTURE WHICH IS THE SUBJECT OF A CONCURRENCY REQUIREMENT TO A LEVEL OF SERVICE WHICH IS LESS THAN THE MINIMUM REQUIREMENTS OF THE COMPREHENSIVE PLAN.	COMPLIES.
DOES NOT DIRECTLY CONFLICT WITH AN OBJECTIVE OR POLICY OF THE COMPREHENSIVE PLAN.	COMPLIES.

25

REQUEST #3: ZONING CODE TEXT

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH MODIFICATIONS OF THE PROPOSED ZONING CODE TEXT AMENDMENT.

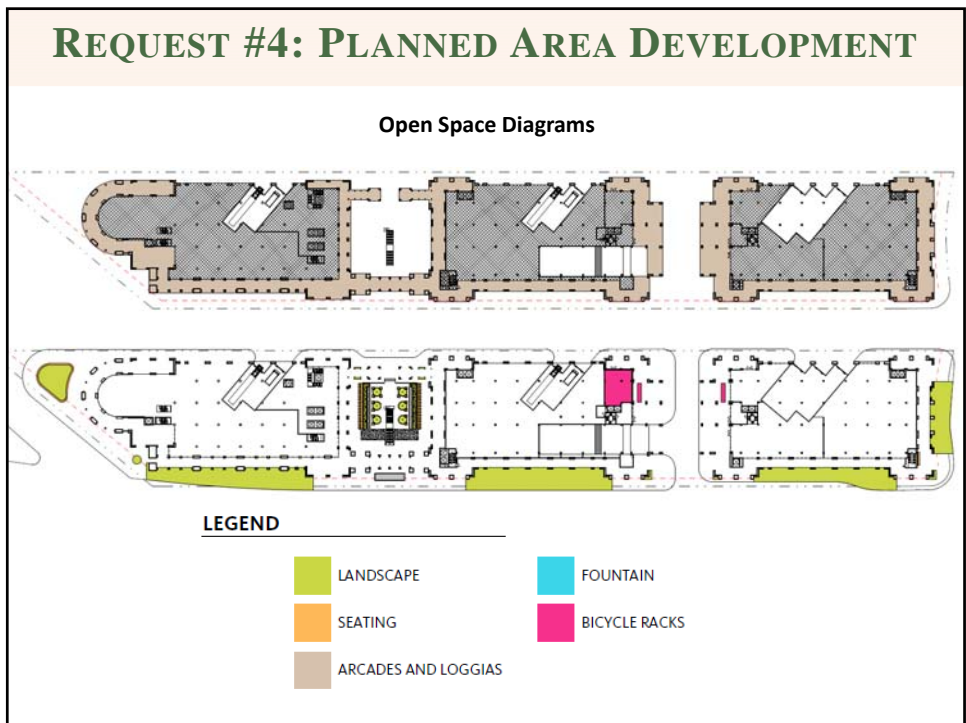
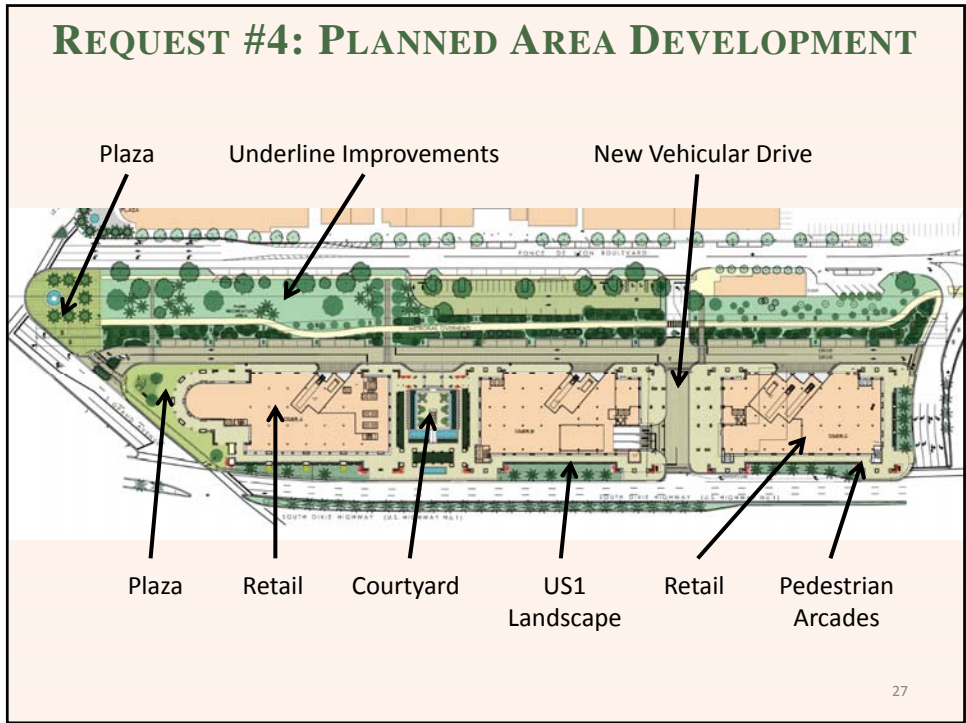
THE STANDARDS IDENTIFIED IN SECTION 3-1405 FOR THE PROPOSED ZONING CODE TEXT AMENDMENT MAY BE SATISFIED, WITH MODIFICATIONS:

1. **BUILDING SETBACKS:** THE REQUEST TO REMOVE SETBACK REQUIREMENTS ON GRAND AVENUE SHOULD BE OMITTED.
2. **BUILDING HEIGHT:** MAXIMUM HABITABLE BUILDING HEIGHT SHOULD BE 120 FEET.

PLANNING AND ZONING BOARD RECOMMENDATION:

APPROVAL WITH STAFF MODIFICATIONS (VOTE: 4-0)

26



REQUEST #4: PLANNED AREA DEVELOPMENT

Site Area

- 4.46 acres (194,216 sf)

Floor Area (FAR)

- 3.5 FAR (662,166 sf)

Height

Building A

- 13 Stories
- 160' Habitable Height

Building B and C

- 12 Stories
- 148' Habitable Height

Program

- 75,269 sf Ground floor retail
- 147 Hotel Rooms
- 11 Studio Units
- 276 One-bedroom Units
- 120 Two-bedroom Units
- 48 Three-bedroom Units
- 2 acres on-site open space
- 4 acres of Underline open space improvements

Parking

- 969 spaces

29

REQUEST #4: PLANNED AREA DEVELOPMENT

PUBLIC BENEFITS

1. Approximately two (2) acres of publicly-accessible open space on the project site, in the form of plazas, courtyards, arcades, and paseos.
2. Funding, Design, and Construction of approximately four (4) acres of public open space along the adjacent Metrorail right-of-way, as part of the Underline project, including connections to a regional bike and pedestrian facility.
3. Contributions to the Coral Gables trolley system to fund capital investments and operations of a trolley extension from Douglas Metrorail Station to the University of Miami campus, for a period of twenty (20) years.
4. Mobility improvements along US1, including additional crosswalks, subject to FDOT approval.
5. Improved public parking options around the site, including parallel parking along the internal driveway and potential public parking spaces within the parking garage.
6. Improved landscape and pedestrian realm along US1.
7. Bicycle parking and bicycle support facilities.
8. Reserved space for future bicycle sharing and car sharing facilities.
9. Electric car-charging stations.
10. LEED Silver or equivalent green building certification.
11. Covered, protected pedestrian arcades throughout the project, along all streets and fronting the courtyard and the internal driveway.

30

REQUEST #4: PLANNED AREA DEVELOPMENT

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
IN WHAT RESPECTS THE PROPOSED PLAN IS OR IS NOT CONSISTENT WITH THE STATED PURPOSE AND INTENT OF THE PAD REGULATIONS.	COMPLIES.
THE EXTENT TO WHICH THE PROPOSED PLAN DEPARTS FROM THE ZONING AND SUBDIVISION REGULATIONS OTHERWISE APPLICABLE TO THE SUBJECT PROPERTY.	COMPLIES.
THE EXTENT TO WHICH THE PROPOSED PLAN MEETS THE REQUIREMENTS AND STANDARDS OF THE PAD REGULATIONS.	COMPLIES.
THE PHYSICAL DESIGN OF THE PROPOSED PAD AND THE MANNER IN WHICH SAID DESIGN DOES OR DOES NOT MAKE ADEQUATE PROVISION FOR PUBLIC SERVICES, VEHICULAR TRAFFIC, DESIGNATED COMMON OPEN AREAS, AND ACCESS TO LIGHT AND AIR, RECREATION AND VISUAL ENJOYMENT.	COMPLIES.

31

REQUEST #4: PLANNED AREA DEVELOPMENT

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
THE COMPATIBILITY OF THE PROPOSED PAD WITH THE ADJACENT PROPERTIES AND NEIGHBORHOOD AS WELL AS THE CURRENT NEIGHBORHOOD CONTEXT INCLUDING CURRENT USES.	COMPLIES.
THE DESIRABILITY OF THE PROPOSED PAD TO PHYSICAL DEVELOPMENT OF THE ENTIRE COMMUNITY.	COMPLIES.
THE CONFORMITY OF THE PROPOSED PAD WITH THE GOALS AND OBJECTIVES AND FUTURE LAND USE MAPS OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN.	COMPLIES.

32

REQUEST #4: PLANNED AREA DEVELOPMENT

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS OF THE PROPOSED PLANNED AREA DEVELOPMENT.

THE STANDARDS IDENTIFIED IN SECTION 3-503 FOR THE PROPOSED PLANNED AREA DEVELOPMENT ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

PLANNING AND ZONING BOARD RECOMMENDATION:

NO RECOMMENDATION (A MOTION TO APPROVE WITH CONDITIONS FAILED TO PASS (3 – 1); FOUR AFFIRMATIVE VOTES ARE REQUIRED)

33

REQUEST #4: PLANNED AREA DEVELOPMENT

PLANNING AND ZONING BOARD CONDITIONS:

- A. PARKING FOR NEARBY SMALL BUSINESSES ON THE NORTH SIDE OF PONCE DE LEON BOULEVARD SHOULD BE PROVIDED WITHIN THE PROJECT'S PARKING GARAGE.
- B. TRAFFIC CALMING STUDIES SHOULD BE PERFORMED WITHIN A LARGER AREA AROUND THE PROJECT (MODIFICATION OF STAFF REPORT CONDITION 7.A.)
- C. DESIGN, FUNDING AND CONSTRUCTION OF THE UNDERLINE SHOULD ALSO INCLUDE THE FOLLOWING INTERSECTIONS: GRAND AVENUE, LEJEUNE ROAD, RIVIERA DRIVE, AND GRANADA BOULEVARD.
- D. THE VEHICULAR ACCESS DRIVE THAT CUTS ACROSS THE UNDERLINE FROM PONCE DE LEON BOULEVARD SHOULD BE ELIMINATED IF POSSIBLE. (THIS CONDITION WILL REQUIRE A NEW TRAFFIC STUDY AS THE TRAFFIC PATTERN AND CIRCULATION COULD BE AFFECTED.)

34

REQUEST #4: PLANNED AREA DEVELOPMENT

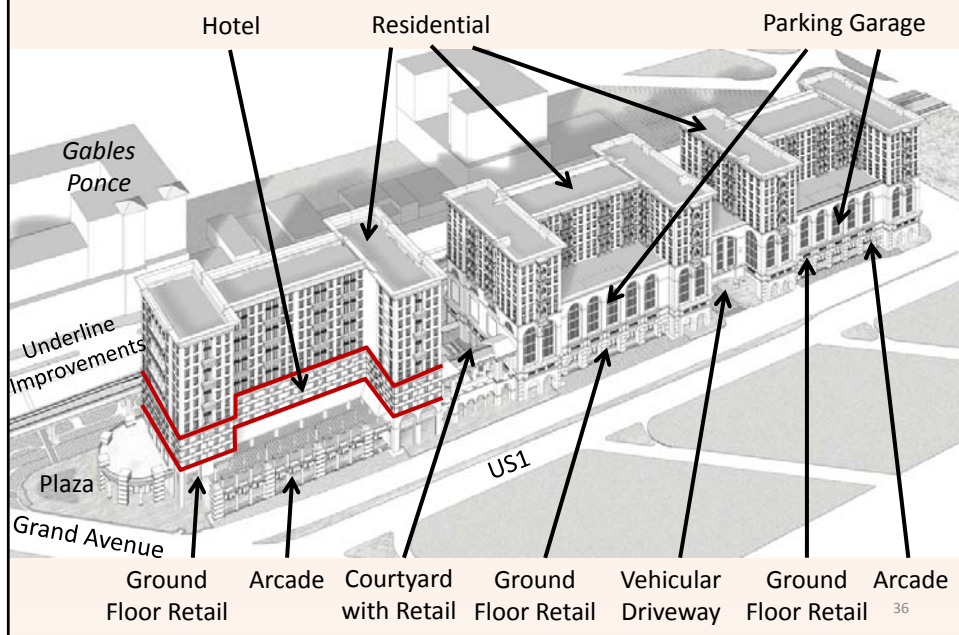
PLANNING AND ZONING BOARD CONDITIONS:

THE APPLICANT HAS PROFFERED TO COMPLY WITH CONDITIONS A, B AND C.

THE APPLICANT HAS NOT ELIMINATED THE PONCE DE LEON BOULEVARD ACCESS DRIVE (CONDITION D); HOWEVER, THE VEHICULAR ACCESS DRIVE HAS BEEN RELOCATED FURTHER NORTH TO A LOCATION THAT IS LESS DISRUPTIVE TO THE UNDERLINE AND THE PROPOSED PUBLIC OPEN SPACE.

35

REQUEST #5: MIXED USE SITE PLAN



REQUEST #5: MIXED USE SITE PLAN

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
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.	COMPLIES.
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.	COMPLIES.
THE PROPOSED CONDITIONAL USE DOES NOT CONFLICT WITH THE NEEDS AND CHARACTER OF THE NEIGHBORHOOD AND THE CITY.	COMPLIES.
THE PROPOSED CONDITIONAL USE WILL NOT ADVERSELY OR UNREASONABLY AFFECT THE USE OF OTHER PROPERTY IN THE AREA.	COMPLIES.

37

REQUEST #5: MIXED USE SITE PLAN

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES, BUILDINGS AND STRUCTURES AND WILL NOT ADVERSELY AFFECT THE ADJACENT USES, BUILDINGS OR STRUCTURES.	COMPLIES.
THE PARCEL PROPOSED FOR DEVELOPMENT IS ADEQUATE IN SIZE FOR ALL DEVELOPMENT FEATURES.	COMPLIES.
THE NATURE OF THE PROPOSED DEVELOPMENT IS NOT DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY.	COMPLIES.
THE DESIGN OF THE PROPOSED DRIVEWAYS, CIRCULATION PATTERNS AND PARKING IS WELL DEFINED TO PROMOTE VEHICULAR AND PEDESTRIAN CIRCULATION.	COMPLIES.
THE PROPOSED CONDITIONAL USE SATISFIES THE CONCURRENCY STANDARDS OF ARTICLE 3, DIVISION 13.	COMPLIES.

38

REQUEST #5: MIXED USE SITE PLAN

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS OF THE PROPOSED MIXED USE SITE PLAN.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR THE PROPOSED CONDITIONAL USE SITE PLAN ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

PLANNING AND ZONING BOARD RECOMMENDATION:

NO RECOMMENDATION (A MOTION TO APPROVE WITH CONDITIONS FAILED TO PASS (3 – 1); FOUR AFFIRMATIVE VOTES ARE REQUIRED)

39

COMPREHENSIVE PLAN CONSISTENCY

Staff's determination is that this application is consistent with the Comprehensive Plan Goals, Objectives and Policies.

PZB CONDITIONS OF APPROVAL:

1. Parking for businesses on the north side of Ponce de Leon Boulevard should be provided within the project's parking garage.
2. Traffic calming studies should be performed within a larger area around the project.
3. Underline improvements should also include the following intersections: Grand Avenue, LeJeune Road, Riviera Drive, and Granada Boulevard.
4. The vehicular access drive that cuts across the Underline from Ponce de Leon Boulevard should be eliminated if possible.
5. Consider underground parking in order to reduce the height and bulk of the buildings.
6. Work with nearby residents to incorporate public space features that recognize the contribution of Bahamian families to the history of Miami and Coral Gables.
7. Efforts shall be made to provide job opportunities within the project for residents of adjacent neighborhoods.
8. Work with the Underline Design Advisory Committee to design the internal driveway as a low-speed, pedestrian-oriented "woonerf."

STAFF CONDITIONS OF APPROVAL:

1. To be completed prior to City Commission 1st Reading:

- a. Building Height. Revise the project to have a maximum habitable building height of 120 feet.
- b. Public Works Review. Public Works, and other State and County agencies, shall review and approve the Traffic Impact Study and the Civil Engineering Plans.
- c. Landscape Plans. Complete Landscape and Tree Mitigation Plans shall be provided for staff review and approval.
- d. Architectural Plans – Dimensions. Provide dimensions and property lines on all floor plans, sections and elevations.
- e. Architectural Plans – Elevations. Provide the south elevation of Building C and the north elevation of Building B.

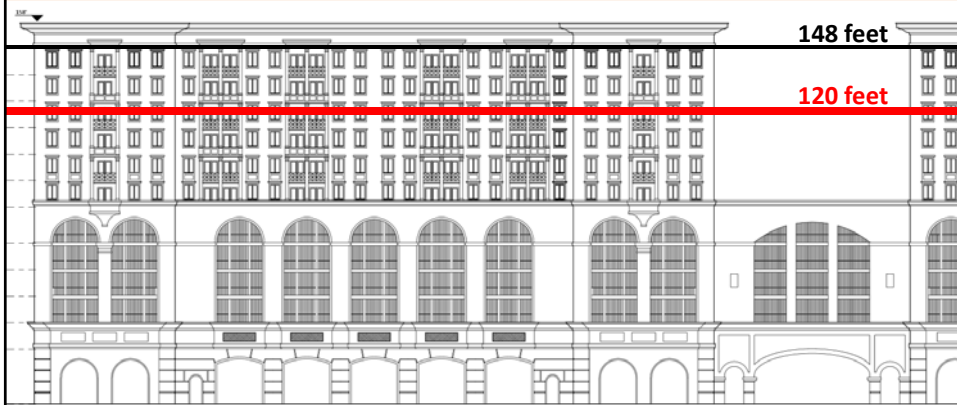
CONDITIONS OF APPROVAL:

Building Height: Building A



CONDITIONS OF APPROVAL:

Building Height: Building B and C



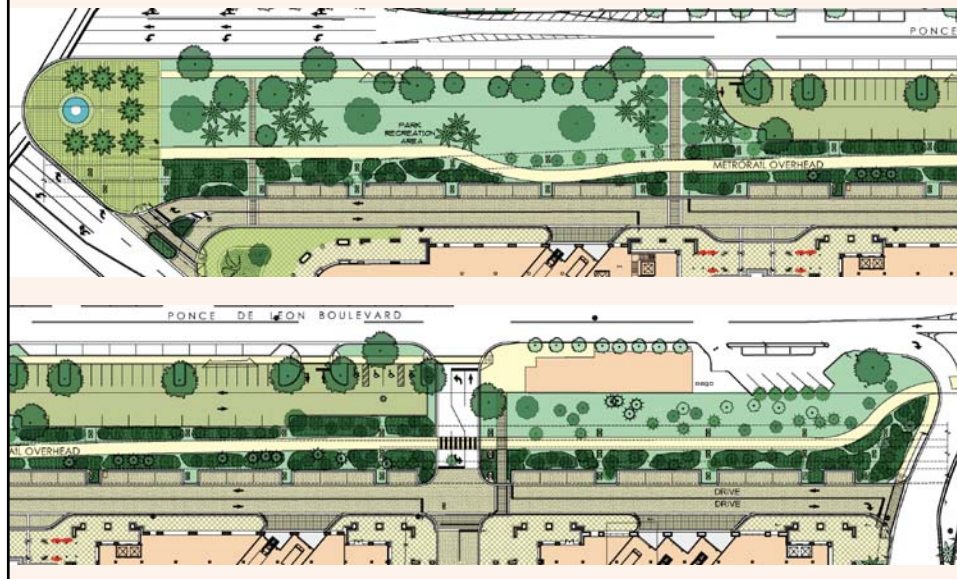
CONDITIONS OF APPROVAL:

5. Prior to issuance of the first Building Permit:

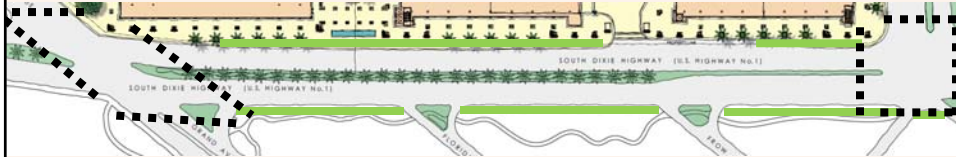
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|--|--|
| <ul style="list-style-type: none"> a. Mobility Contribution b. US1 Pedestrian Improvements c. Emergency Vehicle Signal Preemption Contribution d. Underline Improvements e. On Street Parking f. Additional City Reviews g. Peer Reviews and Inspections h. Landscape Plan i. Signage j. Building Height k. Parking Garage Design l. Ground Floor Design m. Loading and Service | <ul style="list-style-type: none"> n. Garage Pedestrian Access o. Paseos p. Pedestrian Circulation q. Construction Staging Plan r. Traffic Improvements s. Encroachment Plan t. Encroachment Agreement u. Bond to Restore Property v. Bond for Offsite Improvements w. Construction Notices x. Bicycle Amenities y. Car Sharing Facilities z. Electric Car Charging Facilities aa. Gateway Landmarks |
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CONDITIONS OF APPROVAL:

Underline Improvements



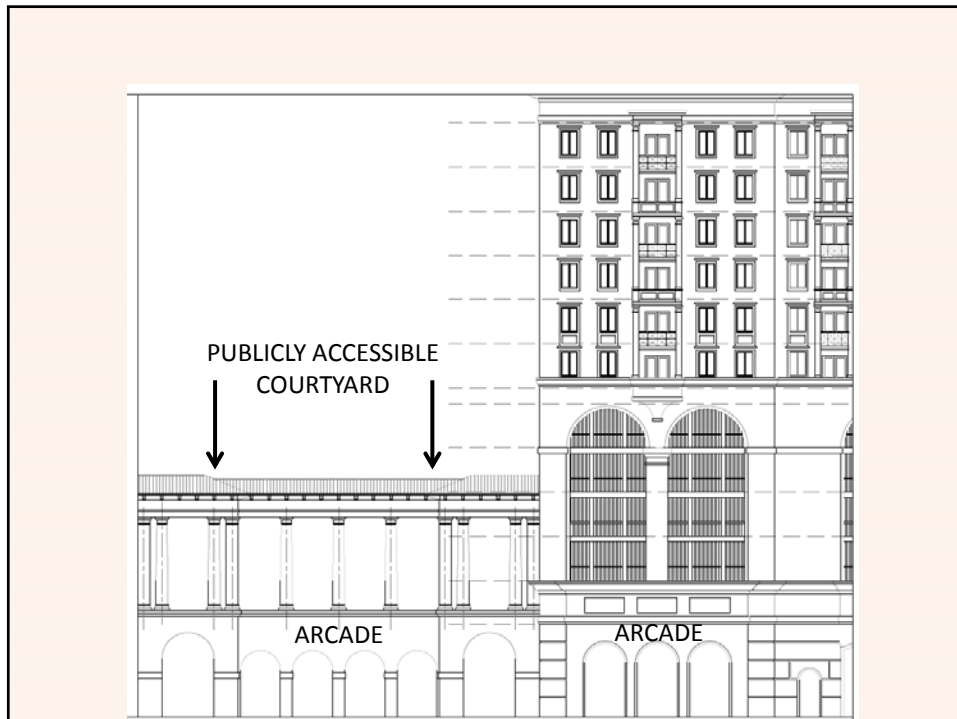
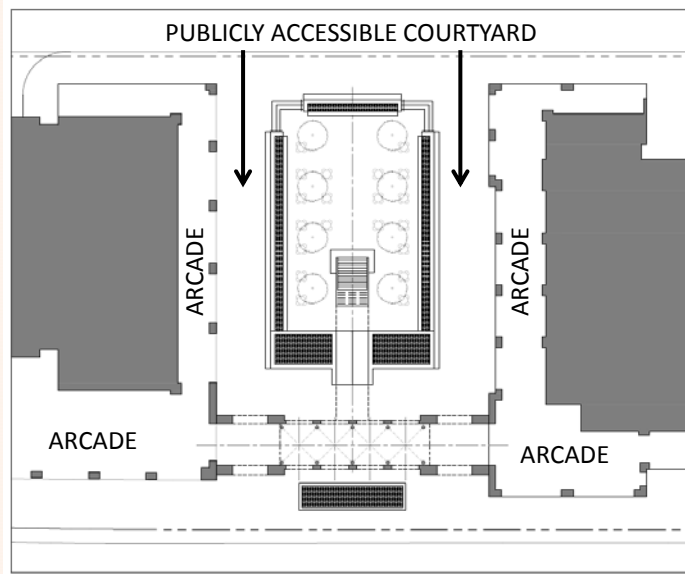
CONDITIONS OF APPROVAL:
US1 Pedestrian Improvements




CONDITIONS OF APPROVAL:

- 6. Prior to issuance of the first Certificate of Occupancy:
 - a. Underground Utilities
 - b. Art in Public Places
 - c. Employee Parking Plan
 - d. Traffic Improvements and Study
 - e. Bicycle / Pedestrian Plan
 - f. Valet Operations Plan
 - g. Taxi Management Plan
 - h. Traffic Flow Modifications
 - i. Right-of-Way and Public Realm Improvements
 - j. Underground Utilities
 - k. Utility Upgrades
 - l. Publicly Accessible Open Spaces Easement
 - m. LEED

CONDITIONS OF APPROVAL:
Publicly Accessible Open Spaces





Gables Station

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING MAP AMENDMENT
ZONING CODE TEXT AMENDMENT
PLANNED AREA DEVELOPMENT
MIXED USE SITE PLAN

215 AND 251 S. DIXIE HIGHWAY
CITY COMMISSION 1ST READING
JUNE 14, 2016

